

MINUTES

Lacey Planning Commission Meeting
Tuesday, November 19, 2019 – 7:00 p.m.
Lacey City Hall Council Chambers, 420 College Street SE

Meeting was called to order at 7:00 p.m. by Paul Enns.

Planning Commission members present: Paul Enns, David Wasson, Mark Mininger, Peg Evans-Brown, Shaunesy Behrens, David Lousteau, Eddie Bishop, Sharon Kophs, and Daphne Retzlaff. Staff present: Jessica Brandt, Ryan Andrews, Rick Walk and Leah Bender.

Paul Enns noted a quorum present.

David Wasson made a motion, seconded by Eddie Bishop, to approve the agenda for tonight's meeting. All were in favor, the motion carried.

Peg Evans-Brown made a motion, seconded by David Lousteau, to approve the November 5 meeting minutes. All were in favor, the motion carried.

1. **Public Comments:** None.

2. **Commission Members Reports:**

- Peg Evans-Brown reported on her attendance at a League of Women Voters seminar.

3. **Director's Report:**

- Jessica Brandt gave an update on the ADU permit program.
- Ryan Andrews gave an update on the Joint Comp Plan update.
- Rick Walk gave an update on the Regional Housing Council and discussed grant opportunities made possible by the recent passage of House Bill 1923.

Old Business:

Low Density Residential Zone Consolidation:

- Ryan gave some background information and went over the main changes that would take effect if the zones are consolidated.
- Ryan went over the concerns that were raised at the public hearing. Ryan shared information on research Staff has done in response to those concerns.
- There were discussions regarding past and projected population growth, the impact on the city if nothing is done to accommodate the growth in population and the zoning is not amended, the feasibility of the zone consolidation if the expected outcome is minimal, and the fact that adding rental opportunities by allowing more duplexes and triplexes does not address homelessness or affordable housing.
- Ryan noted that Staff's recommendation is for Planning Commission to refer the draft amendments to Council with an added amendment that would require sidewalks for new duplexes or require signature of a deferral agreement in lieu of sidewalk installation as is currently required for triplexes.
- There was a discussion regarding how the amended zoning meets the goals of the Comp Plan and Affordable Housing Strategy to promote affordable housing by increasing density and encouraging diversity of housing stock.
- The members of the public addressed Planning Commission with concerns regarding the lack of public notification, allowing townhomes, sidewalks, infill, infrastructure, areas of the city affected by the zoning change, and HOA covenants.
- Commissioners discussed their thoughts and concerns, and decided to discuss at a future worksession.

4. **Communications and Announcements:** None.

5. **Next meeting:** December 3, 2019.

6. **Adjournment:** 9:10 p.m.