

AGENDA
LACEY PLANNING COMMISSION MEETING
Tuesday, December 3, 2019 – 7:00 p.m.
Lacey City Hall Council Chambers, 420 College Street SE

Call to Order: 7:00 p.m.

- A. Roll Call
- B. Approval of Agenda & Consent Agenda Items*
Approval of the November 19, 2019, Planning Commission Meeting Minutes

Public Comments: 7:01 p.m.

Commission Members Reports: 7:03 p.m.

Director's Report: 7:05 p.m.

New Business: 7:10 p.m.

Shoreline Master Program Update: Jessica Brandt, Associate Planner. The Planning Commission will be briefed on the 2020 update to the Shoreline Master Program. The Planning Commission will also review the draft public participation plan to provide input on outreach strategies and identify stakeholders.

Development Guideline Amendment for Annexation Requirements: Jessica Brandt, Associate Planner. The Planning Commission will conduct a work session on modifications to the Development Guidelines and Public Works Standards for the extension of utilities related to annexation. A public hearing on the proposed modifications will be scheduled for the next meeting.

Communications and Announcements: 8:55 p.m.

Next Meeting: December 17, 2019.

Adjournment: 9:00 p.m.

CITY OF LACEY PLANNING COMMISSION WORK SCHEDULE

**Planning Commission Meeting
December 3, 2019**

1. **Work Session:** Shoreline Master Program Update
2. **Work Session:** Development Guideline Amendment for Annexation

Packets due: November 27, 2019

**Planning Commission Meeting
December 17, 2019**

1. **Public Hearing:** Development Guideline Amendment for Annexation
2. **Work Session:** LD Zone Consolidation
3. **Chair/Vice Chair Election for 2020**

Packets due: December 12, 2019

**Planning Commission Meeting
January 7, 2020**

1. **Work Session:** 2020 Work Program
2. **Work Session:** 2020 Work Program – Inclusionary Zoning Education

Packets due: January 2, 2020

**Planning Commission Meeting
January 21, 2020**

1. **Meeting Canceled**

**Planning Commission/City
Council Joint Meeting
January 23, 2020**

1. **Work Session:** Private Applicant Amendment Docket
2. **Work Session:** 2020 Work Program

Future Items: Hawks Prairie Business District History

11/25/19

NE Lacey Industrial
Indoor Sports Facility Feasibility

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.

