

MINUTES

Lacey Planning Commission Meeting
Tuesday, December 17, 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, Mark Mininger, Shaunesy Behrens, David Lousteau, Eddie Bishop, Sharon Kophs, Peg Evans-Brown, and Daphne Retzlaff. Staff present: Jessica Brandt, Ryan Andrews, Rick Walk, Scott Egger, and Leah Bender.

Paul Enns noted a quorum present.

Sharon Kophs made a motion, seconded by Mark Mininger, to approve the agenda for tonight's meeting. All were in favor, the motion carried.

David Lousteau made a motion, seconded by Daphne Retzlaff, to approve the December 3 meeting minutes. All were in favor, the motion carried.

1. **Public Comments:** None.

2. **Commission Members Reports:**

- Shaunesy Behrens reported on her attendance at the last Council meeting.
- David Lousteau reported on his attendance at the last Council meeting and his recent meeting with the Mayor.

3. **Director's Report:** None.

4. **Public Hearing:**

Development Guideline Amendment for Annexation Requirements:

- Jessica Brandt went over the current requirements and the proposed exceptions.
- There was a brief discussion.
- **Eddie Bishop made a motion, seconded by David Lousteau, to refer amended section 3.135 of the Development Guidelines and Public Works Standards to Council for adoption. All were in favor, the motion carried.**

5. **Old Business:**

Low Density Residential Zone Consolidation:

- Ryan Andrews gave some background information and went over the major changes.
- Ryan noted that he researched duplex and triplex developments in the City and found very few over the last several years.
- Ryan listed the main concerns resulting from the public hearing and asked Planning Commission to discuss each.
 - Pace of change: It was decided that this topic would be discussed last.
 - Neighborhood compatibility: Ryan pointed out the existing design review standards that require compatibility.
 - Traffic and parking: a suggestion was made to require 2 parking spaces per unit for triplexes (instead of 1.5 per unit). Frontage improvements and deferrals were discussed.
 - Trees: Ryan noted that current tree regulations address this concern and suggested possible additional requirements when the tree regulations are amended as part of the 2020 work program.
- Ryan presented a slide show of examples of duplex and triplex developments in Lacey, and suggested additional amendments that would require that duplexes and triplexes resemble single-family homes and that front façades not be dominated by garages.
- There was a discussion regarding the effect of increased density on septic systems, the environment, and traffic demands on arterials.
- Patricia Williams addressed Planning Commission and suggested leaving LD Residential 0-4 as is and focus development on the LD 3-6 zone. She also expressed her concerns that affordable housing has still not been addressed.
- Commissioners shared their opinions regarding the advantages and disadvantages of the proposed amendments.
- **Eddie Bishop made a motion, seconded by David Lousteau, to refer amended Chapter 16.13 to Council with additional amendments to require 2 parking spaces per triplex unit, privacy standards that apply to**

single-family residential added to LMC 14.23.073 to also apply to duplexes and triplexes, and the frontage improvement requirements currently required for triplexes also be applied to duplexes. Six were in favor, two were opposed, the motion carried.

6. **New Business:**

Nomination and Election of Officers for 2020.

- Paul Enns nominated Sharon Kophs for Chair. Peg Evans-Brown seconded the nomination. All were in favor. Sharon Kophs was elected Chair.
- Mark Mininger nominated Peg Evans-Brown for Vice-chair. Eddie Bishop and Peg Evans-Brown nominated David Wasson for Vice-chair. All voted in favor of electing David Wasson as Vice-chair.

7. **Communications and Announcements:**

- Paul Enns spoke favorably about his time with the Planning Commission.
- Planning Commissioners thanked Paul for his years of service on the Commission.
- Mark Mininger suggested a future meeting with the Mayor or a Council member to address their expectations of Planning Commission. Rick said he will set something up.
- Ryan noted that emergency housing is on the agenda for the next Council worksession on Thursday.

8. **Next meeting:** January 7, 2020.

9. **Adjournment:** 9:05 p.m.