

MINUTES

Lacey Planning Commission Meeting
Tuesday, February 4, 2020 – 7:00 p.m.
Lacey City Hall Council Chambers, 420 College Street SE

Meeting was called to order at 7:00 p.m. by Sharon Kophs.

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

Sharon Kophs noted a quorum present.

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

David Wasson made a motion, seconded by Daphne Retzlaff, to approve the January 7 meeting minutes. All were in favor, the motion carried.

1. **Public Comments:** None.

2. **Commission Members Reports:**

- Sharon Kophs reported on her attendance at the last Council meeting. Sharon shared information regarding four bills going before the Legislature that are related to increased density, ADUs, GMA, etc.

3. **Director's Report:**

- Rick Walk asked for feedback on the Joint Meeting with Council. David Wasson said that Ryan did a really good job. Eddie Bishop said he thought it went smoother than last year.
- Jessica Brandt reminded Commissioners about the ADU Workshop this Saturday.
- Rick reported that he and Scott Spence attended the Jubilee "Fireside Chat" Q & A at Jubilee Lodge.

4. **New Business:**

City Council Role in Land Use Applications:

- Rick gave a presentation that was given to Council by attorney Jeff Meyers, "Pros and Cons of Hearing Examiner System." The presentation covered topics including quasi-judicial vs. legislative functions, types of land use decisions, an overview of the hearing examiner system, effect of hearing examiner decisions, appeal options, liabilities, and some landmark cases involving other jurisdictions.
- Rick went over the alternatives for Council:
 - No change – Council has final decision
 - Amend – hearing examiner has final decision subject to appeal to Council
 - Amend – hearing examiner has final decision subject to appeal to Superior Court (Council is not involved)
- Commissioners discussed the pros and cons of each alternative. Rick noted that Council members are not allowed to speak to citizens regarding land use decisions when they have final decision; consequently if Council is not involved in final decision or appeal, they are available to discuss issues and give testimony on land use applications.
- Rick asked for suggestions on the public participation plan and how best to engage the public. Forming a focus group and contacting people who have testified at public hearings in the past were suggested. It was noted that this should be considered a recurring, continuous campaign.

Urban Forest Management Plan Introduction:

- Jessica Brandt gave some background information and went over the regulations.
- Jessica went over the common scenarios for land clearing and different types of permits.

- There was a discussion regarding public participation. Some suggested stakeholders included Master Gardners, conservation districts, HOAs, tree service companies, local colleges, OMB, and environmental groups. Forming a citizen task force was also discussed.
- Making presentations at the Arbor Day celebration and the home and garden show, and holding open houses were suggested ways of informing the public.

2016 Comprehensive Plan Overview:

- Ryan Andrews went over the 2016 update document framework, outreach, feedback, and key issues.
- Ryan discussed the major updates to various elements of the Comp Plan. Ryan noted that links to the other elements of the comp plan were provided in the staff report.

5. **Communications and Announcements:** None.

6. **Next meeting:** February 18, 2020.

7. **Adjournment:** 8:57 p.m.