

MINUTES

Lacey Planning Commission Meeting
Tuesday, October 20, 2020 – 4:00 p.m.
Conducted remotely via videoconference

Meeting was called to order at 4 p.m. by Sharon Kophs.

Planning Commission members present: Sharon Kophs, Dave Wasson, Gail Madden, Mark Mininger, Eddie Bishop, Peg Evans-Brown, Daphne Retzlaff, and Robin Vazquez. Staff present: Jessica Brandt, Rick Walk, and Ryan Andrews.

Sharon noted a quorum present.

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

Robin Vasquez made a motion, seconded by Gail Madden, to approve the October 6 meeting minutes. All were in favor, the motion carried.

1. **Public Comments:** Jackie Martin with Woodland Creek Heights LLC addressed Planning Commission regarding concerns with the SMP update. Rick noted that public comments will be taken at the end of the public hearing.
2. **Commission Members Reports:**
 - Gail reported on her attendance at the climate plan online event. Jessica noted that the presentations are available on the TRPC website.
3. **Director's Report:**
 - Rick gave an update on the small cell wireless facilities plan and the 5G rollout.
 - Rick updated Planning Commission on the Coronavirus relief fund.
 - Rick asked if Commissioners would like to discuss changing meeting start time as it conflicts with some Commissioners' work schedules. Several Commissioners expressed interest in changing the start time. All agreed to change the meeting start time to 5 p.m.
4. **Public Hearing:**

Shoreline Master Program Periodic Update: Jessica Brandt, Associate Planner; Alex Capron, The Watershed Company.

 - Sharon opened the public hearing at 4:14 p.m.
 - Jessica introduced Alex and Dan from The Watershed Company, and Kim Van Zwalenburg from Department of Ecology.
 - Alex gave a presentation and went over the project timeline.
 - There was a discussion regarding updates versus land type re-categorizing and when in the review cycle the categories would be reviewed.
 - There was a discussion regarding jurisdiction of the SMP. Alex clarified it applies only to property inside City Limits, not the UGA.
 - Setbacks, non-conforming structures, and vesting were discussed.
 - There was a discussion regarding coordinating City and County shoreline documents when one body of water falls in both jurisdictions. Jessica noted that the County is in the process of updating their SMP and in general both plans will contain similar regulations.
 - Sharon opened the hearing to public testimony.
 - Jackie Martin asked about setbacks and shoreline jurisdiction, and asked why the SMP applies to Woodland Creek. Rick clarified the differences and Jessica discussed water bodies and associated wetlands, and how that applies to jurisdiction. Jackie asked about the process of rezoning an open

space area. Ryan briefly discussed the rezone/amendment process and Dan clarified types of review process.

- Steve Mathews addressed Planning Commission and asked what the City would like to see Woodland Creek Heights LLC do with the property they own. Rick recommended a meeting with planning staff to discuss allowed uses and options.
- Noel Vas said he lives on Hicks Lake and noted that some of his neighbors have filled in the shoreline on their property with sand and asked if the City has any regulations and penalties for that. Rick went over the process of responding to complaints. Ryan gave an update on the City's response to Noel's complaint and asked Noel to call him to follow up further.
- Sharon closed the public hearing at 5:09 p.m.
- A brief discussion followed.
- **Gail Madden made a motion, seconded by Peg Evans-Brown, to refer to SMP update to Council for approval. All were in favor, the motion carried.**

5. **Communications and Announcements:**

- Ryan reminded Commissioners that the November 3 meeting has been cancelled. The next meeting will be November 17 and a public hearing on the LI/C zoning text amendment will be held.
- Sharon shared that a Rotary Club food drive is happening from 8 a.m. to 4 p.m. this Friday and Saturday at the DOT facility on Capitol Way.

6. **Next meeting:** November 17, 2020.

7. **Adjournment:** 5:15 p.m.