

MINUTES

Lacey Planning Commission Meeting
Tuesday, September 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, Shaunesy Behrens, Peg Evans-Brown, David Wasson, Mark Mininger, Eddie Bishop, and David Lousteau. Sharon Kophs arrived after the approval of the agenda and minutes. Staff present: Jessica Brandt, Doug Christenson, Ryan Andrews, 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. David Wasson made a motion, seconded by Peg Evans-Brown, to approve the August 20, 2019, minutes. All were in favor, the motion carried.

1. **Public Comments:** None.

2. **Commission Members Reports:**

- David Wasson reported that he has been approached by several residents with concerns regarding the proposed overnight parking proposal for Main Street. David also noted that he has been involved in the Olympia Downtown Improvement District.
- Mark Mininger thanked staff for organizing the bus tour.
- Peg Evans-Brown said she and some friends enjoyed the Sasquatch exhibit at the Lacey Museum. Peg also reported on her attendance at the Thurston County Action Group educating youth component.
- Eddie Bishop noted he is signed up to attend the September 26 Council meeting but is unable to attend and asked if someone else will attend in his place.
- Paul Enns noted that Daphne Retzlaff is on vacation. Paul reported on his attendance at a Council meeting a couple weeks ago when the Affordable Housing Strategy was adopted. Paul also reported on his attendance at a museum presentation that focused on the history and future of Saint Martin's University.
- David Wasson noted that he also attended the same Council meeting as Paul and passed along that Council struggled with many of the same issues that Commissioners did.

3. **Director's Report:**

- Ryan Andrews thanked everyone who attended the bus tour. Ryan noted that InterCity Transit released their annual report which includes details about the express route and service to Hawks Prairie. IT will give a presentation at the November 5 Planning Commission meeting.
- Ryan reported that the Emergency Housing Facility regulations is set to go to Council worksession on September 19.
- Ryan briefed Planning Commission on the parking regulations recently adopted by Council which will prohibit RV parking in parking lots for certain lengths of time and will allow overnight parking by permit only on the Main Street Corridor.

4. **Old Business:**

Stormwater Comprehensive Plan Update:

- Doug Christenson gave a presentation regarding Phase II of the Municipal Stormwater Permit and went over permit requirements, other requirements that are new since the last plan update, new permit sections, and the implementation schedule.
- There was a brief discussion and Doug answered Commissioners' questions.
- Ryan asked Commissioners to help identify stakeholders for the outreach portion of the update. Some suggestions were the business community, Chamber of Commerce, Rotary Club, businesses established prior to the 2007 permit, businesses that use solvents and chemicals, restaurants, veterinarians, kennels, and medical facilities.

Low Density Residential Zone Consolidation:

- Ryan noted that this is the third worksession on the zone consolidation and presented a YouTube video on how zoning and density restrictions drive up housing costs.
- Ryan expressed the importance of finding ways to increase density to accommodate growth after the city is built out.
- Ryan went over the major changes that have been made in addition to consolidating the two low density zones.
- Ryan informed Planning Commission about recent Legislation that will allow cities to pass regulations that are not subject to appeal.
- Ryan noted that the density changes will not apply to all neighborhoods but will affect mostly older neighborhoods without HOAs.
- Ryan said staff will move forward with outreach and a public hearing will be held on October 15.

5. **New Business:**

Brainstorm for Future Topics:

- Jessica Brandt shared the 2019-2020 Planning Commission Work Program as of September 6, 2019, and asked Planning Commissioners what they would like to see added.
- Some suggestions were made to discuss possibly limiting the continued development of logistic centers, continuing discussions regarding a new sports complex, developing a performing arts center, looking at ways to attract employers that pay living wages and include economic development in the discussion.
- Staff will include this item on the next agenda for further discussion and the final work program will go to Council in early 2020.

6. **Communications and Announcements:**

- Peg said she will not be able to attend the next Planning Commission meeting.

7. **Next meeting:** October 1, 2019.

8. **Adjournment:** 9:00 p.m.