

MINUTES

Lacey Planning Commission Meeting
Wednesday, May 22, 2024 – 6:00 p.m.

Lacey City Hall Council Chambers - 420 College St SE – and via Zoom

Meeting was called to order at 6:00 p.m. by Jeff Gadman

Planning Commission members present: Jeff Gadman, Daphne Retzlaff, Kyrian MacMichael, Judith Doyle, Gail Madden, Spencer Zeman, Elliot Kirk and Tonya Moore. Staff present: Ryan Andrews, Hans Shepherd, and Erin Skelley

Jeff noted a quorum present. Daphne read the Land Acknowledgment.

Judith Doyle made a motion, seconded by Gail Madden amending the agenda to switch the New Business items. Gail made a motion, seconded by Daphne Retzlaff to approve the minutes from April 10, 2024. All were in favor, both motions carried.

- 1) **Public Comments:** Karen Fraser presented a water study put on by the League of Women Voters.
- 2) **Commission Members Reports:** Kyrian reported that she attended the Lacey City Council work-session at which the Neighborhood Commercial Zones were discussed. Gail was also in attendance via zoom and was concerned that the discussion centered around multifamily dwellings and townhomes instead of more commercial enterprises that the community wanted.
- 3) **Department Report:** Ryan Andrews reported that the City Council reviewed the Planning Commission's recommendations on Neighborhood Commercial Zones (NCD). The Council has asked staff to provide more analysis regarding affordable housing and if it could be shifted to other floors beyond the first floor. They are also considering expanding the multifamily tax exemption, but staff will recommend that be more of a city-wide discussion and not neighborhood specific. Ryan also reported that he, along with Vanessa Dolbee and Sarah Schelling conducted a ceiling height investigation via bicycle in Proctor, Ruston and Dupont. They found that 15' was flexible, but the 12' ceilings also work depending on the tenant. Staff will analyze the new data.
- 4) **New Business:**
 - a) **Comprehensive Plan Outreach: Ryan Andrews, Planning Manager;** Ryan provided an overview of the public engagement plan in development for the Comprehensive Plan Update including a high-level schedule, outreach strategies and communications, and branding.
 - b) **Critical Areas Ordinance Update: Hans Shepherd, Senior Planner;** Hans provided an introductory briefing on the update to the Critical Areas Ordinance required as part of the Comprehensive Plan Update to incorporate legislative changes and best available science.
- 5) **Old Business:** None
- 6) **Communications and Announcements:** Ryan Andrews provided the Planning Commission schedule.
- 7) **Next Meeting:** June 12, 2024
- 8) **Adjournment:** 7:05 PM

To hear the full discussion of a specific topic, or the complete meeting, watch the recorded video available on YouTube <https://www.youtube.com/watch?v=GwxNVsu7LeA>