



**LAND USE COMMITTEE
TUESDAY, JUNE 23, 2020
10:30 A.M.
REMOTE ATTENDANCE**

To comply with Governor Inslee's Proclamation 20-28, the Land Use Committee Meeting will be conducted remotely, not in-person. However, you may view the meeting by watching live through Zoom:

Link:

<https://us02web.zoom.us/j/86089832633?pwd=b3c0dTZid1cxRGhxbXgvVUI1WUJJPZz09>

Password: 912249

The public may also listen to the meeting via telephone by dialing toll-free:

(888) 788-0099 or (877) 853-5247 - when prompted enter Webinar ID **860 8983 2633**
press # (participant ID not required)

SHORELINE MASTER PROGRAM STATUS BRIEFING

JESSICA BRANDT, ASSOCIATE PLANNER
(STAFF REPORT)

URBAN FORESTRY PLAN STATUS BRIEFING

JESSICA BRANDT, ASSOCIATE PLANNER
(STAFF REPORT)

LOW DENSITY ZONING AMENDMENTS/ADU SETBACKS

RYAN ANDREWS, PLANNING MANAGER
(STAFF REPORT)



LAND USE COMMITTEE
June 23, 2020

SUBJECT: Shoreline Master Program- Periodic Review

RECOMMENDATION: Briefing on the Shoreline Master Program update process. No action needed.

STAFF CONTACT: Scott Spence, City Manager *SS*
Rick Walk, Community and Economic Development Director *RW*
Ryan Andrews, Planning Manager *RA*
Jessica Brandt, Associate Planner *JB*

ORIGINATED BY: Community and Economic Development Department

ATTACHMENTS: None.

FISCAL NOTE: Shoreline Master Program Grant from Dept. of Ecology for \$28,000

PRIOR REVIEW: 02/06/2020 Land Use Committee
12/05/19 City Council Meeting
12/03/19 Planning Commission Work Session

BACKGROUND:

Updating the City's Shoreline Master Program has been on the Community and Economic Development work plan since last year, per a state-mandated periodic review.

Washington State law, as administered by the Department of Ecology, requires cities with areas designated as "Shorelines of the State" periodically update their Shoreline Master Program (SMP) in accordance with the Washington State Shoreline Management Act and the State Shoreline Master Programs Guidelines.

Lacey adopted its first SMP in 1972, with a first major update in 2011 with other background documents including a Shoreline Restoration Plan and the Cumulative Impacts Analysis for Lacey's Shorelines. The City completed a minor update in 2015 to comply with state changes to wetlands regulations.

The SMA requires that Cities and Counties review and revise their SMP, if needed, on an eight-year schedule established by the State Legislature. This review ensures that the City's SMP stays current with changes in State laws and rules, remains consistent with Lacey's Plan and regulations, and is responsive to changed circumstances, new information, and improved data. Lacey has started a periodic review of its SMP.

Washington State Department of Ecology provided grant funding to complete this update. The full amount of the grant is being used to pay for contracted support from The Watershed Company, awarded through the City's competitive process. The City is leading the public participation process.

Department of Ecology requires a Public Participation Plan, in order to describe how the City will encourage early and continuous public participation throughout the process of reviewing the SMP. It describes the steps that the City will take to provide opportunities for public engagement and public comment, as well as the City's contact information and web address. This plan is in addition to any other minimum requirements for public participation required by the City. The Planning Commission reviewed the Public Participation Plan Dec 3, 2019. It is a working document and staff have adjusted as needed to provide for the greatest and broadest public participation.

Due to the unavailability of in-person meetings and events as planned, a virtual open house was held April 22, 2020 to kick-off community outreach on the SMP update. The presentation is available online on the City Website at www.ci.lacey.wa.us/SMP. The presentation provided information about the update process and the anticipated amendments. Generally, the shoreline policies and regulations will not substantively change. The amendments are intended to make the regulations easier for staff to administer and clearer for the public to understand.

Staff is currently reviewing draft amendments provided by the consulting team. The recommended updates will provide:

1. Consistency with state laws
2. Integration of current critical areas regulations
3. Consistency with the Comprehensive Plan and other development regulations
4. Clarification on: exemptions, definitions, nonconformance standards, enforcement, and vegetation management.

Following staff review of draft amendments, the Planning Commission will receive a briefing and have an opportunity to discuss issues and provide comments. A formal comment period and a public hearing with the Department of Ecology will be scheduled later this summer.

ADVANTAGES:

1. The City will be in compliance with the state-mandated periodic update.

DISADVANTAGES:

1. None identified.



LAND USE COMMITTEE

June 23, 2020

SUBJECT: Urban Forest Management Plan

RECOMMENDATION: Receive briefing on the status of the Urban Forest Management Plan and implementation regulations update in LMC 14.32. No action needed.

STAFF CONTACT: Scott Spence, City Manager *SS*
Rick Walk, Community and Economic Development Director *RW*
Ryan Andrews, Planning Manager *RA*
Jessica Brandt, Associate Planner *JB*

ORIGINATED BY: Community and Economic Development Department

ATTACHMENTS: None.

FISCAL NOTE: Contract with The Watershed Company for a tree canopy assessment (\$8,200).

PRIOR REVIEW: 02/04/20 Planning Commission Meeting
02/18/20 Planning Commission Meeting

BACKGROUND:

The Urban Forest Management Plan is the overarching policy document that guides the City's urban forestry vision and efforts. The City developed this Plan in 2006 and updated it in 2013 with the assistance of the City of Lacey's contract forester Galen Wright, who has decades of experience and perspective into Lacey's urban forestry efforts.

In keeping with the Plan's goal of updating the document every five years, it is now due again for review, along with the implementation regulations in LMC 14.32. In addition, Homeowner Associations and citizens have raised questions and concerns over tree removal and permitting process to the Council further supporting the need to conduct and assessment of forestry plan and regulations.

The review process will examine challenges, issues, and experiences related to the implementation of the Plan since its last update. The Planning Commission will review suggested updates at a future work session. LMC 14.32 will also be updated to address issues brought forth by homeowners associations and commercial property owners who wish to remove and replace existing trees but are constrained under current regulations.

During the February 4 work session, the Planning Commission provided suggestions to staff on stakeholders that should be involved in this plan update to help ensure a meaningful and inclusive public involvement. A notable element of the Public Participation Plan is the development of a Task Force to assist the Planning Commission in developing recommendations for changes to the Urban Forest Management Plan and tree regulations.

A Tree Task Force representing homeowners associations, commercial property owners, residential development, environmental protection, residential property owners, and a representative from the Planning Commission. The task force is supported by a staff group representing Parks Facilities, Transportation Maintenance, Development Review, City Foresters and Community and Economic Development. The task force has met three times since March and have provided staff and City foresters input on policy and regulation issues and challenges.

Early in the Task Force's discussions, these high-level issues were identified:

- Enforcement of Tree Regulations: more follow-up on replanting trees on individual lots, people removing street trees, topping, and more tree protection.
- Street Tree Program: follow up on maintenance, replacement trees, clarify or change responsibility for maintenance of street trees on collectors and arterial streets, and replacement of inappropriate tree species.
- Private Property Trees and Consistent Application of Regulations: no process exists for removing healthy trees on commercial or HOA property, clear process in residential construction, and predictability in process.
- Retention of Existing Trees Through Development Process: involve forester throughout development process, challenges with infill projects retaining existing trees, and impact on tree canopy.
- Tree Education and Outreach: highlight environmental benefits of trees, climate change issues, proper pruning and safety, HOA education on tree preservation, and education for landscape companies.
- Potential Establishment of Tree Board: consider establishing a citizen advisory board to develop and consider urban forest plan amendments and work on special forestry projects.

Following a survey of the staff and task force about their recommended priorities of the above issues, the task force collectively recommended that the City focus on outreach and

education first, then enforcement of tree regulations. With that in mind, an outreach and education campaign will begin this summer with a “State of the Trees” report and a series of short educational videos about our Urban Forest Management Plan and tree regulations. A tree canopy assessment, using GIS analysis, is nearly complete and will be included in educational materials to provide a baseline for any future canopy-cover targets.

Staff will soon begin drafting amendments to the UFMP and regulations based on City staff and task force discussions for task force review later this summer. The task force will then review and provide their final recommendations to the Planning Commission for consideration by late summer/early fall.

ADVANTAGES:

1. Periodic updates to long-range plans and implementation regulations provide opportunity for public engagement, inclusion of the most current data, and resolution of issues since the previous update.

DISADVANTAGES:

1. None identified.



LAND USE COMMITTEE

June 23, 2020

SUBJECT: LMC 16.12 and 16.13 Setback Amendments for ADU's

RECOMMENDATION: Briefing on proposed amendments to the Low Density Residential zones related to setbacks for Accessory Dwelling Units. The City Council will formally consider the amendments at a future regular meeting.

STAFF CONTACT: Scott Spence, City Manager *SS*
Rick Walk, Community and Economic Development Director *RW*
Ryan Andrews, Planning Manager *RA*

ORIGINATED BY: Community and Economic Development Department

ATTACHMENTS:

1. [Planning Commission Recommended Draft LMC 16.12 and LMC 16.13 \(Track Changes\)](#)
2. [Planning Commission Record: Minutes and Public Hearing Written Comments](#)

FISCAL NOTE: None.

PRIOR REVIEW: City Council Land Use Committee November 26, 2019

BACKGROUND:

A high priority action item identified in the City of Lacey's Affordable Housing Strategy is the reduction in lot sizes and widths in the existing Low Density 0-4 zoning district. Doing this will effectively increase density minimums in existing neighborhoods and will ultimately increase the diversity of housing stock in the zone.

To accomplish this, the Planning Commission conducted a nine-month process to evaluate and involve the public in proposed amendments to the Low Density Zones. The Planning Commission is recommending approval of an amendment to consolidate two existing zoning districts (Low Density 0-4 and Low Density 3-6) into one zone. Because of the timing related to the COVID-19 pandemic, the amendments were scheduled to be brought to the City Council for consideration in spring but have since been put on hold.

One part of the amendments that has broad support and could move forward at this time are regulations related to revisions to rear and side yard setback requirements for accessory dwelling units (ADU's). The proposed amendments would address setback requirements to allow additional flexibility for ADU's to be placed in rear yards. The Community and Economic Development Department currently has a program for pre-approved detached ADU plans that could benefit from the additional space that the flexibility in the setbacks could provide. Plans are also in development for additional pre-approved ADU plans that would allow for two larger units including one that would be two stories.

Under current regulations, minimum setbacks for ADU's are as follows in Low Density Residential Zones: front: 16 feet, side: 5 feet, rear: 20 feet. The amendments would reduce minimum rear setbacks in both zones to five feet for single story ADU's. For multi-story ADU's, ten feet would be required for side and rear setbacks to address privacy concerns for taller structures placed in rear yards. All accessory dwelling units are required to obtain design review approval where aesthetic and privacy concerns are addressed. Under the City's pre-approved ADU program, the units have already been pre-approved for design review.

PUBLIC HEARING AND PLANNING COMMISSION RECOMMENDATION:

The Planning Commission conducted a public hearing on the suite of draft amendments on October 15. Notice of the public hearing was mailed directly to over 2,300 property owners that own property greater than 10,000 square feet in size, are within the existing LD 0-4 zone, and are adjacent or connected to sewer. The full text of the written comments that were received are included as attachment 2. No comments were received in opposition of the amendments related to accessory dwelling units.

After over nine months of consideration, at their meeting on December 17, 2019, the Planning Commission voted 6 to 2 to recommend approval of Low Density zone consolidation and associated amendments to the City Council. The Planning Commission weighed the public testimony received, the information received throughout the process, and developed an extensive record that supports the amendments.

ADVANTAGES:

1. Adopting the Planning Commission recommendation for amendments related to setbacks for accessory dwelling units will help support the City's pre-approved ADU program, will ensure that the City can continue to accommodate population growth, and will diversify housing stock.
2. Adopting the Planning Commission recommendation will achieve a high priority action item identified in the City's Affordable Housing Strategy.

DISADVANTAGES:

1. No specific disadvantages have been identified.

16.12.050 Lot area.

The size and shape of lots shall be as follows, provided they adhere to the density requirements:

...

K. Accessory dwelling units: All attached accessory dwelling units shall comply with the setback requirements contained in this chapter; provided, however, minimum setbacks for single story detached accessory dwelling units shall be as follows:

Front yard, sixteen feet.

Side yard, five feet.

Rear yard, five feet.

Front yard flanking streets, ten feet.

If the detached accessory dwelling unit is more than a single story, minimum setbacks shall be as follows:

Front yard, sixteen feet.

Side yard, ten feet.

Rear yard, ten feet.

Front yard flanking streets, ten feet.

...

.....

16.13.050 Lot area.

...

D. Other lot standards:

...

6. Accessory dwelling units: All attached accessory dwelling units shall comply with the setback requirements contained in this chapter; provided, however, minimum setbacks for single story detached accessory dwelling units shall be as follows:

Front yard, sixteen feet.

Side yard, five feet.

Rear yard, five feet.

Front yard flanking streets, ten feet.

If the detached accessory dwelling unit is more than a single story, minimum setbacks shall be as follows:

Front yard, sixteen feet.

Side yard, ten feet.

Rear yard, ten feet.

Front yard flanking streets, ten feet.

...

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.
 - o Pace of change: It was decided that this topic would be discussed last.
 - o Neighborhood compatibility: Ryan pointed out the existing design review standards that require compatibility.
 - o 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.
 - o 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.

MINUTES

Lacey Planning Commission Meeting
Tuesday, November 19, 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, David Wasson, Mark Mininger, Peg Evans-Brown, Shaunesy Behrens, David Lousteau, Eddie Bishop, Sharon Kophs, and Daphne Retzlaff. Staff present: Jessica Brandt, Ryan Andrews, Rick Walk 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.

Peg Evans-Brown made a motion, seconded by David Lousteau, to approve the November 5 meeting minutes. All were in favor, the motion carried.

1. **Public Comments:** None.
2. **Commission Members Reports:**
 - Peg Evans-Brown reported on her attendance at a League of Women Voters seminar.
3. **Director's Report:**
 - Jessica Brandt gave an update on the ADU permit program.
 - Ryan Andrews gave an update on the Joint Comp Plan update.
 - Rick Walk gave an update on the Regional Housing Council and discussed grant opportunities made possible by the recent passage of House Bill 1923.

Old Business:

Low Density Residential Zone Consolidation:

- Ryan gave some background information and went over the main changes that would take effect if the zones are consolidated.
- Ryan went over the concerns that were raised at the public hearing. Ryan shared information on research Staff has done in response to those concerns.
- There were discussions regarding past and projected population growth, the impact on the city if nothing is done to accommodate the growth in population and the zoning is not amended, the feasibility of the zone consolidation if the expected outcome is minimal, and the fact that adding rental opportunities by allowing more duplexes and triplexes does not address homelessness or affordable housing.
- Ryan noted that Staff's recommendation is for Planning Commission to refer the draft amendments to Council with an added amendment that would require sidewalks for new duplexes or require signature of a deferral agreement in lieu of sidewalk installation as is currently required for triplexes.
- There was a discussion regarding how the amended zoning meets the goals of the Comp Plan and Affordable Housing Strategy to promote affordable housing by increasing density and encouraging diversity of housing stock.
- The members of the public addressed Planning Commission with concerns regarding the lack of public notification, allowing townhomes, sidewalks, infill, infrastructure, areas of the city affected by the zoning change, and HOA covenants.
- Commissioners discussed their thoughts and concerns, and decided to discuss at a future worksession.

4. **Communications and Announcements:** None.

5. **Next meeting:** December 3, 2019.

6. **Adjournment:** 9:10 p.m.

MINUTES

Lacey Planning Commission Meeting
Tuesday, October 15, 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, David Wasson, Mark Mininger, Sharon Kophs, Peg Evans-Brown, Shaunesy Behrens, David Lousteau, and Daphne Retzlaff. Staff present: Jessica Brandt, Ryan Andrews, and Leah Bender.

Paul Enns noted a quorum present.

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

David Lousteau made a motion, seconded by Sharon Kophs, to approve the meeting minutes of September 17, 2019. All were in favor, the motion carried.

1. **Public Comments:** None.

2. **Commission Members Reports:**

- Mark Mininger reported on his attendance at the last Council meeting.
- Sharon Kophs reported on her attendance at the last Council meeting.
- David Lousteau noted he received some negative feedback from a citizen who was a resident in the Lacey City Hall parking lot regarding the way the city handled the removal of the residents.
- David Wasson reported on his attendance at the last Council meeting.

3. **Director's Report:**

- Ryan Andrews reported that Lacey MakerSpace will have a Grand Opening Event from 4 to 6 p.m. tomorrow.
- Ryan also noted that there will be a Community Meeting on the Main Street Permitted Parking Area from 6:30 to 8 p.m. tomorrow in the Lacey Council Chambers.

4. **Public Hearing:**

Low Density Residential Zone Consolidation:

- Paul Enns went over the Planning Commission's role and public hearing procedures.
- Ryan gave a presentation with some background information and factors that helped shape the proposed amendments, such as the Housing Element goals, Affordable Housing Strategy Actions and Initiatives, and the need for affordable housing and an aid in the prevention of homelessness.
- Ryan shared examples of different types of multi-family dwellings and the ways they can be designed so they will blend with the surrounding neighborhood.
- Paul opened the hearing to public testimony.
- Randy Todd is not in favor of the amended zoning and feels it will have a negative impact on quality of life and property values. He stated that he doesn't want to see neighborhoods change as a result of more rental units.
- Chris McAnnally is not in favor of the amended zoning and feels it will cause problems with street parking, increased traffic, and lower property values.
- Bill Orton is not in favor of the amended zoning and agreed with previous speakers, and feels it would increase property taxes. He was concerned that the amendments would lead to more AirB&B uses and ultimately contribute to human trafficking.

- Robert Anderson is not in favor of the amended zoning and suggested it be applied to new developments and not to existing neighborhoods.
- Roger Prengel is not in favor of the amended zoning and feels it is unfair to residents in the affected areas. He stated that he believed that the amendments would favor developers. He noted there is a social aspect that needs to be considered and hopes the city will not force the issue.
- Donna Armitage is not in favor of the amended zoning and feels it is unfair and will negatively impact traffic, schools, and roads. She also noted that the newer multi-family developments are being built too close to the street and does not think the city should have allowed that.
- Jeff Brostrum is not in favor of the amended zoning and feels it will have a drastic effect on existing neighborhoods. He felt that instead of focusing on existing neighborhoods, additional density should have been required in the Hawks Prairie area 5 to 10 years ago.
- Charles Main is not in favor of the amended zoning and feels it is a breach of trust, is unfair, and will be detrimental to existing neighborhoods.
- Catherine Murray is not in favor of the amended zoning and feels increased zoning and required removal of trees will have negative impact as it did to her when a neighboring subdivision was developed, and that the city should have done a better job of notifying the public about the hearing.
- Patricia Williams is not in favor of the amended zoning and feels that the photos of multi-family examples provided in the presentation will do nothing to help homelessness.
- Ed Hinkle is not in favor of the amended zoning. He said he purchased his home because of the large lots in the neighborhood and increased zoning will change that. He said he feels that lower rent will not help homelessness.
- Shar Yates is not in favor of the amended zoning and feels that increased density will not help homelessness.
- William Allinger is not in favor of the amended zoning and does not want to see increased population like as was his experience in LA County.
- George Whitney is in favor of the amended zoning. He said he owns income property in Lacey and would like to convert duplexes to townhomes as a way to provide affordable housing which would benefit the community and assist first-time home buyers.
- Rick Trenner is not in favor of the amended zoning and hopes Planning Commission will take into account all the negative feedback from the public. He feels the amendments cater to developers and that the city did a poor job of notifying the public about the hearing.
- Bruce Bentson is not in favor of the amended zoning and hopes Planning Commission listens to the public comments.
- Amber Huffstickler noted there is a lack of representation of the younger generation of residents and would like to hear from a better balance of people who will still be living in the city 30 years from now.
- Benjamin Brotman would like to see more affordable housing available for the younger generation of residents and thanked Planning Commission for their efforts in finding a solution.
- Paul closed the public hearing and asked Commissioners for questions and discussions.
- David Lousteau said he would like to see how other areas have been affected by this type of zoning change with regard to property values and property taxes. David asked who Planning Commission is here to serve – existing residents, future tenants, or developers; and feels the Commission's duty is to serve existing residents first.
- Sharon Kophs explained that Lacey is out of buildable land and that something needs to be done to provide affordable housing, and that the issue isn't only about homelessness or social problems but is also about land use and how to provide for the community as there is not enough affordable housing to accommodate population growth.
- Mark Mininger noted that the vast majority of public comments came from people who purchased their homes for a reason and it is unfair to change the zoning and cause a negative impact on existing residents.
- Peg Evans-Brown would like to see data regarding traffic and parking from other jurisdictions that have mixed density zones.

- Daphne Retzlaff asked for clarification on existing zoning and proposed amended zoning. Ryan explained that the number of units allowed applies to units per acre, not units per lot. Ryan also went over past zoning changes that have affected lot size and density and explained that it is market and economy driven.
- Shaunesy Behrens expressed concerns that if nothing is done now we will look back and regret it.
- Paul Enns noted that a current pressing issue is how to accommodate the growing population and that Planning Commission has to look at long term needs and balancing property owner rights. Paul suggested continuing the discussion at a future worksession before making a recommendation to Council. Paul said he appreciated all the public comments and their adherence to the structure of the public hearing.
- **Sharon Kophs made a motion, seconded by David Wasson, to continue the discussion of the Low Density Residential Zone Consolidation to a future worksession. All were in favor, the motion carried.**

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

6. **Next meeting:** November 5, 2019.

7. **Adjournment:** 8:55 p.m.

Ryan Andrews

From: Plamen Hristov <plamen.m.hristov@gmail.com>
Sent: Friday, October 11, 2019 10:15 AM
To: Ryan Andrews
Subject: Publc Hearing on Proposed Amendments to Residential Zoning

External Email Warning! Use caution before clicking links or opening attachments.

To Whom It May Concern,

I have received the Public Hearing on Proposed Amendments to Residential Zoning for Lacey and just wanted to drop a line that I fully support the initiative.

Keep up the good work!

--

Regards,
Plamen Hristov
Owner of 4104 Carpenter Rd SE Lacey, WA

Ryan Andrews

From: nibler-keogh@comcast.net
Sent: Monday, October 14, 2019 9:38 AM
To: Ryan Andrews
Subject: Re: proposed amendments to residential zoning

External Email Warning! Use caution before clicking links or opening attachments.

The "notice of proposed amendments to residential zoning" that we received states that this change would both consolidate the current 0-4 and 3-6 zones and allow for new maximum development uses in these zones. The specific uses noted were splitting lots to allow for two single family homes on lots at/above 10,000 sq. ft., or allowing the development of 2 townhouses or a duplex or a triplex on such lots.

I'm frankly confused because, with the exception of triplexes, this type of development appears to already have been done in the 0-4 zone. I live in such a zone at 5110 39th Ave SE and, when I look at the zoning map for Lacey on the city's website, the zoning for most of the area surrounding our home is 0-4. However, on Quail Dr SE, due south of us, there are 30 duplexes (60 units) in an area that on the zoning map is colored 0-4 and which shows that designation when one clicks on the map. Further, on Southwick Ct SE (south of Mullen and west of Ruddell), there is another cluster of duplexes in an area also designated 0-4 on the city zoning map. In both of these cases the development density significantly exceeds 0-4 units per acre; in fact, in both of these cases the development density is at or above 8 units per acre for a significant number of units.

So what exactly is being changed here? And, why have developments of this density level occurred in zoning areas nominally designated 0-4? I'm not trying to argue that they should not (that occurred much too long ago to worry about) but I am trying to understand the applicable zoning provisions and wondering whether these developments were allowed under some other accommodation used to increase density that would now be ignored under the newly proposed zoning changes.

Jim Keogh
5110 39th Ave SE
Lacey, WA 98503
360-754-2334

Ryan Andrews

From: Joceile Moore <jace1257@gmail.com>
Sent: Monday, October 14, 2019 10:01 PM
To: Ryan Andrews
Subject: Upzoning feedback

[Warning! External Email]

Dear Ryan Andrews:

I am very disturbed about the City of Lacey's upzoning process. I live on Pattison Lake Drive SE. At the end of our road is a beautiful wooded area that could be subjected to intensive housing if proposed zoning is approved. Additionally, I am very disturbed about housing that decimates our Douglas Fir and other evergreen tree populations. Very tall Douglas Firs were removed at the first curve of Pattison Lake Drive two years ago with promises to replant. The replanted trees have not been robust with several of them dying and being removed. The others remain at a stunted ten feet.

This destruction of our evergreen tree resource contributes to global warming, is destructive to our air quality, and loss of environment for woodland creatures. It appears that new housing always comes at a loss of trees. New housing is ugly and few builders made an effort to restore trees that are bulldozed down because it is easier and more profitable to disregard this resource.

The City of Lacey is a beautiful area. I moved here in 2003 from Olympia. However, the constant destruction of our evergreen tree environment encourages me to do my walking and enjoyment of the outside elsewhere. Please take action to stop building houses with so much density. There is no substitute for the loss of these great trees that sustain us in multiple ways and define our community.

I would like the City of Lacey to slow down their upzoning process and open the discussion to the wider public. These upzoning proposals are far too broad and must be considered for their impact on individual neighborhoods. There is a lack of evidence that upzoning increases affordable housing. It appears to me that it just makes builders and developers richer leaving members of the community poorer on many levels.

Thank you.

Joceile Moore
5628 Pattison Lake Drive SE
Lacey, WA. 98513
360-951-9017

Ryan Andrews

From: David Pond <dpond@reflectingpond.com>
Sent: Thursday, October 10, 2019 1:29 PM
To: Ryan Andrews
Subject: Zoning

External Email Warning! Use caution before clicking links or opening attachments.

Dear Mr Andrews,

I would like the City of Lacey to slow down their upzoning process and open the discussion to the wider public. These upzoning proposals are far too broad and must be considered for their impact on individual neighborhoods. There is a lack of evidence that upzoning increases affordable housing.

I am very concerned about the higher density traffic on the small roads in this neighborhood and would also like to speak for the life of every tree.

Thanks for your consideration.

David & Laura Pond

Ryan Andrews

From: Charles Main <clmainard@gmail.com>
Sent: Sunday, October 13, 2019 5:16 PM
To: Ryan Andrews
Subject: Proposed amendments to residential zoning
Attachments: City of Lacey.docx

External Email Warning! Use caution before clicking links or opening attachments.

Mr Andrews:

I am attaching a copy of my letter (Word doc) addressed to you and cc:'d to City Council regarding the proposed amendments to residential zoning that is being discussed Tuesday evening (10-15-19 at city hall. I will also drop off printed copy to desk at city hall on Monday the 14th.

I plan on attending that meeting.

regards Charles Main
8445 31st Ave NE, Lacey 98516
360-789-8209

City of Lacey
Community and Economic Development Department
420 College St .S.E.

10/14/19

Attn: Ryan Andrews
City Planning Manager

I am writing to you with regards to the recent notice that we received that proposes to “amend” by consolidating the two types of existing “Low Density” zoning districts to a higher density.

The City of Lacey Community and Economic Development Departments “Mission Statement” reads:

“The Department’s mission is to enrich the quality of lives in Lacey for all our lives by providing to the public timely and accurate assistance and participation in the development and implementation of the Community’s Plan and Development Codes in order to ensure a diversified economy providing family jobs, goods and services; safe, well designed and attractive neighborhoods; the highest quality of development and construction in the City; and the protection of our environmental resources and natural beauty.”

What you are requesting is to “infill” existing properties on the backs of those who bought their home or property based upon the zoning that was in place at time of purchase. The only thing that appears to be getting “enriched” (as stated in Mission Statement) are the pocket books of the Developers of the property being addressed and the tax base of the City of Lacey, not the owners who own the property next to a “amended/rezoned” single family piece of property. The remaining majority of us who bought specifically in the current single family zoned area, did so wanting to live in a less congested environment than what a “denser” single family” zoned property would bring.

Denser zoning does nothing to enrich the quality of lives in our neighborhoods or to make them safe, attractive, or protect our resources or natural beauty as stated in the Departments Mission Statement. What it does do is; add more vehicle, traffic, noise, crowding. When the property is built out to its existing zoned density, then owners/developers need to accept that the area is built out to its original accepted zoning and build new housing in areas that are still vacant.

My vote is “NO” to rezoning/amending current low density residential zoning.

Charles L. Main
8445 31st Avenue NE
Lacey, WA 98516
Ph # 360-789-8209

Cc: Lacey City Council

Ryan Andrews

From: DIANNA EVANS <diannaevans04@comcast.net>
Sent: Wednesday, October 09, 2019 3:22 PM
To: Ryan Andrews
Subject: Comment Lacey Upzoning

External Email Warning! Use caution before clicking links or opening attachments.

I would like the City of Lacey to slow down their upzoning process and open the discussion to the wider public. These upzoning proposals are far too broad and must be considered for their impact on individual neighborhoods. There is a lack of evidence that upzoning increases affordable housing.

Thank you for your consideration of my suggestion.

Dianna Evans

Ryan Andrews

From: Patricia Williams <trishwilliams1952@comcast.net>
Sent: Monday, October 14, 2019 7:54 AM
To: Ryan Andrews
Subject: Letter to Lacey Planners Regarding Zoning
Attachments: Letter to Lacey Planners Regarding Zoning.pdf

[Warning! External Email]

Ryan,

Attached please find our letter to the Lacey Planning Commission regarding the public hearing on the proposed amendments to residential zoning. Could you send me a quick "got it" email so I know it was received?

Thanks,

Trish Williams & Katy Murray

Patricia Williams
Catherine Murray
5645 Pattison Lake Dr. SE
Lacey, WA 98513

Lacey Planning Commission
420 College Street
Lacey, WA 98503
October 14, 2019

Dear Planning Commissioners,

First we would like to say that we are alarmed at the very limited notice for the public hearing on the proposed amendments to residential zoning. This is a controversial issue with broad impacts. All our residents should be included in the process from the very beginning. We realize this is an important subject that many cities are grappling with in order to provide more diverse and affordable housing. The outcome so far in cities that have tried this approach is not persuasive.

The proposed amendments are sweeping changes. If we are understanding them correctly, they upzone all land in low density 2-4 per acre to 3-6 per acre, a 50% increase in density. Some properties could double or triple their density with duplexes and triplexes.

We understand the city planners feel that neighborhood covenants, lot size, required street frontage and sewers will limit building. Those seem to us to be restrictions that hard to quantify, as well as easily changeable criteria.

When prospective buyers are considering purchasing a new home, the first things evaluated are the neighbors and the neighborhood; they would never expect that a neighbor could tear down his house and build a triplex. And similarly, if you have invested your life savings in your dream house and have lived there for years, you would not expect the zoning to increase by half, or double or triple.

Here on the edge of the urban growth boundary we are still very rural. We have huge trees, plentiful wildlife, no sidewalks or streetlights, and are relatively far from services. Many of us have been here for thirty, forty, fifty years. A 50% increase in our zoning would change what we have invested our lives in. Three to six per acre is a zoning intensity not compatible with our rural neighborhood.

After the trees were cut for the Lakepointe development we had the Inaugural day storm (1993). During that storm, twenty-seven trees blew down southeast of that development. We had lived here twenty-five years by then, (over forty years now) with no trees blown down. Our property is adjacent to one of the few undeveloped parcels in the city limits. As it is now zoned, development of 4 houses per acre would require significant loss of trees. We fear 6 per acre would leave few of the large trees, making our other large trees in this neighborhood very vulnerable.

We urge and request the city planners to take a much slower, more thoughtful approach to the housing problem.

Sincerely,


Patricia Williams

Catherine Murray

Ryan Andrews

From: Jeanie Levinson <jeaniekl122@gmail.com>
Sent: Saturday, October 12, 2019 12:00 PM
To: Ryan Andrews
Cc: trishwilliams1952@comcast.net
Subject: Proposed Amendments to Residential Zoning

External Email Warning! Use caution before clicking links or opening attachments.

Dear Mr. Andrews,

After taking care of, for 10+ years, my mother who had Alzheimer's, I looked to move out of Southern California to a state I had always dreamed about, the state of Washington. At the age of 66 years old I decided to make the move, not knowing anyone in Washington, no friends, no family and no relatives. When I started looking at properties and houses, one of the most important things to me was that I have an area that was up against a green forest. Living in a desert area (San Diego) of Southern California, my dream was always to live in a forested area. When I spoke to my realtor about the house on 57th Court (before I purchased it) I asked him if the greenbelt behind my house could ever be developed and he said no, a very firm no, that is why and one of the main reasons I bought this house, because of the beautiful Pacific Northwest greenbelt behind my backyard. Now I find out that this gorgeous belt of fir trees could be gone forever to apartments and houses; just like the over building that's happened in southern California. Please do not make Lacey another overcrowded, over built city with no regards as to what makes Washington state so unique and so beautiful. If I had known that this beautiful greenbelt behind my house could be destroyed I would have never moved here, I would have never moved to this part of Lacey. One of my greatest pleasures is watching the eagles and ospreys soaring overhead, and landing in the magnificent fir trees. Please do not destroy what makes my neighborhood so unique, please do not over populate what is basically a very small area with apartments and townhomes and more houses. Destroying this greenbelt destroys the quiet and peaceful enjoyment of our homes. It brings Lacey one step closer to the overcrowding, over built, noisy, over populated, dry, brown conditions of San Diego and Los Angeles. Washington has always prided itself on being the polar opposite of California, with what you are proposing with this zone change, Lacey is on its way to being exactly like San Diego and Los Angeles.

Thank you,

Jeanie Levinson

360-488-3109

jeaniekl122@gmail.com

Ryan Andrews

From: Diane Peck <dianepeck1961@gmail.com>
Sent: Thursday, October 10, 2019 7:59 PM
To: Ryan Andrews
Subject: Proposed Up zoning Near Pattison Lake

External Email Warning! Use caution before clicking links or opening attachments.

Dear Mr. Andrews,

I am very concerned for the zoning in my neighborhood that would increase the number of people, cars, pollution, and reduction of our trees left in the area.

My husband and I bought property on Pattison Lake 23 years ago and was hoping for some serenity. We have lived in our home for 22 years. Our address is: 5038 Rumac St. SE, Olympia, WA. I walk my dog at least 3 miles daily. Since I walk so much I see a lot and experience a lot.

One of my major concerns is the vast amount of traffic that comes through the neighborhood. I must say that the majority of people drive between 30 –40 miles per hour in a 25 mph zone. I have nearly been struck by fast moving cars, while crossing the small streets with my 20 lb. dog (in a 25 mph zone). I have seen a car going way too fast nearly strike a small child on his bicycle. Adding extensive housing will only add significantly to this problem. (I would like my over \$900 monthly in property taxes to go to speed bumps!) My husband, an avid bicyclist, was struck in the Horizon Pointe neighborhood just about 1.5 miles from our house by a car December 26th last year. He will never walk without a limp, he can no longer run (was a marathon runner) and now needs an additional surgery to replace his hip (now that Harborview reconstructed his hip socket). He had the right of way in a 25mph neighborhood when he was struck by a car who saw him but was in a big hurry! The signs that light up and show how fast you are driving have been a JOKE. They have been placed at areas that are natural slow down points (the corner of 57th Ave and Rumac St SE where the arterial turns 90 degrees and placed going north on Rumac St Se right at the yield sign where it meets Pattison Lake Dr.) The cars slow down at these turns or streets where they must yield, so they don't show the speeding that actually goes on. Placing these speed signs is not rocket science, but whoever placed those signs is really incompetent. They can call me next time they need to study the traffic and get an ACCURATE measurement.

I also get great satisfaction in being able to walk my dog in some green belts and wooded areas near my home. When I am on the streets, it is stressful with the careless cars. Also lower income housing seems to produce less responsible property owners. They tend to let things go, more often than higher level housing. I also have experienced getting attacked by aggressive dogs. They have poor fencing that the home owners seem to fail to pay to fix and their dogs escape. My dog was nearly killed by 2 German Sheppard's 4 years ago and a Pit Bull injured me trying to get my dog out of my arms about 2 years ago. I have walked my dog in Indian Summer neighborhood and have NEVER seen or been accosted by a dog off a leash. Much higher standards there.

The impact of additional cars, and people will impact traffic, wait times at grocery stores, other business' in the area, add more pollution and take down trees in our neighborhood.

Thank you,

Diane Peck
Color Consulting & Design by Diane
360-789-4754

Ryan Andrews

From: CHRIS TUNICK <tunick5201@comcast.net>
Sent: Friday, October 11, 2019 8:05 AM
To: Ryan Andrews
Subject: Proposed Zoning Amendments

External Email Warning! Use caution before clicking links or opening attachments.

I would like the City of Lacey to slow down their upzoning process and open the discussion to the wider public. These upzoning proposals are far too broad and must be considered for their impact on individual neighborhoods. There is a lack of evidence that upzoning increases affordable housing.

Chris Tunick

Rumac Street SE

October 15, 2019

TRANSMITTED VIA ELECTRONIC MAIL ONLY TO: randrews@co.lacey.wa.us

City of Lacey Planning Commission
Lacey City Hall
420 College Street NE
Lacey, WA 98503

RE: Support of proposed Low Density Zone Consolidation

Dear Planning Commission Members:

On behalf of Olympia Master Builders, I am expressing our organization's support for the proposed amendment to consolidate the two existing Low Density Residential zones (LD 0-4, LMC 16.12 and LD 3-6, LMC 16.13) into a single zone allowing up to six units per acre.

As you know, Olympia Master Builders' mission is dedicated to supporting housing affordability for all economic segments of society. The complexity of a jurisdiction's zoning code directly affects the competitiveness of builders and remodelers, which in turn informs the cost of housing. As such, we advocate for zoning standards that increase simplicity and allow for maximum flexibility in siting new homes.

The proposed Low Density Zone Consolidation represents a robust and mindful step in refining the City of Lacey's zoning code to allow easier home construction, improved urban density and increased housing capacity to benefit all of Lacey's citizens.

Thank you for the opportunity to provide these comments. If you wish to correspond with us further on this issue, please feel free to contact myself or Executive Officer, Angela White, at angela@omb.org or 360-754-0912.

Sincerely,



Erin Hall
Government Affairs Director

Ryan Andrews

From: Sonya Wohletz <sonyawohletz@gmail.com>
Sent: Tuesday, October 08, 2019 2:25 PM
To: Ryan Andrews
Subject: Slow down your upzoning process, please!

External Email Warning! Use caution before clicking links or opening attachments.

I would like the City of Lacey to slow down their upzoning process and open the discussion to the wider public. These upzoning proposals are far too broad and must be considered for their impact on individual neighborhoods. There is a lack of evidence that upzoning increases affordable housing.

We love our neighborhood the way it is--we have many trees and the area is not too densely populated. This policy disregards our needs as a community, and it is not going to achieve anything positive. Please let us live in our neighborhoods in peace.

Ryan Andrews

From: Ronnie Hacken <ronnela@gmail.com>
Sent: Wednesday, October 09, 2019 9:11 AM
To: Ryan Andrews
Subject: zoning process

External Email Warning! Use caution before clicking links or opening attachments.

I would like the City of Lacey to slow down their upzoning process and open the discussion to the wider public. These upcoming proposals are far too broad and must be considered for their impact on individual neighborhoods. There is a lack of evidence that upzoning increases affordable housing. But there is plenty of evidence that upzoning reduces trees, especially large, mature trees. And developers who promise to replant frequently don't. Lacey is becoming a NOT tree city.

Ronnie Hacken

Ryan Andrews

From: PENELOPE A HANES <penelope.hanes@comcast.net>
Sent: Tuesday, October 08, 2019 7:33 PM
To: Ryan Andrews
Subject: zoning

I would like the City of Lacey to slow down their upzoning process and open the discussion to the wider public. These upzoning proposals are far too broad and must be considered for their impact on individual neighborhoods. There is a lack of evidence that upzoning increases affordable housing.

Penelope Hanes

Pattison Lk Dr. SE. 45 year resident

Ryan Andrews

From: Jennifer Ganey <jennifer.ganey@gmail.com>
Sent: Friday, October 04, 2019 12:48 PM
To: Ryan Andrews
Subject: proposed rezoning

Please do NOT make these zoning changes. The city of Lacey continues to allow more and more homes to be built without thought to sustainable infrastructure. Please do not make the problem worse.

Stop indiscriminate building and think about the long term use of land, water, transportation, etc.

Sincerely,
Jennifer Ganey, resident of Lacey

Ryan Andrews

From: Jeffrey Armstrong <jeffreydean522@msn.com>
Sent: Tuesday, October 08, 2019 7:37 AM
To: Ryan Andrews
Subject: residential zoning

WHY?

I moved to Lacey in 1992 and bought our house on the .25 acre lot (near Wonderwood park), raised our kids and have loved every second living here because of the large lot and Lacey's motto of "City of Trees".

If this proposed amendment passes you will lose many mature trees on these lots. You will change the older neighborhoods forever and for what reason? The only reason I can see is behind this proposal is more tax revenue for the City of Lacey. What other logical reason is there.

I believe you need the older neighborhoods to provide character to your city. If this passes you can see these neighborhoods changing forever and that will be a sad day for Lacey.

Very disappointed long time resident.

Ryan Andrews

From: Jessica Brandt
Sent: Wednesday, October 16, 2019 6:59 AM
To: Ryan Andrews
Subject: FW: Zone Changing for 2721 college at Se Lacey wa 98503

Passing along a comment.
Thanks!

-----Original Message-----

From: Hugo Vo <HUGOVO@yahoo.com>
Sent: Tuesday, October 15, 2019 9:55 PM
To: Jessica Brandt <jbrandt@ci.lacey.wa.us>
Cc: Hugo Vo <hugovo@yahoo.com>; Thuy Nguyen <thuy051986@yahoo.com>
Subject: Zone Changing for 2721 college at Se Lacey wa 98503

[Warning! External Email]

Dear Jessica

I came to the meeting tonight regarding the propose of zone changing to allow me to convert to duplex or townhouse in the future.

I want to express my opinion and ask for your help to forward this email to the board.

As the owner at 2721 college st SE Lacey wa 98503, I would love to be able to build a duplex there in the future.

Our City of Lacey has been a good place for more people to move here and live. More soldiers are going to move here. But we don't have a lot of land to build. By allowing homeowners like me to convert my old single family home to a duplex would be a win win decision.

I am looking forward to see the propose going forward.

I heard homeowners were concern about their property values will go down. In fact, their values will go up instead. Their house will still have a big lot if they don't convert to duplex; it means the houses with big lot in the heart of city would be rare in the future, and it will attract buyers willing to pay more to find house like that.

Again, I would vote yes to go forward with the proposal.

I want to know more what my foot print would be if I allowed to build duplex there. How much does it cost to sit down with you to go over my lot to see what I can build?

Thanks

Hugo Vo
Cell 360-970-6229
2721 COLLEGE ST SE
LACEY WA 98503

Sent from my iPhone

Ryan Andrews

From: L M HARVEY <lin_harvey_427@msn.com>
Sent: Tuesday, October 15, 2019 5:55 PM
To: Ryan Andrews
Subject: Proposed Amendments to Residential Zoning

External Email Warning! Use caution before clicking links or opening attachments.

Mr. Andrews,

I am unable to attend the public hearing this evening (Oct. 15th) regarding the Proposed Amendments to Residential Zoning. Therefore, I am sending this email to inform the Planning Commission that **I am totally against the Amendments.**

I also want to inform you that I did not receive the Public Hearing Notice; my neighbor provided me with a copy that they had received.

Sincerely,

Linda Harvey
3007 Catalina Dr SE
Lacey, WA

(360) 459-7208
lin_harvey_427@msn.com

Ryan Andrews

From: Margaret Engle <margaretengle48@gmail.com>
Sent: Tuesday, October 15, 2019 9:58 PM
To: Ryan Andrews
Subject: public hearing this evening 10/15/19

External Email Warning! Use caution before clicking links or opening attachments.

Dear Mr. Andrews:

When I attended the hearing on rezoning residential districts in Lacey, I began to think I was the only one in the room that was excited about this new possibility for housing. Almost everyone in the room had lived in their homes for 30 or 40 years and did not want their tree-lined neighborhoods turning into a commercial venture--except for one young couple that stood up and said that they wanted to be able to own a home of their own, too. And they saw this rezoning project as a way to make that dream more of an affordable reality.

As for myself, I think of this more as being inevitable. Population is growing and I think it's a better idea that the city takes charge of this now and regulates and monitors how housing is put up instead of having some back alley, slapped together, fire trap to live in.

I think these amendments are a good idea and I hope they pass..

Sincerely.
Margaret Engle
3107 Impala Drive SE
Lacey, Wa 98503
(lived here for about 22 years)

Ryan Andrews

From: Smith <kris.smith0619@gmail.com>
Sent: Wednesday, October 16, 2019 7:04 PM
To: Ryan Andrews
Subject: Regarding zoning law changes to Pattison Lake Drive

External Email Warning! Use caution before clicking links or opening attachments.

Attention Mr. Andrews,

I have now been made aware that there was a public hearing yesterday, the 15th of October during which residents and voters could make comment on zoning law changes in residential areas. I am concerned about how these upzoning changes will impact the parcel on my street (Pattison Lake and Rumac). I realize that these comments would have best been offered before or at the meeting, but I was unaware of such a proposal until recently. Changing these zoning laws would greatly congest our neighborhood- an increase from 16 to 24 homes in the open parcel at the end of our lot. It is a considerable increase to our area and a significant loss of trees and natural areas.

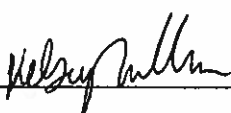
I would like the city of Lacey to slow down or reconsider entirely, their upzoning process and open the discussion to a wider public. This change is far too broad and does not work for every neighborhood, especially our small neighborhood. I would like their impact on individual neighborhoods to be more carefully considered. An increase and congestion of this proportion in our area would greatly change our comfort and enjoyment of living in our community. Growth, while maintaining its city benefit, will not be an improvement for our neighborhood.

Thank you for your consideration,
Kristy Smith
57th Ct SE

Friday September 13, 2019

Bill Orton (Lacey resident and property owner)
P.O. Box 351
Dupont, WA 98327

City of Lacey
Attn.: Senior Planner Samra Seymour
420 College Street SE
Lacey, WA 98503

(Hand Delivered). Received by:  DATE: 9/13/2019

RE: Public Records request of information regarding the Woodland Meadows proposed development

Dear Ms. Seymour,

RE: My request is prompted by the Thursday, September 12, 2019 newspaper article published in The Olympian Page 3A "Lacey to consider apartment project"

According to Rolf Boone's article the Woodland Meadows apartment development is "a 360-unit, 14-building market-rate apartment project" including "23 single-family homes" built on a 23 acre property.

I was educated in Urban Planning and Public Administration and realize my public records request is information the reader of the The Olympian's news article would want to know but the article did not provide. It's sure to be an item of great public interest to Lacey, Washington property owners/taxpayers.

(1) I request any and all information refined to a brief which projects the total cost at the completion of the entire project and that projected completion date

AND

(2) The projected cost to the Lacey property owner/taxpayer.

Do not hesitate to contact me regarding my public records request if you have any questions or comments.

Sincerely,


Bill Orton

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.

MINUTES

Lacey Planning Commission Meeting
Tuesday, May 21, 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 Vice Chair Sharon Kophs.

Planning Commission members present: Sharon Kophs, David Wasson, Daphne Retzlaff, Mark Mininger, Shaunesy Behrens, Eddie Bishop, and David Lousteau. Staff present: Ryan Andrews, Jessica Brandt, Martin Hoppe, Scott Spence, and Leah Bender.

Sharon Kophs noted a quorum present.

David Wasson made a motion, seconded by Eddie Bishop, to approve the agenda for tonight's meeting with the amendment to hear commission members' reports at the end of the meeting. All were in favor, the motion carried. David Lousteau made a motion, seconded by David Wasson, to approve the May 7, 2019, minutes. All were in favor, the motion carried.

1. **Public Comments:** None.

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

3. **Public Hearings:**

6-Year Transportation Improvement Plan:

- Martin Hoppe gave some background information, went over the two new projects being added to the plan, and noted the three projects being removed from the plan.
- Martin answered questions regarding a Thurston County project, items removed from the plan, and the College/22nd Ave Roundabout.
- **David Wasson made a motion, seconded by David Lousteau, to refer the 6-Year Transportation Improvement Plan to Council. All were in favor, the motion carried.**

Emergency Housing Facilities LMC 16.64:

- Ryan Andrews gave some background information and went over the role of the Planning Commission.
- Ryan discussed the differences between the existing ordinance and the proposed changes.
- Ryan explained that he has received comments from the public and emailed them to Commissioners.
- Ryan noted that homelessness will be a topic of discussion at the Council on the Road meeting on June 20 at Salish Middle School.
- Sharon opened the hearing to public testimony.
- Kevin Penberthy asked about screening encampment candidates, financing encampments, and if an environmental impact statement is required. He also noted lack of response by Thurston County Sheriff's Department. Ryan explained that these regulations only apply within the Lacey city limits which is served by the Lacey Police Department and has more staff than TCSO. Ryan also went over the criteria for entry as stated in the ordinance such as requiring an ID, warrant checks, keeping a log, and requiring residents to be referred by a program that coordinates entry.
- Michael Hanson said the city will just be wasting money because homeless people don't want to go to facilities where they have to follow rules. He also expressed his concerns about panhandling and noted that the city needs to enforce existing laws to deal with homeless people.
- Diane Whalen explained that she works with clergy people who work with homeless and encouraged everyone to keep in mind that homeless people are humans and many people share a lot of the same problems without the additional challenges of homelessness.
- Lynn Larsen said he thought the meeting was regarding the mitigation site.
- John Jones shared his concerns about homelessness, and noted that he attended the May 7 Thurston County Commission meeting regarding the mitigation site. He said that the City of Olympia created the

problem and is just trying to push homeless people out of their city and into Lacey. He believed there were many open buildings in downtown Olympia that could be used for encampments.

- Terry Johnson shared concerns about homeless people and said Lacey needs to enforce current laws instead of allowing a group of people to continue to live lawlessly.
- John Gyls said he owns a business on Martin Way and expressed concerns that nothing in the ordinance addresses how businesses are affected by homeless people (i.e. shoplifting).
- Wade Kiekhaefer expressed concerns about lack of consequences in encampments and would like to see the police provide protection for all citizens. He discussed a program in Rhode Island that gives people the help they need.
- Dennis Zeck expressed concerns with the way Olympia has handled homeless problems and feels that Lacey and other jurisdictions are following suit.
- Gerald Pike spoke in favor of the proposed ordinance and said it is a reasonable document and it will keep the city in compliance with proposed state legislation. He noted that he has visited camps and the residents are not the same as the individuals being discussed here tonight.
- Mary Stuart said that adding camps will increase the problem and will just enable homeless people; and that homeless people don't want to work, they just want handouts.
- Paul Hacker said that homeless people are in the position they're in because of decisions they've made, they don't want jobs, and the city should look out for its taxpaying citizens and not the people who don't contribute to society or pay taxes.
- Peggy Madsen said that moving a tent city to Lacey will fail because we need to provide brick-and-mortar housing with services, education, etc.; not just a parking lot for camping.
- Ed Weber asked about the requirement for an environmental impact statement and for a definition of emergency housing facility.
- Mary Tunis expressed concerns about the hidden costs and the need to make homeless people accountable instead of enabling them.
- Phillip Adkins expressed multiple concerns with the ordinance such as allowing visitors and overnight stays, who will validate that rules are being followed, how will warrant checks work, how to enforce the code of conduct with regard to no drugs and will there be bag checks, allowing alcohol, and mandatory 24-hour staff. He suggested requiring drug/alcohol screening and treatment. He feels the ordinance has a lot of loopholes.
- Erin Dupey said she and her family recently moved to Lacey and thought they would stay but after seeing impacts to quality of life they are not inclined to stay. She does not feel safe and feels the need to carry a switchblade when she is out by herself.
- Lesley Bell said she disagrees with removing the requirement for the host to provide a plan for reporting transition results as there will be no way to determine if the program is working.
- Karen Castillo questioned the term unit of government, asked who will pay for the camps, and expressed concerns for poor quality of leadership in the city of Olympia.
- Bob Lee asked why the host agency was opened up to any non-profit instead of only churches. He expressed concerns about the lack of restrictions on number of camps allowed in the city and feels that the camps will become permanent and not be temporary.
- Mark Nelson suggested that the camps be placed next to the community college so the residents can get training.
- Robin Jones would like to hear the Planning Commissioners' views and find out where they stand on the ordinance.
- Terry Carillo asked how many camps will be allowed and if there will be a cap.
- Scott Goodwin said he is "pissed" and begged the city not to do this as it will destroy the city.
- Kim Gyls expressed concerns about removing the requirement to notify North Thurston Public Schools.
- Sharon Kophs summed up the concerns that were raised. She noted that the comment period will be extended until 5:00 p.m., May 31.
- Ryan provided his email address for people to submit comments and said notification will be sent to those who signed in and provided contact info.
- Sharon closed the public hearing at 8:25 p.m.

- Ryan addressed some of the questions that were raised. The costs will be borne by the host/sponsoring agency. The existing ordinance limits number of camps to one, the amended ordinance has no cap. The reasoning behind this is that most churches are unable to afford the cost of housing 40 residents (maximum number allowed per camp), but a series of smaller camps may be more feasible. Planning Commission may suggest a limit if they feel it is appropriate. Ryan clarified that units of government means city, county, or state government.
- There was a discussion regarding opening up to non-profits. Ryan noted this will offer more flexibility as most churches would not be able to afford the expense. Planning Commission may limit to only churches if they feel it is appropriate, but Council has suggested that it be opened up to allow more opportunities.
- There was a discussion about how court decisions can limit what law enforcement can do as far as trespassing and panhandling. Ryan noted that panhandling is not within the scope of this ordinance.
- Ryan explained that an environmental review was completed and a determination of non-significance was issued February 2 and was published in The Olympian legal notices.
- A suggestion was made to provide statistics comparing costs of law enforcement resources when the city has no camps versus having camps, and the impact to surrounding businesses.
- Ryan explained that the transition reporting requirement was removed because there are no resources available in Lacey for people transitioning out of temporary housing.
- Ryan explained that having NTPS act as a decision maker in the process is problematic as it allows another agency to make a decision before the City does.
- Sharon noted that there are multiple groups and task forces that are working on how to deal with homelessness and that council members sit on various boards and commissions or attend meetings.
- City Manager Scott Spence noted that the public is welcome to provide comments and/or specific concerns to Council at any time. He also noted that in discussions regarding affordable housing and emergency housing, Council has directed Planning Commission to explore whatever options may be available, such as non-profit organizations that may be interested in hosting emergency housing facilities.

4. **Old Business:**

Low Density Residential Zone Consolidation, LMC 16.13:

- Planning Commissioners and staff agreed to carry the item over to the next meeting as time did not allow.

5. **Commission Members' Reports:** Time did not allow for this agenda item.

6. **Communications and Announcements:** None.

7. **Next meeting:** June 4, 2019.

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

MINUTES

Lacey Planning Commission Meeting
Tuesday, March 5, 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, Peg Evans-Brown, David Wasson, Mark Mininger, Eddie Bishop, and David Lousteau. Staff present: Ryan Andrews and Leah Bender.

Paul Enns noted a quorum present.

David Wasson made a motion, seconded by David Lousteau, to approve the agenda for tonight's meeting. All were in favor, the motion carried. David Lousteau made a motion, seconded by Eddie Bishop, to approve the February 19, 2019, minutes. All were in favor, the motion carried.

1. **Public Comments:** None.

2. **Commission Member's Report:**

- Eddie Bishop apologized for his absence at the last meeting.
- Paul Enns reported on the last Council meeting.

3. **Director's Report:** Paul said he met with Rick Walk earlier in the day and was asked to report that interviews were held for the open Planning Commission positions and a candidate was chosen for the UGA position. The City will continue to accept applications for the remaining in-city position.

4. **Old Business:**

Emergency Housing Facilities, LMC 16.64:

- Ryan Andrews picked up the discussion where it ended at the last meeting – Fire, Safety, and Health.
- There were discussions regarding servicing of sanitary toilets, who enforces the regulations, and possibly changing duration of emergency housing facilities.
- Ryan went over the comments received from stakeholders.
 - o ORCAA has asked for additional language regarding outdoor burning to clarify that no open, outdoor burning is allowed as this is already prohibited in city limits and the UGA.
 - o Department of Commerce suggested extending the duration of facilities. Planning Commissioners discussed and most were in agreement. Staff suggested a period of one year with the option of two six-month extensions.
 - o Subir Mukerjee recommended limiting number of residents to 20 instead of 40. After a discussion, Planning Commission agreed that number should remain at 40 residents.
- There were discussions regarding where facilities can be located, and changing visiting hours to 7 a.m. to 10 p.m.
- Ryan said he will meet with Lacey Faith Leaders group and asked Planning Commission if there were any items in particular they would like to pass along. It was suggested that the group be encouraged to partner together to locate an emergency housing facility in Lacey.
- A final draft will be presented to Planning Commission for further discussion before a public hearing will be held.

5. **New Business:**

Low Density Residential Zone Consolidation, LMC 16.13:

- Ryan explained that the draft regulations are a priority implementation item identified in the Affordable Housing Strategy to increase density.
- Two existing zoning districts, Low Density 0-4 and Low Density 3-6, will be consolidated into one zone and will utilize the existing LD 3-6 zoning standards.
- Duplex and triplex developments on individual lots were discussed.
- The number of allowed ADUs on individual lots was discussed.
- Ryan said that staff are developing a map that will show the areas the zoning applies to. The map will also help determine where to target public outreach.
- Ryan noted that the new regulations will require a Comp Plan amendment and will be adopted with the Housing Strategy.

6. Communications and Announcements:

- Ryan announced that staff are working with City Manager to set up a state of the city address.
- David Lousteau shared some information regarding the affordability gap in Oakland, CA, compared to our area.
- It was noted that Council passed the small cell interim ordinance.

7. Next meeting: March 19, 2019.

8. Adjournment: 8:35 p.m.