



**PLANNING COMMISSION
REGULAR MEETING MINUTES
January 17, 2018
City Hall Council Chambers
6000 Main Street SW
Lakewood, WA 98499**

Call to Order

The meeting was called to order at 6:30 p.m. by Mr. Don Daniels, Chair.

Roll Call

Planning Commission Members Present: Don Daniels, Chair; Robert Estrada, Vice - Chair; Connie Coleman-Lacadie, Paul Wagemann and Nancy Hudson-Echols and James Guerrero

Planning Commission Members Excused: None

Planning Commission Members Absent: Christopher Webber

Staff Present: David Bugher, Assistant City Manager, Community Development; Eileen McKain, Assistant City Attorney; and Karen Devereaux, Administrative Assistant

Council Liaison: Councilmember Mr. Michael Brandstetter

Approval of Minutes

The minutes of the meeting held on January 3, 2018 were approved as written by voice vote, M/S/C Wagemann/Hudson-Echols. The motion to approve the minutes passed unanimously, 6-0.

Agenda Update

No changes were requested.

Public Comments

None

Public Hearings

Star Lite Swap Meet Text Amendment

Director Bugher reiterated information on the background of the text amendment noting it resolves an outstanding lawsuit, and that the proposal has no environmental impact. He also stated that the proposal complies with the standards listed in the development code pertaining to the amendment process. The proposal would allow the Star-Lite Market Square property to be a legal conforming use under the C2 zoning regulations. A draft ordinance was provided to commissioners for their review and discussion at the next meeting in which they will vote on the recommendation to send forward to Council.

Mr. Don Daniels, Chair, opened the floor for comment at the public. No one stepped forward to speak on this topic. **Mr. Don Daniels, Chair closed the floor for public**

comment. After a brief discussion with commissioners he added that the written comment period would remain open until the next meeting on February 7, 2018, where the discussion on recommendation would be made.

Marijuana Regulations

Mr. Bugher explained there were two proposed draft ordinances either enacting a prohibition of all medical and recreational marijuana uses; or, establishing a marijuana business overlay district that provides for retail uses.

Mr. Bugher read a written comment letter received from Mr. John Arbeeny, Lakewood citizen in opposition of allowing retail marijuana sales. The letter addressed his personal experiences with marijuana use and interactions as a rental property owner being asked to allow marijuana retail sales on his property.

Mr. Daniels, Chair, opened the floor for comment at the public hearing regarding marijuana regulations.

Mr. Jordan Michelson, Lakewood, who holds a State issued marijuana business license, spoke in favor of allowing marijuana retail sales within Lakewood commenting that businesses would help the economy by providing jobs and strict regulations on sales provide public safety and accountability by the retail owner.

Mr. Chris Terronez, Tacoma resident, spoke in favor of allowing retail marijuana sales within the City citing proven medicinal benefits of cannabis and CBD oil.

Ms. Oren Tovar, Lakewood, spoke in favor of allowing retail marijuana sales within the City. Ms. Tovar spoke of personal experience in using cannabis to ease difficult nausea during chronic pancreatitis attacks.

Mr. Larry Michelson, Lakewood, spoke in favor of allowing retail marijuana sales within the City because the majority of voters want access.

Mr. Connor Novicky, Tacoma resident, Sales Manager at Cannabis Cashier, spoke in favor of retail marijuana sales citing studies of safety measures involved with these businesses are deterring crime as opposed to creating an environment where crime is allowed to flourish.

Ms. Cynthia Macklin, Lakewood, who holds a state issued marijuana business license spoke in favor of allowing retail marijuana sales within the City noting there is no evidence that marijuana is a gateway drug and that since legalization by Washington State opiate use within the state has decreased.

Mr. Ed Tuck, III, Lakewood, husband of Cynthia Macklin, spoke in favor of allowing retail marijuana sales within the City. He promised to make the City proud with a safe, first-class facility if they were granted a business license within Lakewood.

Ms. Sharon Taylor, Lakewood, whose father worked as a Pierce County Sherriff spoke in favor of allowing retail marijuana sales within the City stating too much money had already been spent to continually say no to voters.

Ms. Nancy Baker, Lakewood, spoke in opposition of allowing retail sales based on the fact that it is federally illegal.

Mr. Daniels, Chair, closed the floor for public comment. After a brief discussion with commissioners he added that the written comment period would remain open until 5 p.m. the day of the next meeting on February 7, 2018, where the discussion on recommendation would be made.

Adult Family Homes

Mr. Bugher explained to the commission that this proposed action would amend Title 18A defining Adult Family Homes and requiring an AFH to obtain a business license; prohibit clients with a history of violence, including sexual offenses, from occupying an AFH; prohibit an AFH converting into an Enhanced Services Facility (ESF); and prohibiting ESF's in the R1, R2, R3 and R4 single-family residential zoning districts.

Mr. Bugher provided copies of written comments from Ms. Judy Swortz, Lakewood, regarding her concerns over neighborhood safety near adult family homes. A second letter was provided from Mr. Mike Brandstetter who stated his concerns over impact to the environs in Lakewood's single family residential areas.

Mr. Daniels, Chair, opened the floor for comment at the public hearing regarding Adult Family Homes and Essential Services Facilities.

Mr. Guy Allen McFadden, Lakewood, stressed that his neighborhood has AFH residents wandering about the neighborhood lost because staff cannot watch them and urged the City not to allow ESF's in residential neighborhoods.

Mr. John Martin, Lakewood, stressed properly regulating adult family homes.

Mr. Phil Sorenson, Superior Court Judge, Lakewood resident, informed the commissioners he had sentenced Mr. Butterfield to Western State Hospital and highly concerned the Department of Social and Health Services is not screening or thoroughly investigating the placement of violent individuals into AFH's in residential areas. Mr. Sorenson is not in support of allowing placement into adult family homes.

Mrs. Suzy Sorenson, Lakewood, complimented the City on the work done and the importance to regulate AFH owners and staff and prevent high densities in residential neighborhoods.

Mr. Glen Spieth, Lakewood, described his experience with using an adult family home in the Oakbrook neighborhood for his mother's care.

Ms. Shannon shared concerns over availability of safe adult family home options and thanked the City officials for going through this process.

Mr. Don Daniels, Chair, closed the floor for public comment. After a brief discussion with commissioners he added that the written comment period would remain open until 5 p.m. the day of the next meeting on February 7, 2018, where the discussion on recommendation would be made.

Unfinished Business

None

New Business Update

None

Report from Council Liaison

Councilmember Mr. Mike Brandstetter updated the commissioners on the following Council actions:

Council members and the Mayor received communication from the Governor's office that until significant studies have been completed Point Defiance Bypass tracks will not be allowed to resume use.

Contract for improvements at the intersection of 112th St SW & Military Rd has been awarded. The construction is scheduled to begin in late spring or early summer 2018.

Washington Blvd & Gravelly Lk Dr SW is the chosen location of the first large sculpture commissioned by the Arts Board. Mr. Brandstetter elaborated mentioning the Council would like to design Washington Blvd into a true boulevard that would provide continuous flow of traffic but they haven't secured funding for the infrastructure yet.

Reports from Commission Members and Staff

City Council Actions

At this time there is nothing to report from staff.

Written Communications

None

Future Agenda Topics

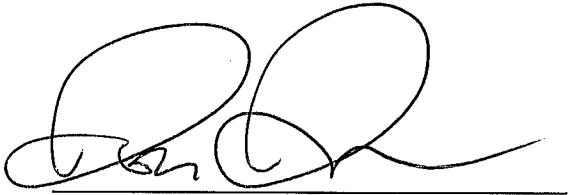
None

Area-Wide Planning / Land Use Updates

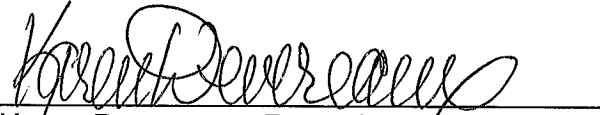
None

Next Meeting: Wednesday, February 7, 2018 at 6:30 p.m. in Council Chambers

Meeting Adjourned at 8:05 p.m.



Don Daniels, Chair
Planning Commission 02/07/2018



Kafen Devereaux, Recording Secretary
Planning Commission 02/07/2018