



**PLANNING COMMISSION  
REGULAR MEETING MINUTES  
February 7, 2018  
City Hall Council Chambers  
6000 Main Street SW  
Lakewood, WA 98499**

**Call to Order**

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

**Roll Call**

Planning Commission Members Present: Don Daniels, Chair; Robert Estrada, Vice - Chair; Connie Coleman-Lacadie, James Guerrero, and Christopher Webber

Planning Commission Members Excused: Nancy Hudson-Echols and Paul Wagemann

Planning Commission Members Absent: None

Staff Present: David Bugher, Assistant City Manager, Community Development; Courtney Brunell, Planning Manager; and Karen Devereaux, Administrative Assistant

Council Liaison: Councilmember Mr. Michael Brandstetter

**Approval of Minutes**

**The minutes of the meeting held on January 17, 2018 were approved by voice vote M/S/C Estrada/Coleman-Lacadie. The motion to approve the minutes passed unanimously, 5-0.**

**Agenda Update**

No changes to any topics were requested. An incorrect date of 2017 was noted on agenda item #3.

**Public Comments**

Mr. Jordan Michelson, Lakewood, made comments in support of the Marijuana Business Overlay Zoning District and Resolution allowing retail sales within the City of Lakewood. Mr. Michelson provided his thoughts on the specific language used in additional local standards around keeping a 1,000 foot buffer from sensitive receptors, limiting hours of operation, and additional security measures proposed in the resolution.

Mr. Phil Sorenson, Lakewood, spoke in opposition of Western State Hospital utilizing Adult Family Homes in the high-density Oakbrook neighborhood and transforming them into Essential Services Facilities. Mr. Sorenson commented that it is being left to the communities to look out for themselves with DSHS/DOC placing dangerous folks into neighborhood homes.

**Public Hearings**

None

## **Unfinished Business**

### Star Lite Land Use and Development Code Text Amendment

Director Bugher informed the commissioners no new written testimony was received since the public hearing held January 17, 2018. Mr. Bugher reiterated this is a City initiated area-wide amendment which would allow a flea market to sell both new and used goods. The project has no environmental impact and staff recommends approval.

**Mr. Christopher Webber made the motion to approve Resolution 2018-01 as written. The motion was seconded by Mr. James Guerrero. A voice vote was taken and passed unanimously, 5-0.**

### Proposed Marijuana Regulations

Mr. Bugher summarized that the commission was discussing two separate draft resolutions for recommendation to Council: either allow; or prohibit marijuana retail sales. Mr. Bugher provided a set of copies of written statements received on the proposed marijuana regulations. He briefly reviewed the resolutions and proposed code amendments with the commissioners.

During deliberations, commissioners were concerned with the size of the buffer areas overall. Mr. Bugher stated that some of the buffers areas could be reduced. The commission wanted to review reduced buffer zone maps.

In addition, the commission desired to compare State marijuana regulations to the City's special regulations, and, lastly, to review revised language in the draft ordinance prohibiting marijuana.

Mr. Bugher stated he would return with the information requested at the next meeting scheduled for February 21, 2018.

### Proposed Adult Family Homes and Essential Services Facilities Regulations

Mr. Bugher noted that one letter was received before the 5:00 p.m. deadline today. A copy was provided to commissioners.

Mr. Bugher informed commissioners that he had met with the legal department. He told the commission that he would prefer to revise the draft resolution in an effort to better defend the city from legal challenges, and protect Lakewood's neighborhoods. The amended resolution would define adult family homes and enhanced service facilities, prohibit the conversion of adult family homes into enhanced service facilities, allow enhanced service facilities in the MF1, MF2, MF3, NC2, TOC, CBD, and C1 zones, subject to the approval of a conditional use permit and all applicable development permits, and prohibit enhanced service facilities in all other zones. He commented that this was a better approach to use since both adult family homes and enhanced service facilities are labeled as essential service facilities under GMA.

This additional step would require another public hearing which would take 21-days. If this was the direction of the commission, Mr. Bugher indicated the hearing would schedule for March 7, 2018. Commissioners agreed with this approach.

There was some discussion regarding expediting the recommendation process pertaining to this second hearing. The commission indicated that it would conduct the hearing on March 7, 2018, thereafter, close the hearing, and move to take action that same evening. .

## **New Business**

### Vote for New Chair and Vice-Chair Positions

The floor was opened for nominations for positions. Ms. Connie Coleman- Lacadie nominated Mr. Don Daniels for the position of Chair. Mr. Daniels accepted. There were no other nominations. **A voice vote was taken and the nomination for Mr. Don Daniels as Chair carried, 6-0.**

Mr. James Guerrero nominated Mr. Robert Estrada for the position of Vice-Chair. Mr. Estrada accepted. Mr. Don Daniels nominated Ms. Connie Coleman- Lacadie. Ms. Coleman-Lacadie accepted. **A voice vote was taken and the nomination for Mr. Estrada as Vice-Chair carried, 3-2.**

## **Report from Council Liaison**

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

- Council is working on new policies, procedures, and rules of franchising regarding small cell infrastructure. The infrastructure consists of an antenna and auxiliary equipment that allow for power and connection to fiber and Wi-Fi; the infrastructure is placed onto utility poles. There are some concerns over aesthetics.

## **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

Downtown Subarea Plan and EIS (possible joint meeting with the city council is under consideration); sign code update; and revisions to the City's land use and development code, Title 18A.

### Area-Wide Planning / Land Use Updates

Mr. David Bugher introduced Ms. Tiffany Speir, Planning Manager Special Projects.

Ms. Speir will be focusing on two primary assignments of the Downtown Subarea Plan and revising Title 18A.

**Next Meeting: Wednesday, February 21, 2018 at 6:30 p.m. in Council Chambers**

**Meeting Adjourned at 8:11 p.m.**

  
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Don Daniels, Chair  
Planning Commission 02/21/2018

  
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Karen Devereaux, Recording Secretary  
Planning Commission 02/21/2018