



**PLANNING COMMISSION
REGULAR MEETING MINUTES
February 21, 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, Nancy Hudson-Echols and Paul Wagemann

Planning Commission Members Excused: None

Planning Commission Members Absent: Christopher Webber

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

Council Liaison: Councilmember Mr. Michael Brandstetter

Approval of Minutes

The minutes of the meeting held on February 7, 2018 were approved by voice vote M/S/C Coleman-Lacadie/Guerrero. The motion to approve the minutes passed unanimously, 6-0.

Agenda Update

No changes were requested.

Public Comments

Mr. Glen Spieth, Lakewood, queried commissioners if the code allowed use of shipping containers as storage. It was explained that the use is prohibited in residential zones but requires a Temporary Use Permit in a commercial zones and is only good for 90-days.

Public Hearings

None

Unfinished Business

Marijuana Regulations Reduced Buffer Zones Maps and Comparisons of Special Regulations Ordinances

Mr. David Bugher presented several examples of different buffer zones and what locations would allow for retail sales of marijuana for the two proposed businesses within the City should a business overlay zoning district need to be developed. A show

of hands on the distance preferred for a buffer to sensitive receptors concluded in 3 votes in favor of 500 foot buffer; 3 votes in favor of 1,000 foot buffer.

Commissioners requested a comparison of state marijuana regulations versus the special regulations. The areas commissioners wanted to examine included security, hours of operation, and signage and advertising. There are currently 77 cities that prohibit marijuana in Washington State. Approaches vary significantly and several examples were provided for comparison. After a lengthy discussion the motion was made and a vote was taken.

Ms. Connie Coleman-Lacadie made the motion to adopt Planning Commission Resolution 2018-02 amending Title 18A, Land Use and Development Code, establishing a new Chapter 18A.04 prohibiting the production, processing and retail sales of recreational marijuana in all City of Lakewood zoning districts. Mr. Paul Wagemann seconded the motion. A roll call vote was taken and the motion passed 4-2 in favor of supporting the prohibition of marijuana retail sales.

(Note: Amended 3/7/18 to show voting names for prohibiting the production, processing and retail sales of marijuana in Resolution 2018-02: AYES: Daniels, Estrada, Coleman-Lacadie and Wagemann NOES: Guerrero and Hudson-Echols ABSENT: Webber)

A second draft ordinance, which would establish an overlay and local standards if the commissioners had forwarded recommendation to allow retail sales of marijuana, was discussed so the information could be brought forward to City Council.

New Business

2017 Annual Housing Report

Mr. David Bugher provided the housing report with information of what kind of development is taking place in which locations throughout the City.

HUD Offices in both Lakewood and Tacoma are in an entitlement zone where housing starts are studied in detail. The vacancy rate for sales housing market conditions is 1.4% during the 12 month period ending June 2017. New and existing home sales totaled 12,150; up by almost 12%. The average sales price increased 11% to \$303,700. During the forecast period demand has estimated 8,625 homes for both Lakewood and Tacoma. There are 1,500 homes currently under construction and there is a significant demand for new homes.

In the rental housing market the vacancy rate is now at 3%. Apartment market conditions are tight with a 2% vacancy rate as of March 2017. Demand is estimated at 6,600 market rate units. During the forecast period the estimated 1,800 units currently under construction and the 260 additional planned units scheduled to be completed in the next three years will meet only a portion of the demand. There is roughly a demand for 15,000 new units; for Lakewood that comes to about 5,000 units and we have just 657 units permitted in the pipeline.

This gives an idea of the projected growth and likelihood that we will see an increase in rents as well as the value of single-family homes. The City is seeing a significant surge in new apartment complexes which hasn't been seen since 2001 and 2009. New units being built and older units demolished. Not seeing any increase in value for apartment

buildings with limited remodels and additions. Continuing deferred maintenance in apartment complexes speaks to the issues and need for a Rental Housing Safety Program which the City implemented in 2017.

Report from Council Liaison

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

Council has asked staff to expand the program for displaying banners and hanging planters in the Central Business District and International District areas of Steilacoom Blvd. This will be the first phase of road projects to improve aesthetics of rights-of-way within the City.

Council recently approved the building of the Ft. Steilacoom Park pavilion which is funded through the Lodging Tax revenue. Funding has been built up over the years where certain portions of that fund can only be used for capital projects that support venues such as a pavilion. Utility upgrades of better electric distribution and water and sewer systems will support other projects as well.

Council had approved an ongoing contract to look at a utility rate study for stormwater and sewer auxiliary rates, which haven't been increased in 10 years. Public Works Trust Fund Loans, which were purchased to bring sewer improvements to the Tillicum Woodbrook areas, are about to be paid off and the 2020 budget cycle will allow for adjusting fees if necessary.

Pierce County Regional Council general assembly met and recognized the City of Lakewood for its initiative of the Rental Housing Safety Program and for the work that has been done over a number of years on the expansion of the Springbrook Park and its positive community impact.

Funding from the State is going to be made available for improvements to Harry Todd Park docks and ADA access to the beach along with a highly requested fishing pier.

Reports from Commission Members and Staff

City Council Actions

No updates from staff at this time.

Written Communications

None

Future Agenda Topics

None

Area-Wide Planning / Land Use Updates

None

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

Meeting Adjourned at 8:23 p.m.



Don Daniels, Chair
Planning Commission 03/07/2018



Karen Devereaux, Recording Secretary
Planning Commission 03/07/2018