



**PLANNING COMMISSION
REGULAR MEETING MINUTES
March 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, Paul Wagemann and Christopher Webber

Planning Commission Members Excused: Nancy Hudson-Echols

Planning Commission Members Absent: None

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 21, 2018 were approved with an amendment to add the Ayes and Noes of the marijuana prohibition by voice vote, M/S/C Wagemann/Guerrero. The motion to approve these minutes passed unanimously, 6-0.

Agenda Update

Mr. David Bugher requested the group review the second ordinance on marijuana retail sales and overlay zones to review actions before Mr. Bugher presents to City Council.

Public Comments

None

Public Hearings

Application Nos. LU-17-00254 & LU-17-00260; Consideration of a proposed Land Use and Development Code amendment regarding the regulation of Adult Family Homes and Essential Service Facilities

Mr. David Bugher explained the proposed amendments to Title 18A Land Use and Development Code recommending regulations to define adult family homes and require the issuance of a city business license; prohibit the conversion of an adult family home into an enhanced service facility; defines an enhanced service facility and requires issuance of a city business license; permits an enhanced service facility in the MF1, MF2, MF3, NC2, TOC, CBD, and C2 zoning districts subject to the approval of a

conditional use permit and all applicable development permits; and prohibits an enhanced service facility in all other zoning districts.

Mr. Don Daniels, Chair, called the public hearing to order and opened the floor for public comment. The following people made public comment and no written comments were received.

Alexander Misiewicz, Lakewood, spoke in support of prohibiting enhanced service facilities as well as limiting further inclusion of adult family homes in Lakewood.

John Kimani, Lakewood, spoke in support of the services provided by adult family homes.

Irene Mathenge, Lakewood, spoke in support of adult family homes.

John Ficker, Olympia, spoke in support of adult family homes emphasizing that more homes are needed.

Minda MoHaghan, Lakewood, spoke in support of adult family homes asserting that strict laws are in place to assure safety in the homes.

James Wachira, Lakewood, spoke in support of adult family homes stressing great care is given and a much needed service is provided to community.

Mino Anikan, Lakewood, spoke in favor of adult family homes advocating that more homes should be allowed and are needed.

Mike Estamski, Lakewood, spoke in support of adult family homes expressing they provide a much needed service.

Anne Kibicho, Lakewood, spoke in support of adult family homes asking the commissioners not to get rid of homes.

Mary Kimani, Lakewood, spoke in support of adult family homes and assured that the only time her home is disruptive to the neighborhood is when she calls 911 to help get patients to the hospital.

Patricia Hobbit, Lakewood, spoke in support of adult family homes sharing stories of the caring treatment her mother receives in a Lakewood adult family home.

Stefani Waterman, Lakewood, spoke in support of adult family homes adding that she doesn't view them as a danger in the Oakbrook neighborhood.

Guy McFadden, Lakewood, spoke in support of adult family homes but shared concerns for safety of the children when a level II offenders are placed in homes within 800 - 1,000 yards from Oakbrook Elementary School.

Susan Sorenson, Lakewood, reiterated that the value of adult family homes is recognized. Ms. Sorenson stressed addressing placement of people with mental health issues or dangerous offenders into the homes where safety of the surrounding community is at risk. Ms. Sorenson urged commissioners to prohibit enhanced service facilities inside of multi-family zones and require them to be situated in commercial zones.

Phil Sorenson, Lakewood, commented that the community cannot rely on the Department of Corrections or the Department of Social and Health Services to keep us safe. Mr. Sorenson added that a dangerous offender had already been placed in an adult family home and never should have; an adult family home and an enhanced service facility are very different placements.

Glen Spieth, Lakewood, spoke in support of adult family homes.

Mr. Don Daniels, Chair, closed the public hearing and public comments for the hearing.

Unfinished Business

None

New Business

Application Nos. LU-17-00254 & LU-17-00260; Consideration of a proposed Land Use and Development Code amendment regarding the regulation of Adult Family Homes and Essential Service Facilities

Commissioners discussed the proposed resolution for recommendation to Council.

Ms. Connie Coleman-Lacadie made the motion to accept the Resolution 2018-03. Mr. Christopher Webber seconded the motion to accept.

Mr. James Guerrero moved to amend the resolution to remove Section 2. A. and prohibit enhanced service facilities in the MF1, MF2, and MF3 zoning districts. Mr. Robert Estrada seconded the motion to amend the resolution.

A voice vote was taken and the amended motion passed unanimously, 6-0.

Report from Council Liaison

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

Council has held a public hearing on the Text Amendments to Title 18A regarding swap meets. The topic is on the Council calendar for action in March.

The Council has received the commissioner's recommendation to prohibit retail sales of marijuana in the City of Lakewood. The City Manager and Mayor have agreed to take action on that topic in April and May.

City Council has been anxiously waiting for the Capital Budget to be resolved. It appears that funding will be made available for Lakewood to move forward on roadway and sidewalk improvements in the Lake City area along Veterans Dr. SW from Washington Blvd to American Lake Park.

City of Lakewood has again met the standards to be a "Well City" in which city employees are engaged in programs to enhance and promote good health and that carries over into city wide impact in terms of attitude and culture with regard to healthy living.

Reports from Commission Members and Staff

City Council Actions

No updates from staff at this time.

Written Communications

None

Future Agenda Topics

On March 21, 2018 the commissioners will review the Draft Downtown Subarea Policy Document (which will set the stage for new zoning districts) and the Draft Planned Action Environmental Impact Statement to include traffic and circulation involving the new streets design for the downtown plan.

Staff is in the process of amending new sign codes which will come before the commission soon.

On Monday, April 9, there is a Joint Council and Planning Commission Meeting during a Study Session which will start at 6:00 PM in the Council Chambers. Council and Commissioners will discuss the policy document and EIS.

Area-Wide Planning / Land Use Updates

None

Other

At the February 21 meeting commissioners adopted a resolution prohibiting marijuana in all zones of the city. Mr. David Bugher was tasked by City Council to get input from commissioners on the standards by which they would allow it for Council's action should Council decide to allow it. Mr. Bugher put together a document to capture the discussion. In short, the commissioners decided they would not require a conditional use permit; would allow different buffers of 500 feet and 1,000 feet for specific sensitive receptors; no additional security measures would be required by the City other than those required by the State; odor control technology would not be required; and removed the no non-conforming uses sections from the original draft ordinance allowing marijuana. This will be forwarded to Council for action in April and May.

Next Meeting: Wednesday, March 21, 2018 at 5:30 p.m. in Council Chambers

(This planning commission meeting will host a Central Business District Downtown Subarea Plan Open House).

Meeting Adjourned at 8:29 p.m.


Don Daniels, Chair
Planning Commission 04/04/2018


Karen Devereaux, Recording Secretary
Planning Commission 04/04/2018