



A G E N D A

PLANNING COMMISSION

Connie Coleman-Lacadie • Don Daniels
Nancy Hudson-Echols • Ryan Pearson
James Guerrero • Paul Wagemann
Christopher Webber

Regular Meeting
Wednesday, October 2, 2019
City Hall Council Chambers at 6:30 PM
6000 Main Street SW, Lakewood, Washington

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes from September 18, 2019**
- 4. Agenda Updates**
- 5. Public Comments**
(Each person will be allowed 3 minutes to speak, to a total of 15 minutes per topic. Groups with a designated speaker may have a total of 10 minutes to speak.)
- 6. Unfinished Business**
 - Action on proposed rezone of 5 parcels at or near former Fort Steilacoom Golf Course from Open Space & Recreation 2 (OSR2) to OSR1
 - Lakewood Municipal Development Code (Title 18A) Update
- 7. Public Hearings**
 - Hearing on proposed 2020 Comprehensive Plan Amendment Docket
- 8. New Business**
 - None
- 9. Report from Council Liaison**
 - Mr. Mike Brandstetter
- 10. Reports from Commission Members & Staff**
 - Written Communications
 - Future Agenda Topics
 - Area-Wide Planning / Land Use Updates
 - Other

Enclosures

1. Draft Meeting Minutes from September 18, 2019
2. Staff Report on 2020 Comprehensive Plan Amendment Docket
3. Staff Report on Proposed Rezone of 5 parcels from OSR 2 to OSR 1
4. Staff Report on Lakewood Municipal Development Code (Title 18A) Update

Members Only

Please email kdevereaux@cityoflakewood.us or call Karen Devereaux at 253.983.7767 no later than Tuesday at noon, October 1, 2019 if you are unable to attend. Thank you.



**PLANNING COMMISSION
REGULAR MEETING MINUTES
September 18, 2019
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, Connie Coleman-Lacadie, Christopher Webber, Ryan Pearson, Nancy Hudson-Echols, Paul Wagemann and James Guerrero

Planning Commission Members Excused: None

Commission Members Absent: None

Staff Present: Dave Bugher, Assistance City Manager for Development Services; Tiffany Speir, Special Projects Planning Manager; and Karen Devereaux, Administrative Assistant

Council Liaison: Councilmember Mr. Michael Brandstetter

Approval of Minutes

The minutes of the meeting held on September 4, 2019 were approved as written by voice vote, M/S/C Wagemann/Guerrero. The motion passed unanimously, 7-0.

Agenda Updates

Ms. Tiffany Speir requested the unfinished business segment be moved to after the public hearing. Mr. Don Daniels, Chair agreed to the request.

Public Comments

Mr. Glen Spieth, Lakewood History Museum owner, shared that the Historical Society opened up the museum during the celebration of the Colonial Plaza Grand Opening on Saturday evening, September 14th. Mr. Spieth guessed approximately 250 visitors attended during that brief opening. The true opening of the museum's new location will be the first week of October.

Public Hearings

Continuation of Lakewood Municipal Development Code (Title 18A) Hearing

Mr. Don Daniels, Chair, opened the floor for public comment.

Mr. Tim Puryear, on behalf of Northwest Building, owner of the Lakewood Industrial Park, requested the commissioners include the "medium" category for "Manufacturing, Assembling and Packaging" as an allowed use in the Industrial Business Park IBP zone. Mr. Puryear requested the LIP be allowed to add one more personal storage facility to the 12 they currently have in operation. Mr. Puryear also requested consideration of the requirement for lighting limits inside the IBP zone. It was suggested the "maximum mounting height above adjacent grade" be increase to a minimum of 35' to allow safer illumination of the truck court out to 75'.

Mr. Gregory Busch, Wireless Policy Group on behalf of AT&T, requested that commissioner's revisit the confusing language specifically in section 18A.95.090.D.11.as it relates to the priority of locations for the macro facilities and the stipulation requiring the applicant to demonstrate that

all other possible locations and wireless technologies cannot be modified to function within the grid system.

Mr. Don Daniels discussed options with commissioners and it was decided the hearing will be held open until the October 16th meeting while staff continues to research suggestions forwarded in public comments and the commissioner's suggested changes.

Rezone of 6 Parcels from OSR2 to OSR1 north of Western State Hospital

Ms. Tiffany Speir provided an explanation to commissioners of a recent boundary line adjustment which combined two parcels therefore reducing the number of parcels involved in the rezone to five. Ms. Speir provided an overview of a second staff report that commissioners received by email prior to the meeting which reiterated the 8 criteria to be used in making recommendation to Council.

Mr. Don Daniels, Chair, opened the floor for public hearing to begin.

Ms. Casio, Oakbrook neighborhood resident in Lakewood, requested an explanation of the differences between OSR1 and 2 zones with concerns the rezone would allow something to be built behind their property and affect the view they now enjoy of open spaces. Ms. Speir explained that OSR1 is a more passive zone; fewer things would be allowed if the rezone was approved; meaning the parcels would still remain open space. Ms. Speir provided Ms. Casio a paper copy of the same explanation provided to commissioners.

Mr. David Bugher interjected that the OSR1 zone is the most restrictive zone in Lakewood and is used for open spaces such as the Ft. Steilacoom Park and Chambers Creek areas.

Chair Daniels closed the public hearing.

Unfinished Business

Lakewood Municipal Development Code Title 18A Update Discussion

Ms. Tiffany Speir prepared a list of the questions asked and public comments made from the September 4 meeting. Ms. Speir provided to commissioners a set of the latest updated draft amendments to Title 18A which addressed all previous questions and comments to date. Additional public comments have been received and will be answered and discussed again at the next meeting, October 2nd.

Mr. David Bugher provided detailed explanations to commissioners on their questions voiced to date. Mr. Bugher noted that cross references to Title 18A within Title 18B as well as several other titles would be up[dated by October 16; in addition, CEDD was working with the City legal department on certain proposed changes which would be shared with the Commission no later than at the next public hearing.

Commissioners have had four meetings, held as many discussions and a public hearing on this code update. Information has been consistently provided to citizens on the project website: www.Lakewood18A.org. Commissioners are scheduled to take action and make recommendation to Council on October 16. Council is currently scheduled to begin consideration on October 28 and take action on November 18, 2019.

New Business

2020 Comprehensive Plan Amendment Docket

Ms. Tiffany Speir provided a brief description on each proposed amendment of applications received. Ms. Speir then reviewed the legally required steps in order to complete zoning map and comprehensive text amendments, including City level SEPA review; Department of Commerce (DOC) review; Planning Commission public hearing, review, and recommendation; and City Council public hearing, review and action. Ms. Speir provided a schedule of the next several months of important discussions, public hearings and action dates.

The next steps for commissioner's is the first public hearing on the 2020 Comprehensive Plan and Zoning Map Amendments to be held on October 2, 2019.

Report from Council Liaison

Councilmember Mr. Mike Brandstetter updated commissioners on the following topics:

City Council has renewed the City Manager contract for another year. Councilmember Brandstetter commented on the ribbon cutting ceremony for the Complete Streets Colonial Plaza grand opening

Reports from Commission Members and Staff

City Council Actions

None

Written Communications

None

Future Agenda Topics

None

Area-Wide Planning / Land Use Updates

Mr. David Bugher informed the commissioners of abatement hearings scheduled in the morning of Thursday, September 19th, for the Karwan Village 38 unit Mobile Home Park regarding their significant issues with a failed septic system as well as high volume of police calls for service. The City is asking for the number of tenants to be reduced and the septic system properly fixed.

Another hearing is scheduled in the afternoon of September 19th for the QFC Property regarding the abatement of the structures. The current owner is of the opinion the property can be rehabilitated. The City performed an inspection finding an interior wall to be bowed. There are questions about the attachments to the roof which needs full replacement.

Next Regular Meeting: October 2, 2019 at 6:30 p.m. in Council Chambers

Meeting Adjourned at 7:50 p.m.

Don Daniels, Chair
Planning Commission 10/02/2019

Karen Devereaux, Recording Secretary
Planning Commission 10/02/2019



TO: Planning Commission

FROM: Tiffany Speir, Planning Manager, Special Projects

DATE: October 2, 2019

SUBJECT: Proposed Rezone of Five Parcels from OSR2 to OSR1

ATTACHMENT: Draft Resolution Recommending Rezone

The Planning Commission held a public hearing on September 18 regarding the proposed rezone of 5 parcels located at the former Fort Steilacoom Golf Course from Open Space and Recreation 2 (OSR2) to Open Space and recreation 1 (OSR 1.) No public comments were received.

A draft Resolution recommending approval of this area-wide rezone is attached hereto as **Attachment A**.

APPLICATION REVIEW PROCESS

This action is considered an “area-wide zoning map amendment” and is handled under Permit Application Process IV as described in Lakewood Municipal Code sections 18A.02.502 and .560:

Excerpts from LMC 18A.02.502: Process IV Permit Application	
Permit	Area-Wide Zoning Map amendments
Impacts	Potential significant effect on some persons or broad impact on a number of persons
Notice & Comment	In addition to applicant, others affected invited to present initial information
Recommendation	Planning Commission
Decision-Making Body	City Council
Appeal	Superior Court

The criteria referenced above to be addressed by the Planning Commission for an area-wide zoning map amendment are as follows:

1. The proposed amendment is consistent with the Comprehensive Plan.

2. The proposed amendment and subsequent development of the site would be compatible with development in the vicinity.
3. The proposed amendment will not unduly burden the transportation system in the vicinity of the property with significant adverse impacts which cannot be mitigated.
4. The proposed amendment will not unduly burden the public services and facilities serving the property with significant adverse impacts which cannot be mitigated.
5. The proposed amendment will not adversely impact the public health, safety, and general welfare of the citizens of the city.
6. The entire range of permitted uses in the requested zoning classification is more appropriate than the entire range of permitted uses in the existing zoning classification, regardless of any representations made by the petitioner as to the intended use of the subject property.
7. Circumstances have changed substantially since the establishment of the current zoning map or zoning district to warrant the proposed amendment.
8. The negative impacts of the proposed change on the surrounding neighborhood and area are largely outweighed by the advantages to the city and community in general, other than those to the individual petitioner.

DISCUSSION

Considering the environmental constraints on the parcels in question, and to better reflect the current and desired use of the subject property and surrounding properties, the City of Lakewood is initiating an application to rezone 5 parcels from OSR2 zone to OSR 1 on the Fort Steilacoom Golf Course, north of the Western State Hospital Campus. No land use redesignation of any of the parcels is needed.

Action	Application Review Process	Parcels	Owner
Zoning Map Amendment (OSR 2 to OSR 1)	Process IV	1. 0220294023	PC Parks
		2. 0220283013	PC Parks
		3. 0220283027	State of WA
		4. 0220283026	State of WA
		5. 0220321007	State of WA DNR

The two maps included below highlight the 5 parcels in question.

Table 1 below distinguishes the permitted, administrative and conditional uses in OSR1 and OSR2. Generally speaking, OSR1 is a more “passive” open space and recreational zone than OSR2 (i.e., higher intensity outdoor recreational uses and transportation uses are allowed in OSR2 than OSR1, and several uses are administratively or conditionally allowed in OSR2 that are not allowed in OSR1 (i.e., Community and Cultural Services, Amusement and Recreation, Funeral Services, and Lodging) as highlighted in the table below.)

Table 1

Use	Zone	
	OSR1	OSR2
Permitted	1. Outdoor Recreation (Level 1/2)	1. Outdoor Recreation (Level 1/2)
	2. Residential Accessory Uses	2. Public Maintenance Facilities (Level 1)
	3. Civic Accessory Uses	3. Transportation (Level 1)
		4. Communication Facilities (Level 1)
		5. Electrical Facilities (Level 1)
		6. Stormwater Facilities (Level 1)
		7. Residential Accessory Uses
		8. Civic Accessory Uses
Administrative	OSR1	OSR2
	1. Public Maintenance Facilities (Level 1)	1. Community and Cultural Services (Level 1)
	2. Transportation (Level 1)	2. Outdoor Recreation (Level 3)
	3. Communication Facilities (Level 1)	3. Public Maintenance Facilities (Level 2)
	4. Electrical Facilities (Level 1)	4. Transportation (Level 2)
	5. Natural Gas Facilities (Level 1)	5. Communication Facilities (Level 2)
	6. Sewage Collection Facilities	6. Electrical Facilities (Level 2)
	7. Stormwater Facilities (Level 1/2)	7. Natural Gas Facilities (Level 1)
	8. Water Supply Facilities (Level 1)	8. Sewage Collection Facilities
		9. Stormwater Facilities (Level 2)
		10. Water Supply Facilities (Level 1)
Conditional	OSR1	OSR2
	1. Outdoor Recreation (Level 3/4)	1. Community and Cultural Services (Level 2)
	2. Transportation (Level 2)	2. Outdoor Recreation (Level 4)
	3. Communication Facilities (Level 2)	3. Pipelines
	4. Electrical Facilities (Level 2)	4. Stormwater Facilities (Level 3)
	5. Pipelines	5. Amusement and Recreation (Level 2/3/4)
	6. Stormwater Facilities (Level 3)	6. Funeral Services (Level 3)
		7. Lodging (Level 2)

Descriptions of the use levels highlighted in the table above that are variously allowed or prohibited in the OSR1 and OSR2 zones are included below.

Excerpts from LMC 18A.20 Land Use Types and Levels

Amusement and Recreation. Establishments or places of business primarily engaged in the provision of sports, entertainment, or recreational services to the general public or members, which may or may not include Eating and Drinking Establishment Commercial use types in conjunction, but where eating and drinking is clearly secondary to a primary Amusement and Recreation Commercial use type, and which do not otherwise constitute Sexually Oriented Business Commercial use types. Examples include video arcades; teen clubs; dance halls; athletic clubs; indoor swimming pools; billiard parlors; bowling alleys; ice or roller skating rinks; indoor and drive-in movie theaters; outdoor recreational equipment rental, including marine-related; mini-golf and indoor or outdoor driving ranges that are not located in conjunction with a golf course; enclosed sports arenas or stadiums; amusement parks; and gambling establishments or activities such as cardrooms, enhanced cardrooms (“mini-casinos”), bingo parlors, off-track betting, or similar gambling activities, subject to appropriate state licensure; specifically excluding Lottery and pull tabs. Such uses may include facilities or activities clearly incidental and secondary to the primary use which provide functions typical of a “pro shop” in conjunction with the primary use.

Level 1: Indoor facilities not exceeding five thousand (5,000) gross square feet and/or outdoor facilities of less than thirty-five thousand (35,000) square feet, without alcohol sales.

Level 2: Indoor facilities of between five thousand (5,000) and thirty thousand (30,000) gross square feet and/or outdoor facilities of between thirty-five thousand (35,000) and eighty-seven thousand, one hundred twenty (87,120) gross square feet (two acres), without alcohol sales.

Level 3: Indoor facilities of up to thirty thousand (30,000) gross square feet with up to five thousand (5,000) gross square feet of enclosed outdoor facilities, with or without alcohol sales.

Level 4: Indoor facilities exceeding thirty thousand (30,000) gross square feet and/or outdoor facilities exceeding five thousand (5,000) gross square feet, with or without alcohol sales.

Community and Cultural Services. Establishments primarily engaged in the provision of services that are strongly associated with community, social, or public importance. Examples include libraries, museums, art galleries, senior centers, community centers, performing arts theaters, and community clubs and organizations.

Level 1: Establishments which do not exceed five thousand (5,000) gross square feet.

Level 2: Establishments of between five thousand (5,000) and twenty thousand (20,000) gross square feet.

Level 3: Establishments which are larger than twenty thousand (20,000) gross square feet.

Funeral Services. Funeral facilities such as preparation and display facilities, funeral chapels, crematories, and affiliated offices.

Level 1: Mortuaries, including affiliated funeral chapels and offices.

Level 2: Crematories, including affiliated funeral chapels and offices, subject to state air quality standards and intensity limits when situated within the military-related zoning districts.

Level 3: Cemeteries, which may include Level 1 and Level 2 uses.

Lodging. Establishments that provide transitory lodging services, subject to appropriate state and local licensure.

Level 1: Bed and breakfast, subject to the requirements of LMC 18A.70.900.

Level 2: Camping and recreational vehicle parks where a tract of land under single ownership or unified control is developed with individual sites for rent and containing roads and utilities to accommodate recreational vehicles or tent camping for vacation or other similar short stay purposes, subject to design standards set forth in LMC 18A.70.500. This use does not include the rental of recreational vehicles or manufactured home parks.

Level 3: Hotels and motels, or other transient lodging facilities not listed herein, containing a single building or a group of detached or semi-detached buildings containing guest rooms or self-contained suites, with parking provided on the site for the use of those staying in the rooms or suites, which is or are designed and used for the accommodation of transient travelers.

Outdoor Recreation. Recreational areas and recreation facilities which primarily are owned or operated by public or non-profit entities for the use and enjoyment of the general public. Examples include neighborhood parks, community parks, regional parks, waterfront parks, open space, arboretums, small or special landscaped areas, community and “pea patch” gardens, fairgrounds, zoos, and swimming pools. In some cases, such areas and facilities may be incidental to private development, such as open space set-asides necessary for environmental mitigation and children’s play areas (“tot lots”) within a subdivision; are intended to be principally used by a finite group; and may constitute private property.

Level 1: Natural open space and passive recreation. Protected open space areas in a natural state, together with low-impact passive recreational facilities including single-track hiking trails, beaches, viewing areas, interpretive signage, and fences.

Level 2: Neighborhood-scale active recreation and limited accessory structures. Parks, playgrounds, arboretums, and community gardens two (2) acres or less in size; open sports fields two (2) acres or less in size, with no spectator seating; improved trail systems; paved multi-use areas and bridle trails within defined park areas; ranger stations; public restrooms; playground equipment; sports equipment, including swimming pools, for neighborhood use; and picnic tables and shelters.

Level 3: Parks and playgrounds from two (2) to twenty (20) acres in size; multi-use linear trails; open sports fields with unenclosed seating for up to four hundred (400) spectators; swimming pools for community or regional use; public and private outdoor recreational facilities such as golf courses and associated driving ranges, equestrian clubs, and marinas; and arboretums and community gardens more than two (2) acres in size.

Level 4: Parks and playgrounds over twenty (20) acres in size, open sports fields with unenclosed seating for more than four hundred (400) spectators, and regional recreational facilities.

Transportation. The provision of public or semi-public transportation services. Examples include parking garages, park-and-ride lots, commercial parking lots, bus shelters, bus stations, bus transfer centers, passenger rail stations, ferry docks, and other types of public and quasi-public transportation facilities.

Level 1: Transportation uses serving neighborhoods, such as bus shelters.

Level 2: Transportation uses serving communities and regions, such as passenger rail and bus stations; parking facilities, including park-and-rides; and weigh stations.

Level 3: Commercial parking lots, structures, and satellite lots providing short-term parking for operational vehicles.

Level 4: Taxi, shuttle, and bus “barns” and yards, and motor pool facilities. May include usable and/or scrap tire piles of up to a total of two hundred (200) tires as an accessory use.

Level 5: Airports, heliports, landing fields or waterways, and ferry docks.

**ATTACHMENT A
PLANNING COMMISSION RESOLUTION NO. 2019 - XX**

**A RESOLUTION OF THE CITY OF LAKEWOOD PLANNING COMMISSION
RECOMMENDING THE REZONE OF FIVE (5) PARCELS FROM OPEN SPACE &
RECREATION 2 (OSR2) TO OPEN SPACE & RECREATION 1 (OSR1)**

I. RECITALS

WHEREAS, Lakewood land parcels numbered 0220294023, 0220283013, 0220283027, 0220283026, 0220321007, on which used to be operated the Fort Steilacoom Golf Course, are currently zoned from Open Space & Recreation 2 (OSR2); and

WHEREAS, after considering the environmental constraints on the parcels in question, and to better reflect the current and desired use of the subject property and surrounding properties, the City of Lakewood is considering amending the City's Zoning Map to rezone the five (5) parcels listed above from OSR2 zone to OSR 1. No amendment to the City's Future Land Use Map designation on any of the parcels is needed; and

WHEREAS, this action is considered an "area-wide zoning map amendment" and is addressed through Permit Application Process Type IV as described in Lakewood Municipal Code sections 18A.02.502 and .560; and

WHEREAS, on September 4, 201p, the City of Lakewood Planning Commission held a study session to review the proposed rezone; and

WHEREAS, on September 18, 2019, the City of Lakewood Planning Commission conducted an advertised public hearing.

NOW THEREFORE,

**II. THE PLANNING COMMISSION OF THE CITY OF LAKEWOOD DOES
HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:**

SECTION 1: The procedural and substantive requirements of the State Environmental Policy Act have been complied with.

SECTION 2: The procedural requirements of RCW 36.70A have been complied with.

SECTION 3: The proposed Zoning Map amendment is consistent with the requirements of Revised Code of Washington, and the Washington Administrative Code.

SECTION 4: The proposed Zoning Map amendment is consistent with the City of Lakewood Comprehensive Plan.

SECTION 6: The proposed Zoning Map amendment has been reviewed and processed in accordance with the requirements of Title 14 Environmental Protection, Title 14A Critical Areas, and Title 18A Land Use and Development of the City of Lakewood Municipal Code.

SECTION 7: All of the facts set forth in the Recitals are true and correct, and are incorporated herein by reference.

SECTION 8: All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State law and the City's municipal code.

SECTION 9: The Lakewood Planning Commission finds and determines that the zoning of parcels within the City's boundaries are within the City's regulatory authority.

SECTION 10: The Lakewood Planning Commission finds and determines that approval of the rezone of the five (5) parcels in question is in the best interests of the residents of Lakewood and will promote the general health, safety and welfare.

SECTION 11: The Lakewood Planning Commission finds and determines that zoning of city parcels is subject to the authority and general police power of the City, and the City reserves its powers and authority to appropriately amend, modify and revise such zoning in accordance with applicable law;

SECTION 12: The documents and other materials that constitute the record of the proceedings upon which the Planning Commission's recommendations are based, which include, but are not limited to, the staff reports for the Project and all of the materials that support the staff reports for the Project, are located in the City of Lakewood, Community and Economic Development Department at 6000 Main Street SW, Lakewood, Washington, 98499-5027. The custodian of these documents is the Assistant City Manager for Development Services of the City of Lakewood; NOW, THEREFORE,

III. THE PLANNING COMMISSION OF THE CITY OF LAKEWOOD, WASHINGTON DOES RECOMMEND AS FOLLOWS:

Section 1.

That Lakewood land parcels numbered 0220294023, 0220283013, 0220283027, 0220283026, 0220321007 be rezoned from Open Space & Recreation 2 (OSR2) to Open Space & Recreation 1 (OSR1.)

PASSED, APPROVED, and ADOPTED this 2nd day of October, 2019 upon a motion of Commissioner _____, seconded by Commissioner _____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Chair

ATTEST:

KAREN DEVEREAUX, Secretary



TO: Planning Commission

FROM: Tiffany Speir, Planning Manager, Special Projects

DATE: October 2, 2019

SUBJECT: Staff Report re Lakewood Development Code Update (Title 18A)

The Planning Commission has held at least 5 meetings to discuss the proposed updates to Lakewood's Land Use & Development Code that affects LMC Titles 3, 12, 17 and 18A. On September 4, the Planning Commission held a public hearing on the proposal, which was continued first to September 18 and again to October 16.

Included below are responses to public comments received from Glen Spieth (property owner), Tim Puryear (Lakewood Industrial Business Park), and David Krueger (Wig Properties.)

Those comments not addressed in the September 18 staff report or below from Commissioner James Guerrero, David Krueger, and others will be addressed in the materials provided to the Planning Commission for its October 16 meeting. The public hearing on 18A will be closed on October 16 as well.

The CEDD-recommended edits listed in the table below will be included in the draft Title 18A update document the Planning Commission is provided for its October 16 meeting. Also included in the October 16 materials will be corrected cross-references to 18A in other sections of the Lakewood Municipal Code (Titles 12, 14, 17, and 18B.)

The anticipated schedule is for the Planning Commission to review and discuss these and any other items identified by Commission members on October 2 and 16, and take action on the Title 18A Land Use and Development Code update on October 16.

Request	CEDD Analysis/Recommendation	Planning Commission Recommendation
Glen Spieth: Please clarify the license and permit allowed uses for museum located at home	Recommendation: Not directly related to 18A update. Get a Lakewood endorsement for state business license and home occupation permit for museum operated out of house.	

Request	CEDD Analysis/Recommendation	Planning Commission Recommendation
<p>Tim Puryear:</p> <p>Add manufacturing, assembly, and packaging – medium intensity to commercial and industrial zones.</p>	<p>Recommendation: Allow by right manufacturing, assembly, and packaging – medium intensity, to the IBP, I1, & I2 zoning districts.</p> <p>Allow by conditional use permit manufacturing, assembly, and packaging – medium intensity, to the C1 zoning district.</p>	
<p>Tim Puryear:</p> <p>Add manufacturing, assembly, and packaging – heavy intensity to commercial and industrial zones.</p>	<p>Recommendation: Allow by conditional use permit manufacturing, assembly, and packaging – heavy intensity, to the I2 zoning district.</p>	
<p>Tim Puryear:</p> <p>Request to add personal storage facilities to the IBP zoning district.</p>	<p><u>Analysis:</u> The actual term in the proposed code is “storage – personal storage facility,” also referred to as mini-warehouse.</p> <p>The current code allows mini-warehousing as a permitted use in the C1, C2, and I1 zone. These areas are found along Pacific Highway SW, South Tacoma Way, Lakeview Avenue SW, and Steele Street SW.</p> <p>This type of use takes up considerable space and does not generate jobs.</p> <p>Recommendation: Allow by right “storage – personal storage facility” in the C1, C2, and I1 zoning districts; allow by conditional use permit “storage – personal storage facility” in the IBP zone.</p>	
<p>Tim Puryear:</p> <p>Outdoor lighting in Industrial zoning districts. The proposed outdoor lighting code, 18A.60.095, is impractical in terms of lighting truck docks and/or truck court areas; and</p> <p>Not all lighting fixtures comply with the standards listed in the proposed code.</p>	<p><u>Analysis:</u> The standards that have been proposed were the result of special lighting studies performed by an outside consultant to protect the air-based missions of JBLM. As such, there is reluctance to make modifications to the draft regulations unless narrow in scope.</p> <p>Recommendation: Under 18A.60.095 (G.) (2.) amend the draft code as follows:</p> <p>Alternative Means and Methods. Deviations from the lighting standards provided in this Ordinance may be approved pursuant to the insert cross reference to jurisdiction variance, conditional or special use permit, or other discretionary review process by the Director.</p> <p>Under 18A.60.095 (G.) (4.) amend the draft code as</p>	

Request	CEDD Analysis/Recommendation	Planning Commission Recommendation
	<p>follows:</p> <p>Appeals and variances. Appeal from and variances from the provisions of this ordinance shall be in accordance with section <insert section # of the jurisdiction's applicable appeal and variance procedures and criteria> <u>18A.20.080 Type I administrative permit, either design review or land use approval.</u></p>	
<p>Staff commentary re Tim Puryear Comments:</p> <p>Section 18A.60.095 (I.) requires property owners whose lights do not comply with the proposed code to either replace their lights within an as yet unspecified timeframe or request an extension. This proposal may be considered unduly burdensome.</p>	<p>Recommendation: Delete 18A.60.095 (I)(1)(a), (b), and (c);</p> <p>Retain 18A.60.095 (I)(1)(2) and (3), but renumber accordingly;</p> <p>Under Resumption of Use after Abandonment, add the following:</p> <p><u>Beginning on the effective date of this Ordinance</u>, if a property with non-complaint lighting is abandoned for a period of twelve (12) months or more prior to the compliance period described in subsection A, above, then all outdoor lighting shall be brought into compliance with this Ordinance before resumption of use of the property. Any uncorrected non-complaint lighting shall be removed or remain extinguished.</p>	
<p>Dave Krueger:</p> <p>Allow hospitality-type uses in the CBD zoning district</p>	<p>Recommendation: No change is needed – hotel-related uses are already permitted in the CBD zone.</p>	
<p>Dave Krueger:</p> <p>Is the proposed mixed use definition descriptive of possible variations of mixed use?</p>	<p><u>Analysis:</u> The proposed definition is as follows:</p> <p>“Mixed use” means a project that combines both commercial and residential uses, where the residential component is typically located above the commercial. This Code allows for multiple, horizontally and/or vertically attached dwelling units combined vertically with and above an allowed use. Commercial uses shall comprise a minimum of fifty (50) percent of the square footage of the ground floor in multistory buildings and shall align with the building’s frontage.</p> <p>However, the definition could use some refinement. Additional clarification is needed on vertical versus horizontal mixed use; and it may be difficult to obtain a 50</p>	

Request	CEDD Analysis/Recommendation	Planning Commission Recommendation
	<p>percent commercial square footage number on the ground floor.</p> <p>Recommendation: “Mixed-use” means a project that combines both commercial and residential uses, where the residential component is typically located above the commercial. This Code allows for multiple, horizontally and/or vertically attached dwelling units. <u>Horizontal mixed-use means single use-use buildings allowed on one parcel. Vertically mixed-use means a combination of different uses in the same building.</u> combined vertically with and above an allowed use. Commercial uses shall comprise a minimum of fifty (50) <u>thirty-five (35)</u> percent of the square footage of the ground floor in multistory buildings and shall align with the building’s frontage.</p>	
<p>Dave Krueger:</p> <p>Reduce the time in which an application is deemed complete from 28 days to 21 days.</p>	<p>Recommendation: Notice of completeness is set by RCW 36.70B.070 (1); do not support.</p>	
<p>Dave Krueger:</p> <p>The term auto and vehicle sales/rental are different use types and should be listed as separate uses. Further, auto rentals should be allowed by right in the CBD zone.</p>	<p><u>Analysis:</u> The proposed code defines the term auto and vehicle sales/rental as follows:</p> <p>“Auto and vehicle sales/rental” means a retail or wholesale establishment selling and/or renting automobiles, trucks and vans, trailers, motorcycles, and bicycles (bicycle sales are also included under “general retail”). May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships. Does not include: the sale of auto parts/accessories separate from a vehicle dealership (see “auto parts sales”); mobile home, recreational vehicle, or watercraft sales (see “mobile home, RV and boat sales”); tire recapping establishments (see “vehicle services”); businesses dealing exclusively in used parts, (see “recycling—scrap and dismantling yards”); or “gas stations,” which are separately defined.</p> <p>The proposed zoning would allow auto and vehicle sales/rental in the C1 and C2 zones by right, and in NC2 and TOC zones subject to a conditional use permit.</p> <p>Since incorporation, regulating auto activity has been problematic. Under the proposed code, the desire has been to simplify the current regulations, but to also acknowledge historical patterns. Auto related activity has been</p>	

Request	CEDD Analysis/Recommendation	Planning Commission Recommendation
	<p>purposely restricted in the CBD and subarea zones.</p> <p>Recommendation: Do not support.</p>	
<p>Dave Krueger:</p> <p>Allow health/fitness facility as a primary use in the CBD zone.</p>	<p><u>Analysis:</u> This use-type was inadvertently left out of the proposed.</p> <p>Recommendation: Allow health/fitness facility as a primary permitted use in the CBD, NC1, NC2, and C3 zones. Allow health/fitness facility in the IBP zone subject to a conditional use permit.</p>	
<p>Dave Krueger:</p> <p>Requests clarification, Does laboratory-medical/analytical support medical use for internal/patient use?</p>	<p><u>Analysis:</u> The following use-types are principally permitted in the CBD zone: medical service – clinic, urgent care; medical service – doctor office; medical service – integrated medical health center; medical service – lab; and pharmacy.</p> <p>Recommendation: No changes in the proposed code are necessary.</p>	
<p>Dave Krueger:</p> <p>Requests that higher-end second hand stores (Goodwill, Habitat for Humanity) be allowed in the CBD zone.</p>	<p><u>Analysis:</u> Second hand store is defined as follows:</p> <p>“Second hand store” means a retail store that buys and sell used products, including clothing, furniture and household goods, jewelry, appliances, musical instruments, business machines and office equipment, tools, motors, machines, instruments, firearms, or any similar secondhand articles or objects. Includes pawnshops. Does not include bookstores (“Retail Stores”); secondhand farm and construction equipment (“Construction Heavy Equipment Sales and Rental”); junk dealers, or scrap/dismantling yards (“Recycling Facilities—Scrap and Dismantling Yards”); the sale of antiques and collectibles (“Retail Stores”); or the sale of cars and other used vehicles (“Auto and Vehicle Sales/Rental”).</p> <p>There is a basis to distinguish between different types of second hand sales.</p> <p>Recommendation: Amend the definition for Second hand store as follows:</p> <p>Second hand store means a retail store that buys and sell used products, including clothing, furniture and household goods, jewelry, appliances, musical instruments, business machines and office equipment, tools, motors, machines, instruments, firearms, or any similar secondhand articles or objects. <u>Does not include pawnbroker or secondhand</u></p>	

Request	CEDD Analysis/Recommendation	Planning Commission Recommendation
	<p><u>dealer</u>. <u>Does not include outdoor flea markets or swap meets. Includes pawnshops.</u> Does not include bookstores (“Retail Stores”); secondhand farm and construction equipment (“Construction Heavy Equipment Sales and Rental”); junk dealers, or scrap/dismantling yards (“Recycling Facilities—Scrap and Dismantling Yards”); the sale of antiques and collectibles (“Retail Stores”); or the sale of cars and other used vehicles (“Auto and Vehicle Sales/Rental”).</p> <p>Add a new definition to 18A.40.005:</p> <p><u>"Pawnbroker" means every person engaged, in whole or in part, in the business of loaning money on the security of pledges of personal property, or deposits or conditional sales of personal property, or the purchase or sale of personal property.</u></p> <p>Add a new definition to 18A.40.005:</p> <p><u>"Secondhand dealer" means every person engaged in whole or in part in the business of purchasing, selling, trading, consignment selling, or otherwise transferring for value, secondhand property including metal junk, melted metals, precious metals, whether or not the person maintains a fixed place of business within the state. Secondhand dealer also includes persons or entities conducting business, more than three times per year, at flea markets or swap meets. Secondhand dealer also includes persons or entities operating an automated kiosk.</u></p> <p>Amend Section 18A.40.040 to allow pawnbrokers and secondhand dealers in the C1 zoning district as a permitted use.</p> <p>Amend the definition of swap meet as follows:</p> <p>“Swap meet” means and includes, but is not limited to, arrangements whereby a person or persons sell, lease, rent, offer or donate to one or more persons a place or area where such persons may offer or display second-hand or junk items. “Swap meet” includes, but is not limited to, flea markets, bazaars, and rummage sales. <u>All swap meets must be conducted indoors.</u></p>	
Dave Krueger:	<u>Analysis:</u> Yes, minor maintenance/repair allowed in the CBD zoning district. See 18A.40.005 and 18A.40.040.	

Request	CEDD Analysis/Recommendation	Planning Commission Recommendation
Is Vehicle service – minor maintenance/ repair allowed in the CBD zoning district?	Recommendation: No changes in the proposed code are necessary.	



TO: Planning Commission

FROM: Tiffany Speir, Planning Manager, Special Projects

DATE: October 2, 2019

SUBJECT: Public hearing on proposed 2020 Lakewood Comprehensive Plan Amendment Docket (20CPA Docket)

Lakewood is compiling its 2020 Comprehensive Plan Amendment Docket (20CPA Docket.) Included below are the current potential docket items. A Planning Commission public hearing is scheduled for October 2, 2019.

CITY-INITIATED TEXT AMENDMENT APPLICATION

1. Amend Comprehensive Plan Table 2.3.14 (Application of Designations and Population Densities) for consistency with LMC 18A.40.580 related to Planned Development Districts (PDDs.)

Table 2.3.14 Lakewood's plan provides for the following densities under its Comprehensive Plan future land-use designations:

Land-Use Designation	Major Housing Types Envisioned	Density ^{1,2}		Acres
		Low	High	
Residential Districts:				
Residential Estate	Larger single-family homes	1	2 4	1044.97
Single-Family Residential	Single-family homes	4	6 9	4,080.77
Mixed Residential	Smaller multi-unit housing	8	14	344.07
Multi-Family Residential	Moderate multi-unit housing	12	22	313.59
High Density Multi-Family	Larger apartment complexes	22	40	442.82
Mixed Use Districts:				
Downtown	High-density urban housing	30	80-100	318.69
Neighborhood Business District	Multi-family above commercial	12	40	287.30
Arterial Corridor	Live/work units	6	6	18.85
Air Corridor 2	Single-family homes	2	2	235.77
Non-Residential Districts:				
Corridor Commercial	N/A	--	--	471.48
Industrial	N/A	--	--	752.48
Public/Semi-Public	N/A	--	--	807.18

Land-Use Designation	Major Housing Types Envisioned	Density ^{1,2}		Acres
		Low	High	
Institutional				
Air Corridor 1	N/A	--	--	376.18
Open Space & Recreation	N/A	--	--	1945.26
Military Lands	N/A	--	--	24.95
Total designated area	N/A			11464.36
Excluded: Water & ROW	N/A	--	--	1172.14
TOTAL:				12636.5

1 As expressed in the Comprehensive Plan for new development; existing densities are unlikely to match and may already exceed maximums in some cases.

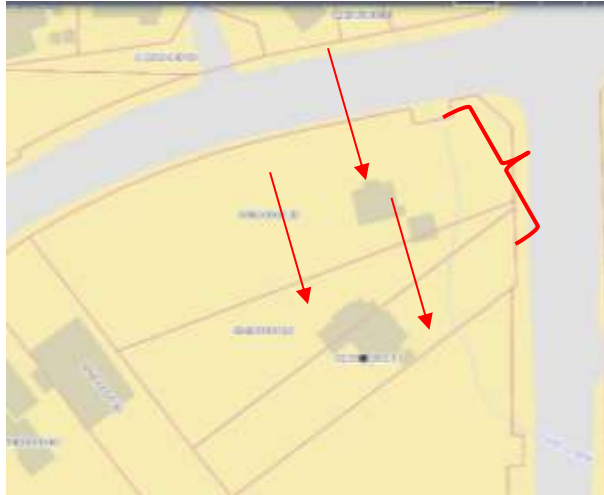
2 Based on density in PDD per LMC 18A.40.580.

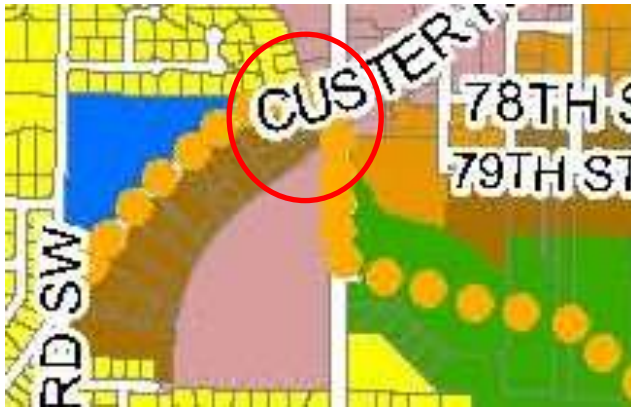
PRIVATELY-INITIATED DESIGNATION/ZONE APPLICATIONS

1. Custer & Bridgeport A Queensland Development)

Redesignate and rezone three (3) parcels (approximately 2.5 acres total) at the corner of Custer Road and Bridgeport Way West from Mixed Residential 2 (MR2) to Multi Family 2 to (MF2.) The anticipated development pending approval of the rezone would feature 39 middle income (80%-120% of Pierce County area median income) multi-family units and retain one existing single family unit. Current adjacent uses include a church and a vacant lot zoned for high density multi-family development. Anticipated tallest building would be 35 feet high.

Parcels 6940000020, 6940000010, 0220263023



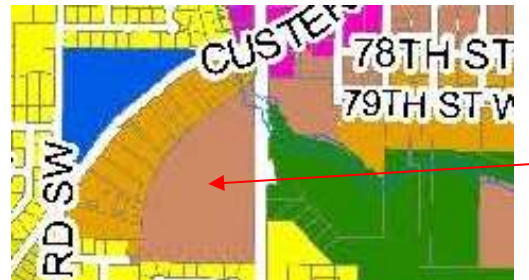
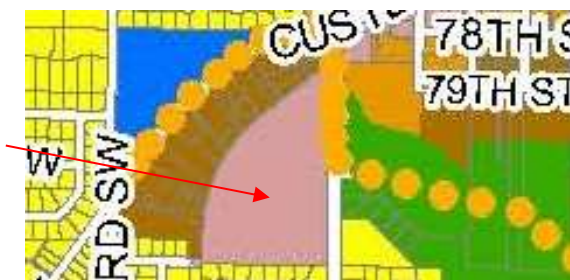


CITY-INITIATED DESIGNATION/ZONE APPLICATIONS

2. Custer & Bridgeport B

Redesignate one (1) parcel from Neighborhood Business District (NBD) to Multi-Family (MF.) This is a correction of a previous scrivener error and no rezone is required; the parcel is currently and would remain zoned Multi-Family 2 (MF2.)

Parcel 220352151



3. 111th and Bridgeport Way West

Redesignate/rezone eight (8) parcels from Corridor Commercial (CC)/Commercial 1 (C1) to Multi-Family (MF)/Multi-Family 3 (MF3).

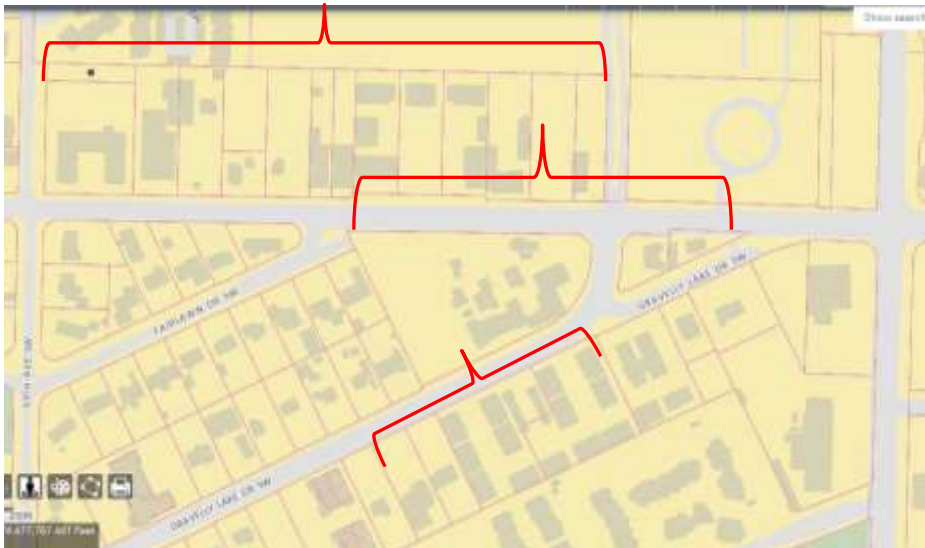
Parcels 5080000070, 5080000111, 5080000082, 5080000398, 5080000396, 5080000420, 5080000431, 5080000432

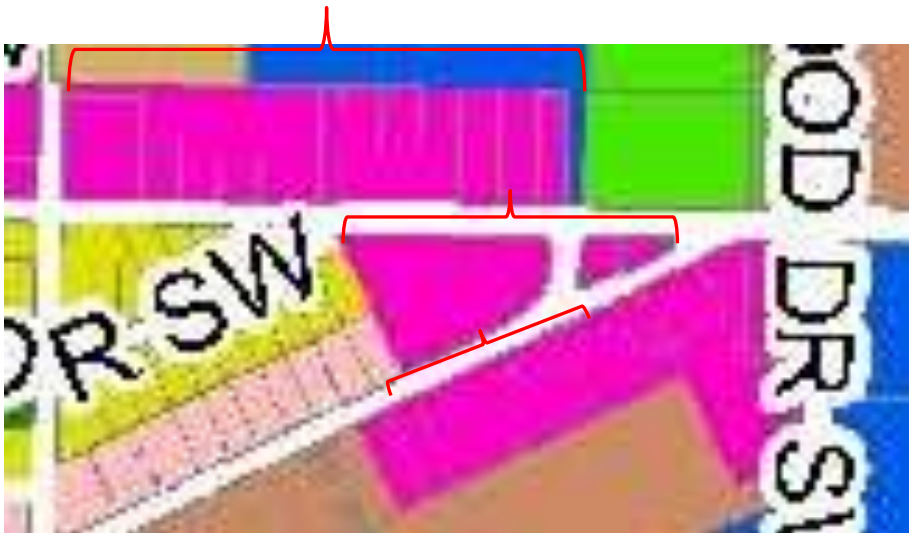


4. 59th & Steilacoom

Redesignate and rezone twenty two (22) parcels from Neighborhood Business District (NBD)/Neighborhood Commercial 2 (NC2) to High Density Multi-Family (HDMF)/Multi-Family 1 (MF1).

Parcels 220354099, 220354098, 220354008, 220354013, 220354074, 220354073, 220354012, 220354055, 220354054, 220354006, 220354017, 220354009, 220354018, 220354015, 220354016, 5130001551, 5130001880, 5130001870, 5130001913, 5130001912, 0220354091, 0220354046





5. Springbrook Neighborhood

Redesignate/rezone nineteen (19)+ parcels within the Springbrook Neighborhood per the City's Floodplain mapping update. Remove the Lakewood Station District boundary located within Springbrook.

Parcels 0219127015, 0219123105, 0219123017, 0219127013, 0219127012, 0219123005, 0219123000, 0219123064, 0219123024, 0219122033, 0219122028, 0219123108, 0219123109, 0219123084, 0219123025, 0219123081, 0219123116, 0219123113, 0219123114



Related discussion at September 23 City Council Meeting

On September 23, Lakewood Public Works Director Paul Bucich provided information to the City Council regarding the department's updated mapping of flood risk in Lakewood generally and the Springbrook Neighborhood specifically. The discussion can be viewed on line at https://www.youtube.com/watch?v=GA9P_U3otmk starting at 50 minutes into the meeting.



[Return to Agenda](#)

Updated (2D) Mapping Comparison



WSE updated FEMA model using 2D elements to route overbank flow

Updated model indicated 100-year flooding would overtop I-5

This map compares effective and updated (2D) floodplain

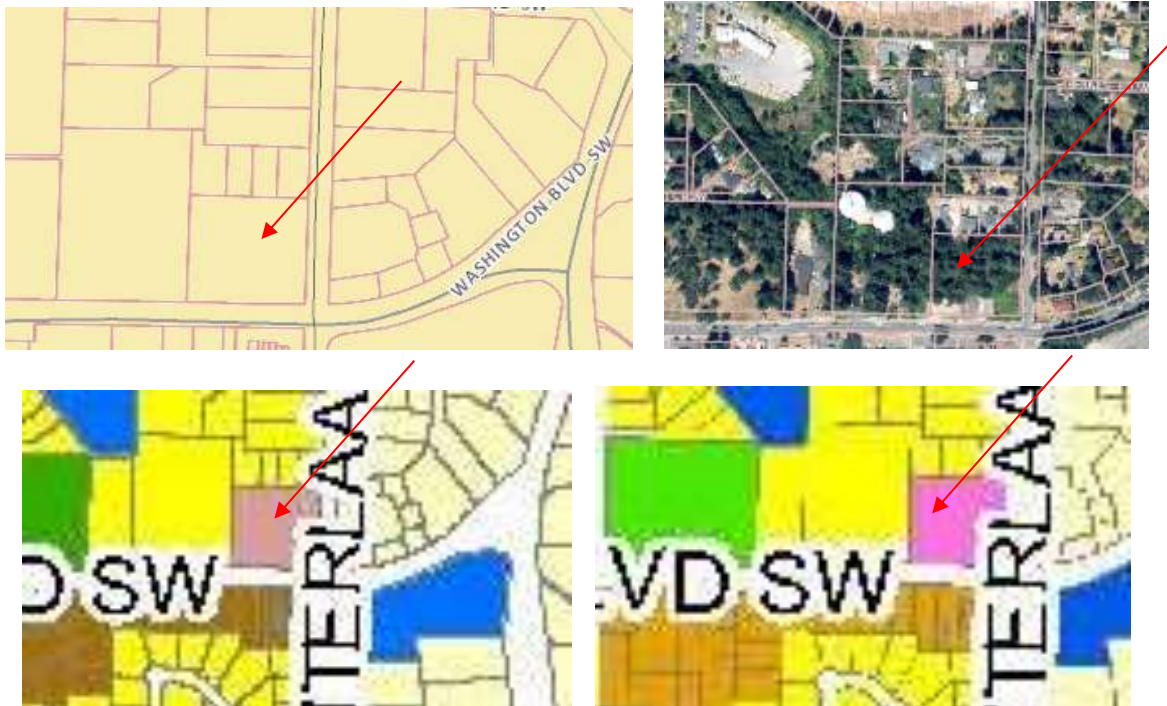
Updated 100-year Floodplain
Effective 100-year Floodplain

In essence, the results of the updated analysis show higher, not lower, flood risk in significant portions of Lakewood (including Springbrook.) The City will be pursuing a partnership with WSDOT, Pierce County and potentially Sound Transit to secure funding to conduct an engineering analysis on how flood risk to I-5, Pacific Highway and Bridgeport Way might be alleviated. This engineering analysis effort may take multiple years. Once complete, the City would be recommending an update to FEMA's official flood maps based on the results.

6. Washington Blvd & Interlaaken Dr SW

Redesignate/rezone one (1) parcel from Neighborhood Business District (NBD) / Neighborhood Commercial 1 (NC1) to Mixed Residential (MR)/ Mixed Residential 2 (MR2)

Parcel 0219102072



7. Lakewood Transit Station

Redesignate/rezone two (2) parcels containing the Lakewood Transit Station from Corridor Commercial (CC)/Transit Oriented Development (TOC) to Public & Semi-public Institutional (PI)/Public Institutional (PI).

Parcels 0219122165, 0219122166

