A G E N D A

PLANNING COMMISSION

Don Daniels • Connie Coleman-Lacadie • James Guerrero
Ryan Pearson • Paul Wagemann • Phillip Combs • Linn Larsen

Wednesday, June 16, 2021 at 6:30 pm

COVID-19 Meeting Notice: The Planning Commission will hold its scheduled meetings to ensure essential city functions continue. However, due to Governor Inslee's Emergency Proclamation 20-28 and its extensions, in-person attendance by members of the public in the Council Chambers at 6000 Main St. SW, Lakewood, WA will not be permitted on May 5, 2021.

Until further notice, residents can virtually attend Planning Commission meetings by watching them live on the city's YouTube channel: https://www.youtube.com/user/cityoflakewoodwa. Those who do not have access to YouTube can call in to listen by telephone at +1 (253) 215- 8782 and by entering Webinar ID: 92680968444#

To Submit in Public Comment and/or Public Hearing Testimony Prior to Meeting: Send comments by mail or email to Karen Devereaux, Planning Commission Clerk, at kdevereaux@cityoflakewood.us or 6000 Main Street SW Lakewood, WA 98499. Comments received up to one hour before the meeting will be provided to the Planning Commission electronically.

Live Public Participation: **To provide live Public Comments or Public Hearing Testimony during the meeting, join the Zoom meeting as an attendee by calling by telephone Dial +1(253) 215- 8782 and enter participant ID: 92680968444# or by going online at https://us02web.zoom.us/j/92680968444**. Each speaker will be allowed (3) three minutes to speak during the Public Comment and during each Public Hearing. Outside of Public Comments and Public Hearings, attendees will not be acknowledged and their microphone will remain muted.

By Phone: For those participating by calling in by phone to testify, the Chair will call on you during the Public Comment and/or Public Hearings portions of the agenda. When you are unmuted, please provide your name and city of residence.

Online: For those using the ZOOM link (**https://us02web.zoom.us/j/92680968444)** to testify, upon entering the meeting, please enter your name or other chosen identifier. Use the "Raise Hand" feature to be called upon by the Chair during the Public Comments and/or Public Hearings portions of the agenda. When you are unmuted, please provide your name and city of residence.

1.	**Call to Order**
2.	**Roll Call**
3.	**Approval of Minutes from June 2, 2021**
4.	**Agenda Updates**
5.	**Public Comments**
6.	**Public Hearings:** 2021 Annual Development Regulation Amendments
7.	**Unfinished Business:** None
8.	**New Business:** None
9.	**Reports from Staff & Commission Members & Council Liaison** • City Council Updates/Actions • Written Communications: VISION 2050 Implementation and Regional Housing Efforts Status • Future Agenda Topics

Enclosures

1. Draft Meeting Minutes from June 2, 2021
2. Staff Report: 2021 Annual Development Regulation Amendments

Members Only
Please email kdevereaux@cityoflakewood.us or call Karen Devereaux at 253.983.7767 no later than Tuesday, June 15, 2021 at noon if you are unable to attend. Thank you.

	PLANNING COMMISSION **REGULAR MEETING MINUTES** **June 2, 2021** **Zoom Meeting** **6000 Main Street SW, Lakewood, WA 98499**

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

Roll Call
Planning Commission Members Present: Don Daniels, Chair; Connie Coleman-Lacadie, Paul Wagemann, Ryan Pearson, James Guerrero, Phillip Combs and Linn Larsen
Planning Commission Members Excused: None
Commission Members Absent: None
Staff Present: Tiffany Speir, Long Range & Strategic Planning Manager; Charles "Ted" Hill, Capital Projects Manager; and Karen Devereaux, Administrative Assistant
Council Liaison: Paul Bocchi

Approval of Minutes
The minutes of the meeting held on May 5, 2021 were approved as written by voice vote M/S/C Pearson/Larsen. The motion carried, 7- 0.

Agenda Updates: None

Public Comments
This meeting was held virtually to comply with Governor Inslee's Emergency Proclamations 20-28 and its addendums. Citizens were encouraged to virtually attend and to provide written comments prior to the meeting. No public comments were received.

Public Hearings: None

Unfinished Business: None

New Business
2022-2027 6-Yr Transportation Improvement Plan (TIP)
Mr. Ted Hill, Capital Projects Manager, updated Commissioners on the 2022-2027 6-Yr Transportation Improvement Plan. It was explained that the objective of the 6-Yr TIP is to produce a comprehensive program for the orderly development and preservation of the city's street system. Only those projects identified in the adopted TIP are eligible for state or federal funding. Mr. Hill describes every text change, addition of a project, and completed projects. Commissioners had a few questions during their discussion. (Both Mr. Hill and Ms. Speir have since researched and provided written answers which have been distributed to the group.)

Mr. Hill informed the commissioners these additions have been discussed with City Council over the past 12 months. Two weeks have been provided between the public hearing and adoption date which is tentatively scheduled for June 7, 2021, to allow for comments received from the public hearing to be evaluated and may be incorporated into the final adopted by Council.

2021 Annual Development Regulation Amendments
Ms. Speir reviewed the proposed 2021 development regulation amendments corrections and updates affecting LMC Title 18A as follows:

18A.10.125 – Inserting map to portray where JBLM flight patterns overlap with Lakewood

18.A.10.70 (C) and (N) - Updating text regarding Director's Interpretations
18A.10.180 – Updating definitions
18A.20.080 – Updating Review Authorities for form-based codes
18A.40.020 – Updating Director Determinations
18A.40.040(A)(4) – Allowing personal services as permitted use in Commercial 1 zone
18A.60.090 (A)(4) - Clarifying minimum lot width in MR2 zone
18A.60.100 – Correcting rounding of fractions practices
18A.80 – Updating Parking Regulations
18A.95 – Updating Wireless Services Facilities regulations
Various scrivener corrections to cross-references to RCW and WAC sections

Then next steps and schedule are listed below:

06/14/2021: Public Hearing on Annual Development Regulation Amendments
07/07/2021: Commission Action on Annual Development Regulation Amendments
07/26/2021: Council Study Session
08/02/2021: Council Public Hearing on Annual Development Regulation Amendments
08/16/2021: City Council Action on Annual Development Regulation Amendments

Report from Council Liaison

Council member Mr. Paul Bocchi updated commissioners on the following topics:

- Mr. Bocchi requested patience over the next couple of years during the long awaited major pedestrian corridor project for the Tillicum area.
- City representatives have been meeting with County Executives to look for areas of cooperation between the County and cities for use of the American Rescue Plan Act funds. The City of Lakewood would be receiving just under $7M each of the next two years.
- Mr. Bocchi encouraged all to attend the Friday evening Famer's Market at the Colonial Plaza.
- City Council will be resuming in-person meetings in July per Governor Inslee's Order.
- Mr. Bocchi thanked the commissioners for their complicated work on all the projects they have completed during these difficult times.

Reports from Commission Members and Staff

Future Planning Commission Agenda Topics

June 16: Public hearing on the proposed annual development regulations
July 7: Special meeting with CSAB and others regarding allocating Lakewood's American Rescue Plan Act (ARPA) funds

Next Regular Meeting: The next regular meeting would be held on June 16, 2021.
Meeting Adjourned at 7:29 p.m.

Don Daniels, Chair	Karen Devereaux, Recording Secretary
Planning Commission 06/16/2021	Planning Commission 06/16/2021

TO:	Planning Commission
FROM:	Tiffany Speir, Long Range & Strategic Planning Manager
DATE:	June 16, 2021
SUBJECT:	2021 Annual Development Regulation Amendments
ATTACHMENTS:	Proposed Annual Development Regulation Amendments (Attachment A); Table summarizing City Responses to 6/2/21 Planning Commission Questions (Attachment B)

BACKGROUND

Per LMC 18A.30.100, the CEDD Director shall provide the Assessor of Pierce County by July 31 of each year a copy of the City's Comprehensive Plan and development regulations in effect on July 1 of each year.

On June 2, the Planning Commission held a study session about the proposed amendments to the City's development regulations in LMC Titles 5, 14, and 18A. The amendments are based on legislative updates, staff experience and interaction with the City code, and customer feedback. The Commission is holding a public hearing on the amendments on June 16.

This report contains the draft amendments (**Attachment A**) and a table summarizing Planning Commission questions voiced on June 2 along with the City responses thereto (**Attachment B**.)

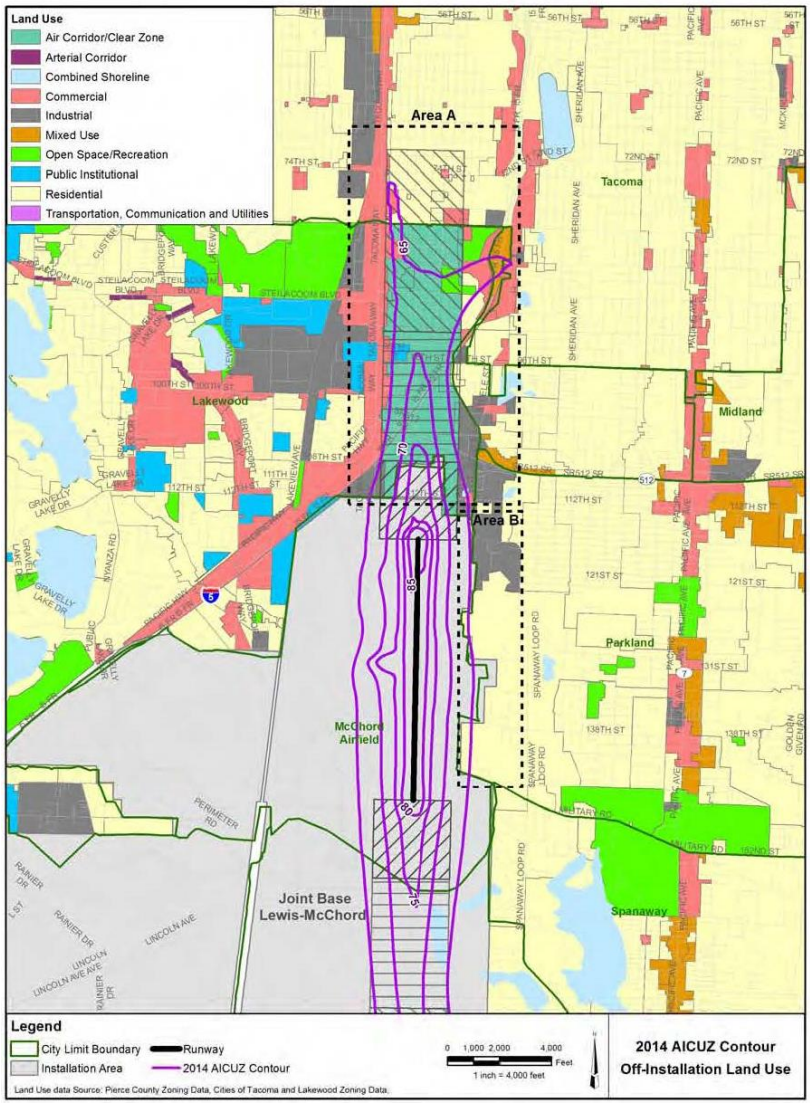
Per the discussion on June 2, a new proposed amendment has been added that corrects the omission of permitting 3-Family dwelling units in the NC1, NC2, and ARC zones at LMC 18A.40.110.

ATTACHMENT A

PROPOSED 2021 DEVELOPMENT REGULATION AMENDMENTS
Where portions of code sections or chapters are included below, the remainder of those sections or chapters remain unchanged.

Title 18A
[Insert new Section 18A.10.125 and Figure 3]
18A.10.125 JBLM AICUZ in relation to Land Use Zones. The City of Lakewood is host City to Joint Base Lewis McChord, and portions of the JBLM flight patterns' Clear Zone (CZ) and Accident Potential Zones (APZs) are located within the City's boundaries. The City follows Department of Defense guidance and limits land use densities within the CZ and APZs. See Figure 3.

Figure 3. 2014 AICUZ Contour & Off-Installation Land Use



Source: 2015 JBLM Air Installation Compatible Use Zone (AICUZ) Study

18A.10.070 Interpretations

* * *

C. Interpretation of Land Use Tables. See 18A.40.020, interpretation of land use tables.

* * *

N. Interpretations of the Director shall be appealable to the Hearing Examiner as set forth in Chapter 18A.20 LMC, Part IV.

18A.10.180 Definitions

~~Affordable housing" and "affordable unit" mean a dwelling unit(s) reserved for occupancy by eligible households and having monthly housing expenses to the occupant no greater than thirty (30) percent of a given monthly household income, adjusted for household size, as follows:~~

~~1. Moderate Income. For owner-occupied housing, eighty (80) percent of the area median income, and for renter-occupied housing, sixty (60) percent of the area median income.~~

~~2. Pursuant to the authority of RCW 36.70A.540, the City finds that the higher income levels specified in the definition of affordable housing in this title, rather than those stated in the definition of "low-income households" in RCW 36.70A.540, are needed to address local housing market conditions in the City.~~

~~3. For Chapter 3.64 LMC, "affordable housing" means residential housing that is rented by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed thirty (30) percent of the household's monthly income. For the purposes of housing intended for owner occupancy, "affordable housing" means residential housing that is within the means of low- or moderate-income households.~~

"Affordable housing" means residential housing that is rented by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed thirty percent of the household's monthly income. For the purposes of housing intended for owner occupancy, "affordable housing" means residential housing that is within the means of low or moderate-income households.

"Antenna" means

- means any exterior apparatus designed for telephonic, radio, data, Internet, or television communications through the sending and/or receiving of electromagnetic waves, and includes equipment attached to a tower or building for the purpose of providing telecommunications services ~~an apparatus designed for the purpose of emitting radiofrequency (RF) radiation, to be operated or operating from a fixed location pursuant to FCC authorization, for the provision of personal wireless service and any commingled information services. For purposes of this definition, the term~~

~~antenna does not include an unintentional radiator, mobile station, or device authorized under 47 CFR Part 15~~; and

- an apparatus designed for the purpose of emitting radiofrequency (RF) radiation, to be operated or operating from a fixed location pursuant to FCC authorization, for the provision of personal wireless service and any commingled information services. For purposes of this definition, the term antenna does not include an unintentional radiator, mobile station, or device authorized under 47 CFR Part 15.

"Campus facilities master plan" means the area that is defined by the University of Washington as necessary for the future growth and development of its campus facilities for campuses authorized under RCW 28B.45.020.

"Low-income household" means a single person, family, or unrelated persons living together whose adjusted income is at or below eighty (80) percent of the median family income adjusted for family size, for the county, city, or metropolitan statistical area, where the project is located, as ~~determined by the United States Department of Housing and Urban Development for the Tacoma Primary Metropolitan Statistical Area.~~ reported by the United States department of housing and urban development.

"Moderate-income household" means a single person, family, or unrelated persons living together whose adjusted income is more than eighty (80) percent but is at or below one hundred fifteen (115) percent of the median family income adjusted for family size, for the county, city, metropolitan statistical, where the project is located, as reported by the United States department of housing and urban development. ~~For cities located in high-cost areas, "moderate-income household" means a household that has an income that is more than one hundred (100) percent, but at or below one hundred fifty (150) percent, of the median family income adjusted for family size, for the county where the project is located.~~

~~Multifamily housing" or "multifamily" means building(s) having four (4) or more dwelling units designed for permanent residential occupancy resulting from new construction or rehabilitation or conversion of vacant, underutilized, or substandard buildings.~~

"Multiple-unit housing" means a building or a group of buildings having four (4) or more dwelling units for permanent residential occupancy, not designed or used as transient accommodations and not including hotels and motels. Multifamily units may result from new construction or rehabilitated or conversion of vacant, underutilized, or substandard buildings to multifamily housing.

~~Permanent residential occupancy" means multifamily housing that provides either rental or owner occupancy for a period of at least one (1) month. This excludes hotels and motels that predominately offer rental accommodation on a daily or weekly basis.~~

~~"Permanent residential occupancy" means multiunit housing that provides either rental or owner occupancy on a nontransient basis. This includes owner-occupied or rental accommodation that is leased for a period of at least one (1) month. This excludes hotels and motels that predominately offer rental accommodation on a daily or weekly basis.~~

"Residential target area" ("RTA") means an area that has been designated by the City Council as lacking sufficient, available, desirable, and convenient residential housing to meet the needs of the public. With respect to designations after July 1, 2007, "residential targeted area" may not include a campus facilities master plan. See Chapter 3.64 LMC.

"Substantial compliance" means compliance with local building or housing code requirements that are typically required for rehabilitation as opposed to new construction.

"Urban center" means a compact identifiable district where urban residents may obtain a variety of products and services. An urban center must contain (a) Several existing or previous, or both, business establishments that may include but are not limited to shops, offices, banks, restaurants, governmental agencies; (b) Adequate public facilities including streets, sidewalks, lighting, transit, domestic water, and sanitary sewer systems; and (c) A mixture of uses and activities that may include housing, recreation, and cultural activities in association with either commercial or office, or both, use.

18A.20.080 Review Authorities

Applications	Public Notice of Application	Director	HE	PC	CC
TYPE I ADMINISTRATIVE					
Form Based Code Review & Decision	N	D	O/Appeal	N	N

[NOTE: Proposed for clarification. Currently, the term zoning certification is used for form based code review; this would use the terminology found in LMC 18B.700.710 (F.)]

18A.40.020 Interpretation of land use tables.

* * *

G. Any proposed use not listed in the land use table(s) shall be classified by the Director as permitted, conditional, or not permitted, based on the listed uses to which the proposed use is most similar. ~~The Director shall make the determination according to the characteristics of the operation of the proposed use and based upon the Director's interpretation of the Land-Based Classification Standards ("LBCS") of the American Planning Association. The use shall be considered materially similar if it falls within the same LBCS classification.~~ Where there is a question regarding the inclusion or exclusion of a particular proposed use within a particular zoning district, use category, or use type, the Director shall have the authority to make the final determination. If the Director determines that the proposed use is not similar to any use in the land use table(s), the proposed use shall not be permitted.

The determination of the Director shall be appealable to the Hearing Examiner as set forth in Chapter 18A.20 LMC, Part IV.

The Director shall report interpretation decisions to the Planning Commission when it appears desirable and necessary to amend this title.

18A.40.040 Commercial and industrial uses

A. *Commercial and Industrial Land Use Table.* See LMC 18A.10.120(D) for the purpose and applicability of zoning districts.

[Note: The remainder of the current table remains unchanged.]

	Zoning Classifications																					
Commercial and Industrial	**R 1**	**R 2**	**R 3**	**R 4**	**MR 1**	**MR 2**	**MF 1**	**MF 2**	**MF 3**	**MF3 (B)(1)**	**ARC**	**NC 1**	**NC 2**	**TOC**	**CBD**	**C 1**	**C 2**	**C 3**	**IBP**	**I 1**	**I 2**	**PI**
Personal services	–	–	–	–	–	–	–	–	–	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	–	–	–	–	–

Correct omission of permitting 3Family dwelling units in the NC1, NC2, and ARC zones

18A.40.110 Residential uses.

A. *Residential Land Use Table.* See LMC 18A.10.120(D) for the purpose and applicability of zoning districts.

	Zoning Classifications																				
Residential Land Uses	**R 1**	**R 2**	**R 3**	**R 4**	**MR 1**	**MR 2**	**MF 1**	**MF 2**	**MF 3**	**ARC**	**NC 1**	**NC 2**	**TOC**	**CBD**	**C 1**	**C 2**	**C 3**	**IBP**	**I 1**	**I 2**	**PI**
Accessory dwelling unit (ADU) (B)(1)*	P	P	P	P	P	P	P	P	–	–	–	–	P	–	–	–	–	–	–	–	–
Detached single-family (B)(5)	P	P	P	P	P	P	–	–	–	P	–	–	–	–	–	–	–	–	–	–	–
Two-family residential, attached or detached dwelling units	–	–	–	C	P	P	P	–	–	P	P	P	–	–	–	–	–	–	–	–	–
Three-family residential, attached or detached dwelling units	–	–	–	–	C	C	–	–	–	P	P	P	–	–	–	–	–	–	–	–	–
Multifamily, four or more residential units	–	–	–	–	–	–	P	P	P	P	P	P	P	P	–	–	–	–	–	–	–

P: Permitted Use C: Conditional Use "–": Not allowed

* Numbers in parentheses reference use-specific development and operating conditions under subsection (B) of this section.

18A.60.090.A.4.
The minimum width for all lots shall be fifty (50) feet except for lots created within the MR2 zoning district, which are governed by LMC 18A.60.030 (A).

18A.60.100.
E. When calculations result in a fraction, the fraction shall be rounded down to the nearest whole number as follows:

1. Fractions of 0.50 or above shall be **rounded ~~down~~up**; and
2. Fractions below 0.50 shall be **rounded down**.

18A.80 Parking

18A.80.020 General requirements.
G. Location. Off-street parking facilities shall be located on the same property as the use they are required to serve ~~and within three hundred (300) feet of the use,~~ except as provided below. Where a distance is specified, such distance shall be the walking distance measured from the nearest point of the parking facilities to the nearest point of the building that such facility is required to serve.

1. For a nursing home, assisted living facility, convalescent home, or group home, the parking facilities shall be located within one hundred (100) feet of the building they are required to serve.

2. For multifamily dwellings where the lot cannot accommodate all the required parking on site for its needs, up to forty (40) percent of the required parking may be located on a lot adjacent to the development.~~; provided, that the lot is legally encumbered pursuant to LMC 18A.80.060.~~

3. For all nonresidential uses where the lot cannot accommodate all the required parking on-site for its needs, parking facilities shall be located not farther than seven hundred fifty (750) feet from the facility. ~~; provided, that the lot is legally encumbered pursuant to LMC 18A.80.060.~~ Parking shall not be permitted on properties zoned single-family residential (R1, R2, R3, R4) or open space (OSR1 and OSR2) unless the parking is being provided for a use that is permitted in said district.

4. For subsections G.1., G.2., and G. 3., off-site parking lots must be legally encumbered pursuant to LMC 18A.89.060.

I. Mechanical Parking Lifts. In commercial zones and multi-family developments, by approving a mechanical lift permit, mechanical parking lifts may be used to satisfy all or a portion of vehicle parking requirements. Additional surface parking up to twenty-five percent (25-percent) of the required minimum amount of spaces may be required for lift systems unable to accommodate a range of vehicles including trucks, vans, SUV's, or large

sedans. Applications submittals shall include any information deemed necessary by the Director to determine parking can adequately and feasibly be provided and that the following performance standards can be met and the following findings for approval can be made:

1. The use of mechanical lift parking results in superior design and implementation of City goals and policies for infill development.

2. In existing developments and established neighborhoods, mechanical lift parking will be adequately screened and compatible with the character of surrounding development; and, in new developments, mechanical lift parking be compatible and appropriately considered with overall building and site design.

3. Mechanical lift parking systems shall comply with all development standards including but not limited to height and setback requirements, and parking and driveway standards with the exception of minimum parking stall sizes which are established by lift specifications.

4. There exists adequate agreement running with the land that mechanical parking systems will be safely operated and maintained in continual operation with the exception of limited periods of maintenance.

5. There are no circumstances of the site or development, or particular model or type of mechanical lift system which could result in significant impacts to those living or working on the site or in the vicinity.

18A.80.025 Maintenance

A. It shall be the responsibility of the property owner to ensure that all off-street parking spaces and areas required by this chapter are maintained for the duration of the improvement or use requiring the parking area.

B. All parking facilities, including curbs, directional markings, handicapped symbols, landscaping, pavement, signs, striping, and wheel stops, shall be permanently maintained by the property owner/tenant in good repair, free of litter and debris, potholes, obstructions, and stored material.

C. Drive aisles, approach lanes, and maneuvering areas shall be marked and maintained with directional arrows and striping to expedite traffic movement. Any area not intended for parking shall be signed as such, or, in areas where curb exists, the curb may be painted red in lieu of signs.

18A.95 Wireless Service Facilities

NOTE: Currently, LMC 18A.95.180 states that design standards are the equivalent of "concealment" features and that a small cell couldn't be expanded beyond its definitional size by an EFR. In its order

20.75 at paragraphs 35 et seq., the FCC specifically referenced the position of local governments and rejected it.

18A.95.180 Review Criteria

* * *

C. *Eligible Facilities Requests.*
Small wireless facilities may be expanded pursuant to an eligible facilities request so long as the expansion (i) does not defeat design elements specifically designated as concealment techniques and b) incorporates the aesthetic elements and design criteria set forth in this chapter in a manner consistent with the rights granted an eligible facility. ~~The design approved in a small wireless facility permit shall be considered concealment elements and such facilities may only be expanded upon submittal of an eligible facilities request described in LMC 18A.95.160, when the modification does not defeat the concealment elements of the small wireless facility~~

[Note: Various scrivener corrections to reflect recodified or broken/eliminated RCW and WAC section links, including but not limited to:]

State Citation	LMC Section	Status
RCW 7.48A.010(iii)	18A.10.180	Broken link
RCW 36.70A.040(12)	18A.10.180	Broken link
RCW 36.70A.040(13)	18A.10.180	Broken link
Chapter 51-21 WAC	15.05.020	Broken link
WAC 197-11-315(a)	14.02.060	Broken link
RCW 70.94.524	18A.80.020 18A.80.040	Recodified to 70A.15.4010
Chapter 70.96A RCW	5.32.070	Recodified to 71.24.510 et seq.
Chapter 70.105 RCW	14.165.010 18A.40.025	Recodified to RCW 70.300

ATTACHMENT B
Responses to 6/2/21 Planning Commission Questions

Planning Commission Question	City Response
Status of Interlaaken improvements?	WSDOT question
Status of Berkeley Interchange stop signs?	WSDOT question
Status of Tillicum & Gravelly Lake Drive Pedestrian Path?	WSDOT question
Is the omission of allowing triplexes in the NC2 zone intentional when duplexes and four-plexes are permitted in NC2 per LMC 18A.40?	This is an omission and is in error. 3 Family dwellings are permitted in the ARC, NC1 and NC2 zones under LMC 18A.40.110, and this corrective amendment is included in the 6/16/21 public hearing materials. Two (2) family residential structure, attached or detached dwelling units" means two (2) dwelling units located on one (1) property. The term means the same thing as "duplex" or "stacked duplex units." A single-family dwelling containing an accessory dwelling unit shall not be interpreted as a duplex. Multifamily housing" or "multifamily" means building(s) having four (4) or more dwelling units designed for permanent residential occupancy resulting from new construction or rehabilitation or conversion of vacant, underutilized, or substandard buildings.
Does "Multifamily" mean 4 units or more, or only greater than 4 units?	Multifamily housing" or "multifamily" means building(s) having four (4) or more dwelling units designed for permanent residential occupancy resulting from new construction or rehabilitation or conversion of vacant, underutilized, or substandard buildings.
Request for interactive AICUZ flight pattern map at 18A.10.125	Exactly what does interactive map mean? If I think I know what he means, I can have GIS create a more detailed map, which we can reference in code. HOWEVER, DOD is not going to share their map data with City of Lakewood.
Is "low income household definition" in LMC the same as the federal definition?	Definition straight out of ESSSB 5287 & as adopted by the state (which is the same as the federal regulations).
Explain the Director's threshold determination allowance for conditional use permits	Please provide a code reference in order to better answer this question. Whether or not a conditional use permit is required is based on the land use table in Chapter 18A.40. Uses are allowed by right, as a conditional use, or are not allowed. If there is a question as to an allowed use, the Director uses 18A.40.020 (G.):

	"Any proposed use not listed in the table shall be classified by the Director as permitted, conditional, or not permitted, based on the listed use to which the proposed use is most similar. The Director shall make the determination according to the characteristics of the operation of the proposed use and based upon the Director's interpretation of the Land-Based Classification Standards ("LBCS") of the American Planning Association. The use shall be considered materially similar if it falls within the same LBCS classification. If the Director determines that the proposed use is not similar to any use in the table, the proposed use shall not be permitted. The determination of the Director shall be appealable to the Hearing Examiner as set forth in Chapter 18A.20 LMC, Part IV." The specific threshold determinations is based on LBCS review. Specific thresholds: activities associated with the proposed use and related functions; building types; site development character; and ownership constraints, if any. (The problem with LBCS, however, is that then breaks these listed thresholds into categories and subcategories, which makes it cumbersome to us.) City also reviews the proposal in relation to any nonconformities.
Amend the Director's Determination appeal process and conduct it the same as determinations for undefined uses	Five types of determinations: 1. Land use tables and classification of uses; 2. Nonconforming uses & structures; 3. Zoning map boundaries; 4. Unlisted words and phrases; & 5. Reasonable accommodations. All five are Type I Administrative Actions, *except when:* (18A.10.170) In those cases, where uncertainty exists in zoning designation lines that cannot be resolved by application of the administrative rules, the Planning Commission shall recommend, and the City Council shall determine, the location of such zone boundaries. The Planning Commission and City Council shall base the determination of zone classification lines on the land use designation maps and policies of the comprehensive plan
Clarify whether Multifamily parking ratios define Multifamily as including 4 units or limited to more than 4 units	Based on multifamily definition - four (4) or more dwelling units designed for permanent residential occupancy. Each unit would be required to provide 1.5 parking spaces. Four-units would equal six spaces.
How are parking maintenance requirements to be enforced?	There have been longstanding issues with some property owners who refuse to maintain proper parking lot striping. In some cases it has created safety issues. Worst offender is owner of property where one finds Hobby Lobby & USPS. If adopted by the city

	CSRT will initiate code enforcement action, begins with $500 fines.
Explain antennae regulations for wireless facilities	Much of the municipal regulations has been preempted by the FCC. There are antennae required for operation of small wireless facilities ("5G")
Why does the proposed definition of "master plan" refer to University of Washington?	This stems from compliance with ESSB 5287, how the city administers the MFTE program under Title 3; the definitions of MFTE are found in Title 18A.