



# A G E N D A

## PLANNING COMMISSION

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

**Wednesday, July 7, 2021 at 6:30 pm**  
**City Council Chambers, 1<sup>st</sup> floor,**  
**6000 Main St. SW, Lakewood WA 98499**

In-person attendance will be allowed for the July 7, 2021 Planning Commission meeting at Lakewood City Hall in the 1<sup>st</sup> floor Council Chambers. In addition, residents can virtually attend Planning Commission meetings by watching them live on the City's YouTube channel @ <https://www.youtube.com/user/cityoflakewoodwa> or by calling in to listen by telephone at +1 (253) 215- 8782 and by entering meeting ID: 91025857471#

**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](mailto: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: 91025857471# or by going online at <https://zoom.us/j/91025857471>. 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/91025857471>) 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.

<b>1.</b>	<b>Call to Order</b>
<b>2.</b>	<b>Roll Call</b>
<b>3.</b>	<b>Approval of Minutes from June 16, 2021</b>
<b>4.</b>	<b>Agenda Updates</b>
<b>5.</b>	<b>Public Comments</b>
<b>6.</b>	<b>Public Hearings:</b> 2021 Annual Development Regulation Amendments, Continued
<b>7.</b>	<b>Unfinished Business:</b> None
<b>8.</b>	<b>New Business</b> <ul style="list-style-type: none"><li>• Action on 2021 Annual Development Regulation Amendments</li><li>• Lakewood's American Rescue Plan Act (ARPA) Funds: Discussion with City Community Services Advisory Board (CSAB) members, LASA and United Way</li></ul>
<b>9.</b>	<b>Reports from Staff &amp; Commission Members &amp; Council Liaison</b> <ul style="list-style-type: none"><li>• City Council Updates/Actions</li><li>• Written Communications</li><li>• Future Agenda Topics</li></ul>

### Enclosures

1. Draft Meeting Minutes from June 2, 2021
2. Staff Report: 2021 Annual Development Regulation Amendments
3. Staff Report: American Rescue Plan Act Funds

### Members Only

Please email [kdevereaux@cityoflakewood.us](mailto: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 16, 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; Paul Wagemann, Ryan Pearson, James Guerrero

Planning Commission Members Excused: Phillip Combs; Linn Larsen; Connie Coleman-Lacadie  
Commission Members Absent: None

Staff Present: Tiffany Speir, Long Range & Strategic Planning Manager; and Karen Devereaux, Administrative Assistant

Council Liaison: Paul Bocchi (present)

**Approval of Minutes**

The minutes of the meeting held on June 2, 2021 were approved as written by voice vote M/S/C Wagemann/Guerrero. The motion carried, 4- 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**

2021 Annual Development Regulation Amendments

Mr. Don Daniels, Chair, opened the floor for public comment. Ms. Speir confirmed no public in attendance were interested in making comments on the proposed amendments. No written comments had been received. Chair Daniels kept the public hearing open until July 7 to accept written comments.

Ms. Speir reviewed the answers to the questions Commissioners posed during the June 2 study session. The Planning Commission would consider taking action on the proposed amendments on July 7.

Then tentative City Council schedule was presented as follows:

7/26/2021: Council Study Session

8/02/2021: Council Public Hearing on Annual Development Regulation Amendments

8/16/2021: City Council Action on Annual Development Regulation Amendments

**Unfinished Business:** None

**New Business:** None

VISION 2050 Implementation and Regional Housing Efforts Status

Ms. Speir explained the region is expected to reach a total population of 5.8 million by the year 2050. Housing access and affordability are key policy areas in VISION 2050, the region's long-range plan for growth. Ms. Speir described VISION 2050 calls for the region to better assess and address housing needs through coordinated regional strategy and a regional housing needs

assessment. The development of the Regional Housing Strategy is a key implementation action in VISION 2050.

Ms. Speir gave details that the Regional Housing Needs Assessment (RHNA) seeks to answer the central question of “What are the gaps between current and projected housing needs and housing supply?” The needs assessment analyzes conditions, trends, and gaps in the region’s housing stock, and demonstrates how local and sub-regional housing need and supply fit into the regional picture. To view the PSRC’s Regional Housing Needs Assessment visit [psrc.org/sites/default/files/rhna.pdf](https://psrc.org/sites/default/files/rhna.pdf)

Ms. Speir noted the region needs a total of 810,000 new housing units to accommodate the region’s population growth by the year 2050. Pierce County will be responsible for 161,000 units. 34% of those new units need to be affordable to moderate and lower incomes. Ms. Speir described the City of Lakewood median income to be \$51,972 and the poverty rate at 16.6%.

### **Report from Council Liaison**

Councilmember Mr. Paul Bocchi updated commissioners on the following topics:

- Councilmember Bocchi informed commissioners the City Council will begin to meet in person starting with the July 5<sup>th</sup> meeting. Citizens will still be able to watch and participate via ZOOM with the hybrid style of meetings.
- Councilmember Bocchi stated he appreciated Ms. Speir speaking about the housing needs of Lakewood citizens and the ARPA funding becoming available. Council is looking forward to reviewing the public comments on where to spend the funds. Council is in agreement on giving 1% of funds directly to local social service agencies.

### **Reports from Commission Members and Staff**

#### **Future Planning Commission Agenda Topics**

July 7: Special ZOOM meeting with Community Services Advisory Board and others regarding allocating Lakewood’s American Rescue Plan Act (ARPA) funds. The city is currently polling citizens on their ideas where to spend ARPA funds and these responses will be forwarded to Council. (Commissioners were encouraged to visit the ARPA website and take the 3 question survey prior to this meeting at [cityoflakewood.us/ARPA](https://cityoflakewood.us/ARPA) to help prioritize investments.)

July/Aug: No meetings until September 1, 2021

Ms. Speir informed commissioners City Council may request a future discussion on the Comprehensive Plan Energy & Climate Change Chapter and ask Planning Commissioners to create a 5-year Action Plan on implementation of how to invest or a list of resources needed.

**Next Regular Meeting:** The next regular meeting would be held on July 7, 2021.

**Meeting Adjourned** at 7:15 p.m.

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Don Daniels, Chair  
Planning Commission 07/07/2021

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Karen Devereaux, Recording Secretary  
Planning Commission 07/07/2021



TO: Planning Commission  
FROM: Tiffany Speir, Long Range & Strategic Planning Manager  
DATE: July 7, 2021  
SUBJECT: 2021 Annual Development Regulation Amendments  
ATTACHMENTS: Resolution 2021-03 (Attachment A) and recommended Annual  
Development Regulation Amendments (Exhibit A to Resolution)

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#### **BACKGROUND**

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 held a public hearing on the amendments on June 16; the hearing was kept open until July 7 for submission of written public comments.

Attached to this memo is the Planning Commission's Resolution 2021-03 (**Attachment A**) and the draft amendments (**Exhibit A to Resolution 2021-03.**)

On June 16, an amendment was added that corrects the inadvertent omission of permitting 3-Family dwelling units in the NC1, NC2, and ARC zones at LMC 18A.40.110. Per the Commission member discussion following the public hearing on June 16, a new proposed amendment is included herein that corrects the inadvertent omission of permitting 3-Family dwelling units in the MF1 zone.

## **ATTACHMENT A**

### **PLANNING COMMISSION RESOLUTION NO. 2021-03**

#### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKEWOOD, WASHINGTON, FORMALIZING ITS RECOMMENDATIONS REGARDING THE 2021 ANNUAL DEVELOPMENT REGULATION AMENDMENTS AND FORWARDING ITS RECOMMENDATIONS TO THE LAKEWOOD CITY COUNCIL FOR CONSIDERATION AND ACTION.**

WHEREAS, the City of Lakewood is a code city planning under the Growth Management Act, codified in RCW 36.70A, and

WHEREAS, the City Council adopted its Comprehensive Plan via Ordinance No. 237 on July 10, 2000; and

WHEREAS, the Lakewood City Council adopted Title 18A, Land Use and Development Code, of the Lakewood Municipal Code (LMC) via Ordinance No. 264 on August 20, 2001; and

Whereas, the Growth Management Act (GMA) requires the City of Lakewood to adopt development regulations that are consistent with and implement the adopted Comprehensive Plan pursuant to Revised Code of Washington (RCW) 36.70A.040; and

Whereas, over time the Lakewood Planning Commission has reviewed the Lakewood Development Regulations and made certain modifications to Lakewood Municipal Code Titles 1, 5, 12, 14, 15, 17, 18A and 18B to provide needed revisions, clarifications and updates; and

Whereas, the Lakewood Planning Commission held an open public hearing on June 16, 2021, regarding the proposed 2021 amendments to the Lakewood Development Regulations; and

WHEREAS, environmental review as required under the Washington State Environmental Policy Act (SEPA) has resulted in the issuance of a determination of environmental non-significance that was published on June 23, 2021 under SEPA #202103356; and

WHEREAS, notice was provided to state agencies on June 23, 2021 per direct communication and per the City of Lakewood's submission to the Department of Commerce – 2021-S-2816--Request for Expedited Review / Notice of Intent to Adopt Amendment, prior to the adoption of this Resolution, and state agencies have been afforded the opportunity to comment per RCW 36.70A.106(1); and

WHEREAS, the Lakewood Planning Commission determined that the 2021 Annual Development Regulation Amendments are consistent with the Growth Management Act and the provisions of the City's Comprehensive Plan; and

WHEREAS, the Lakewood Planning Commission finds that the proposed amendments further the goals and policies of the Comprehensive Plan and promote the community's overall health, safety, and welfare; and

Whereas, on July 7, 2021, the Planning Commission completed review;

**NOW, THEREFORE, THE LAKEWOOD PLANNING COMMISSION OF THE CITY OF LAKEWOOD, WASHINGTON, DOES RECOMMEND AS FOLLOWS:**

**Section 1.** Amendments to the City's land use and development regulations as summarized below and included in full in Exhibit A, attached hereto:

**Amendments to Title 5 (Business Licenses and Regulations):**

- Updating references to RCW and WAC sections

**Amendments to Title 14 (Environmental Protection):**

- Updating references to RCW and WAC sections

**Amendments to Title 15 (Buildings and Construction):**

- Updating references to RCW and WAC sections

**Amendments to Title 18A (Land use and Development Code):**

- 18A.10.125 - Inserting map to show where JBLM flight patterns overlay Lakewood
- 18A.10.070 (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 – allowing personal services as a permitted use in Commercial 1 zone
- 18A.40.110 – allowing 3-Family dwellings in the Multi-Family 1, Neighborhood Commercial 1, Neighborhood Commercial 2, and Arterial Residential/Commercial zones
- 18A.60.090(A)(4) – clarifying minimum lot width in the Mixed Residential 2 zone
- 18A.60.100 – correcting rounding of fractions practices
- 18A.80 – updating Parking Regulations
- 18A.95 – updating Wireless Services Facilities regulations

**Section 2:** The Lakewood Planning Commission hereby directs staff to transmit its recommendations as contained herein to the Lakewood City Council in a timely manner.

**Section 3:** If any provisions of this Resolution or the amendments to the Development Regulations are found to be illegal, invalid or unenforceable, the remaining provisions of this Resolution shall remain in full force and effect.

PASSED AND ADOPTED at a regular meeting of the City of Lakewood Planning Commission this 7<sup>th</sup> day of July, 2021, by the following vote:

AYES:        BOARDMEMBERS:

NOES:        BOARDMEMBERS:

ABSENT:     BOARDMEMBERS:

/s/

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Don Daniels, CHAIR, PLANNING COMMISSION

ATTEST:

/s/

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KAREN DEVEREAUX, SECRETARY

## EXHIBIT A

### 2021 ANNUAL DEVELOPMENT REGULATION AMENDMENTS

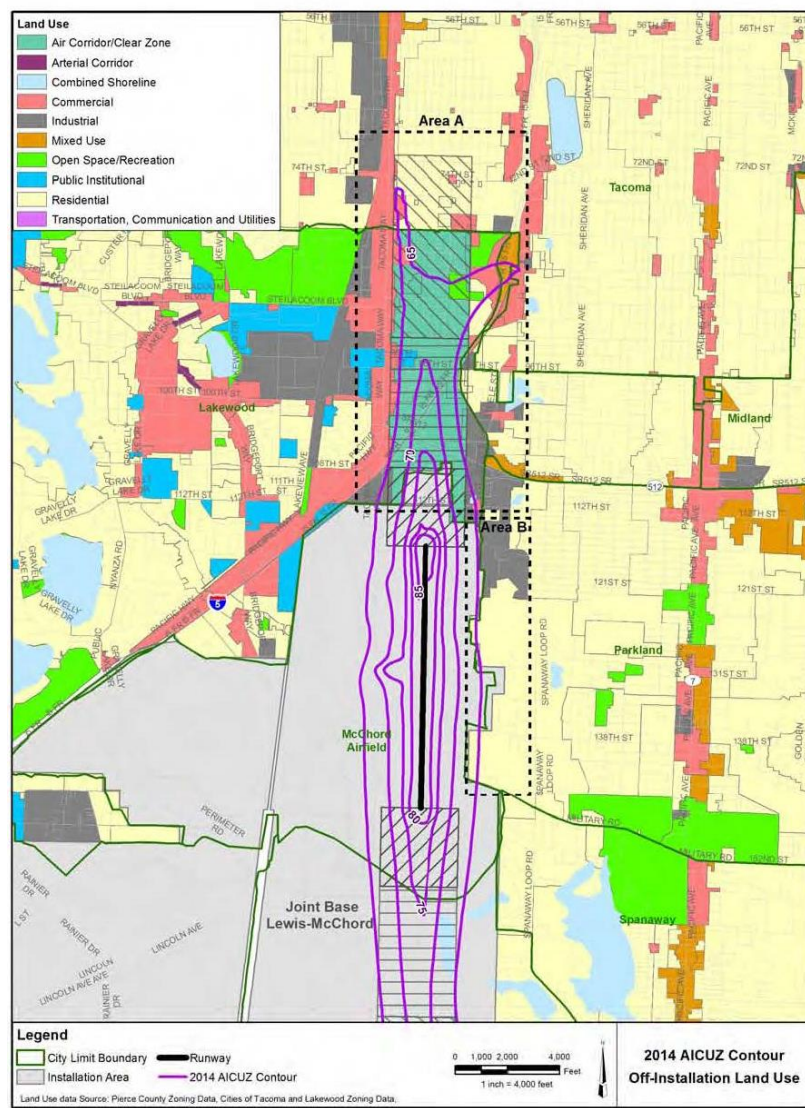
*Where portions of Lakewood Municipal Code sections or chapters are included below, the remainder of those sections or chapters remain unchanged.*

#### **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
<b>TYPE I ADMINISTRATIVE</b>					
<u>Form Based Code Review &amp; Decision</u>	<u>N</u>	<u>D</u>	<u>O/Appeal</u>	<u>N</u>	<u>N</u>

*[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	M R 1	M R 2	M F 1	M F 2	M F 3	MF3 (B) (1)	A R C	N C 1	N C 2	T O C	C B D	C 1	C 2	C 3	I B P	I 1	I 2	P I
Personal services	—	—	—	—	—	—	—	—	—	P	P	P	P	P	P	P	P	—	—	—	—	—

Correct omission of permitting 3-Family dwelling units in the NC1, NC2, and ARC zones.  
Correct omission of permitting 3-Family dwelling units in the MF1 zone.

#### 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	M R 1	M R 2	M F 1	M F 2	M F 3	A R C	N C 1	N C 2	T O C	C B D	C 1	C 2	C 3	I B P	I 1	I 2	P I
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	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**; 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
<a href="#">RCW 7.48A.010(iii)</a>	<a href="#">18A.10.180</a>	Broken link
<a href="#">RCW 36.70A.040(12)</a>	<a href="#">18A.10.180</a>	Broken link
<a href="#">RCW 36.70A.040(13)</a>	<a href="#">18A.10.180</a>	Broken link
<a href="#">Chapter 51-21 WAC</a>	<a href="#">15.05.020</a>	Broken link
<a href="#">WAC 197-11-315(a)</a>	<a href="#">14.02.060</a>	Broken link
<a href="#">RCW 70.94.524</a>	<a href="#">18A.80.020</a> <a href="#">18A.80.040</a>	Recodified to <a href="#">70A.15.4010</a>
<a href="#">Chapter 70.96A RCW</a>	<a href="#">5.32.070</a>	Recodified to 71.24.510 et seq.
Chapter 70.105 RCW	<a href="#">14.165.010</a> 18A.40.025	Recodified to RCW 70.300

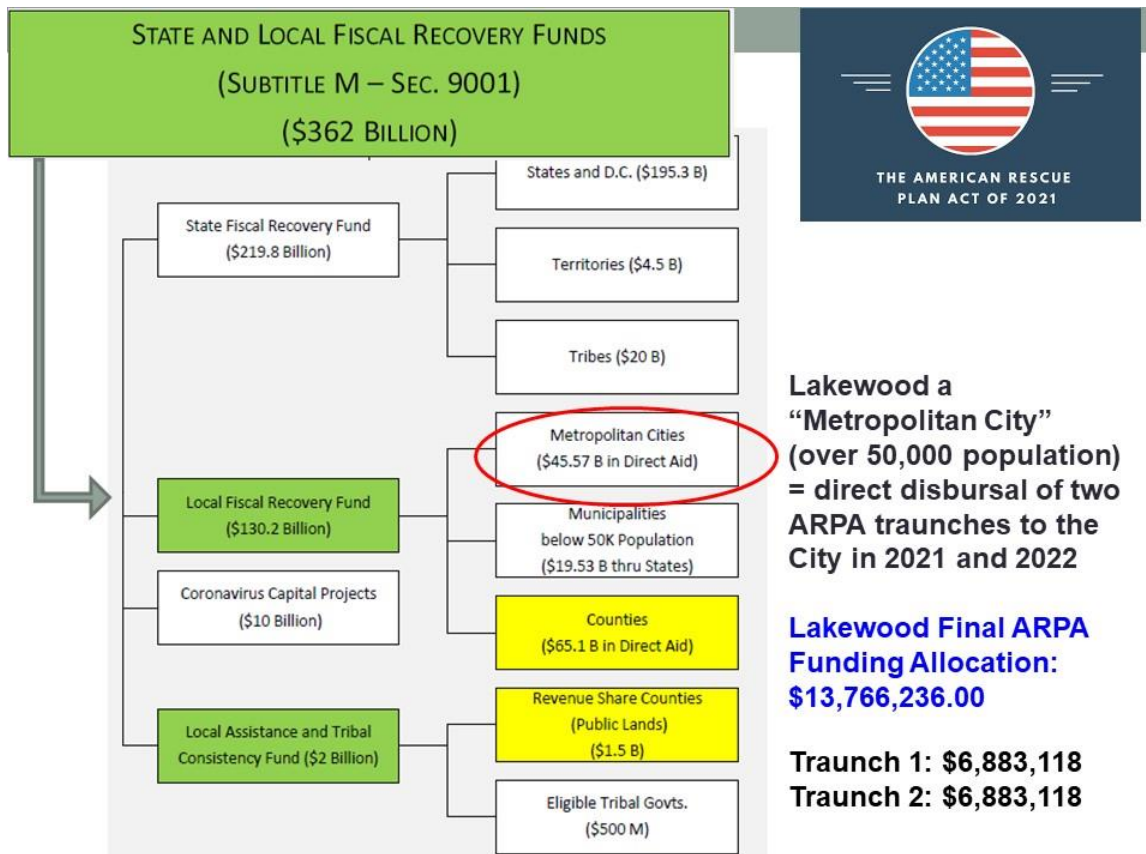


TO: Planning Commission  
FROM: Tiffany Speir, Long Range & Strategic Planning Manager  
DATE: July 7, 2021  
SUBJECT: Lakewood ARPA Program

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### BACKGROUND

The City of Lakewood is receiving funds from the American Rescue Plan Act (ARPA) in two equal tranches in 2021 and 2022:



The City is currently conducting an outreach program to stakeholders, residents, and City Boards and Commissions. The results of these efforts will be presented to the City Council on August 23; the Council will then determine how to allocate ARPA funds. On July 7, the Commission and Community Services Advisory Board (CSAB) members are being asked for their feedback along with LASA and KWA representatives.



## DISCUSSION

Per the Act, ARPA funds allocated to local governments shall only be used:

“(A) to respond to the public health emergency with respect to **COVID-19 or its negative economic impacts**, including assistance to households, small businesses, and nonprofits, or aid to impacted industries such as tourism, travel, and hospitality;

“(B) to respond to workers performing essential work during the COVID-19 public health emergency by providing premium pay to eligible workers that are performing such essential work, or by providing grants to eligible employers that have eligible workers who perform essential work;

“(C) for the provision of government services to the extent of the reduction in revenue of such metropolitan city due to the COVID-19 public health emergency relative to revenues collected in the most recent full fiscal year of the metropolitan city prior to the emergency; or

“(D) to make necessary investments in water, sewer, or broadband infrastructure.

ARPA funds are **one-time monies**, and commensurate with City financial policies, should only be used for one-time purposes versus ongoing operations.

### Eligible Uses: COVID-19 Pandemic Response



To respond to the public health emergency with respect to the Coronavirus Disease 2019 (COVID–19) or its negative economic impacts, including assistance to households, small businesses, and nonprofits, or aid to impacted industries such as tourism, travel, and hospitality.

- COVID-19 Mitigation and Prevention
- Medical Expenses
- Behavioral Health Care Including Addiction Treatment
- Public Health and Public Safety Employees
- Data, Design, and Execution of Health Programs
- Health Disparities
- Survivors Benefits

Fiscal Recovery Funds payments may be used by recipients to provide **premium pay to eligible workers performing essential work** during the COVID-19 public health emergency or to **provide grants to third-party employers with eligible workers** performing essential work.

- The Interim Final Rule defines "essential work" as work involving regular in-person interactions or regular physical handling of items that were also handled by others.
- Such workers include:
  - Staff at nursing homes, hospitals, and home care settings;
  - Workers at farms, food production facilities, grocery stores, and restaurants;
  - Janitors and sanitation workers;
  - Truck drivers, transit staff, and warehouse workers;
  - Public health and safety staff;
  - Childcare workers, educators, and other school staff; and
  - Social service and human services staff.

**Coronavirus State and Local Fiscal Recovery Funds – “necessary investments in water, sewer, or broadband infrastructure.”**

- Projects eligible under the Clean Water State Revolving Fund
  - Construct, improve, and repair wastewater treatment plants; control non-point sources of pollution; create green infrastructure; manage and treat stormwater; water reuse; protect waterbodies from pollution.
- Projects eligible under the Drinking Water State Revolving Fund
  - Build or upgrade facilities to improve water quality; transmission, distribution, and storage systems; consolidation or establishment of drinking water systems
- Cybersecurity
- Climate Change and Resilience
- Lead Service Line Replacement

- **Eligible projects must:**
  - "be designed to provide service...to unserved and underserved households and businesses."
    - Unserved and underserved = lacking access at least 25/3 Mbps wireline service
  - Specific service areas and locations may be defined by community
  - Provide service that "reliably meets or exceeds symmetrical speeds of 100 Mbps" or, if impossible, at least 100/20 Mbps with the ability to scale to 100 Mbps symmetrical
- **Eligible projects are encouraged to:**
  - consider affordability
  - avoid investing in locations with "existing agreements to build reliable wireline service with minimum speeds of 100/20 Mbps by December 21, 2024"
  - "deliver a physical broadband connection by prioritizing projects that achieve last-mile connections"
  - prioritize municipal, nonprofit, and cooperative-owned networks
- **Digital inclusion:** assistance to households, including internet access and digital literacy assistance, are eligible uses

### Lakewood Use of ARPA Funds

At its March 27, 2021 retreat, the City Council established policies regarding the City's use of ARPA funds, identified initial ideas for use of ARPA funds, and directed that a community engagement outreach effort be conducted to inform the Council's allocation of the funds.

Per ARPA, the funds must be committed by December 31, 2024 and must be exhausted by December 31, 2026.

### City Council ARPA Policy and Priority Direction:

- Use ARPA for one-time costs; however, the City Council would consider making exceptions for certain programs or pilot programs.
- The City has ample time to expend ARPA funds. As a result, the City Council would like to have more research performed on community needs, including more community engagement with businesses, residents, human service providers and other non-profits, and other community stakeholders.
- ARPA funds should be treated as general fund monies and as such subject to the City's one percent (1%) set-a-side for human services.

While not considered a formal policy by the Council, there was clear direction about the desire for Lakewood to not dedicate the City's ARPA funds toward items already being funded at the county, state and federal levels, including rental, mortgage and utility assistance.

Also on March 27, the City Council identified potential items for use of ARPA funds:

<b>Items Supported by at least 1 Councilmember @ 3/27 Retreat</b>
Restore City lost revenue for 2020, 2021, and 2022 vis-a-vis FY 2019. (Restore Staff to 1/27/20 level)
Dedicate 1% of ARPA tranches (\$68,830 each) to CSAB in 2022 and 2023 for allocation
Expand City Human Services Program, including mental health, substance abuse, and financial counseling
Establish Youth Employment Program with staff resources to facilitate valuable jobs connections (e.g., Lakewold Gardens, local non-profits)
Leverage Public Partners' Services, including rental & mortgage assistance and human services
Develop Online "Street" to promote Lakewood Businesses (especially small and minority owned businesses)
Provide Resource Navigation Services to Lakewood Businesses in Multiple Languages
Provide Resource Navigation Services to Lakewood Residents (i.e., point them toward service providers)
Support Lakewood Cultural Businesses/NGOs/Arts & Entertainment Venues
Support Veteran Homeless Resource Center Construction
Support LASA or Other Provider Transitional Housing Construction
Maintain Existing Affordable Housing, including 1) increasing support for and partnerships with RTSS, Habitat for Humanity, Homeownership Center of Tacoma and 2) Increase funding for Senior/Low Income Housing grant program (roofs, ramps, etc.)
Install City Reader Board(s)
Improve City website, including multi-lingual services/access, live chat/digital assistant, search tools
Upgrade HVAC Systems at City Hall and other facilities for health safety (e.g. install bipolar UV ionization)
Consolidate City operations to 1 <sup>st</sup> and 2 <sup>nd</sup> floors of City Hall
Update Council Chambers to allow for partial/full virtual meetings, hearings, etc.
Develop capabilities for online Court services and proceedings
Install security cameras in City high crime areas
Provide WiFi access throughout City
Provide water access at City parks facilities for handwashing

### ARPA Serving the Hardest-Hit Communities and Families

While the pandemic has affected communities across the country, it has disproportionately impacted low-income families and communities of color and has exacerbated systemic health and economic inequities. Low-income and socially vulnerable communities have experienced the most severe health impacts.

Coronavirus Local Fiscal Recovery Funds (CLFRF) allow for a broad range of uses to address the disproportionate public health and economic impacts of the crisis on the hardest-hit communities, populations, and households. Eligible services include:

**Addressing health disparities and the social determinants of health**, through funding for community health workers, public benefits navigators, remediation of lead hazards, and community violence intervention programs;



**Investments in housing and neighborhoods**, such as services to address individuals experiencing homelessness, affordable housing development, housing vouchers, and residential counseling and housing navigation assistance to facilitate moves to neighborhoods with high economic opportunity;

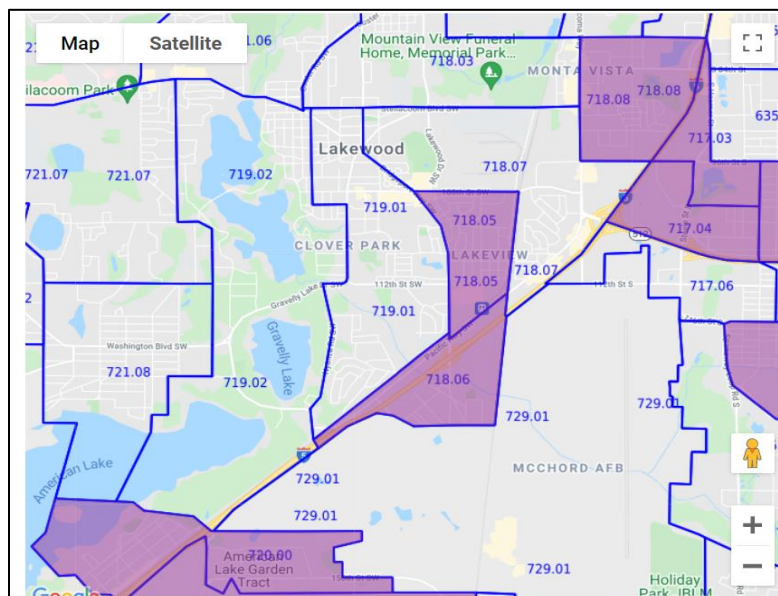
**Addressing educational disparities** through new or expanded early learning services, providing additional resources to high-poverty school districts, and offering educational services like tutoring or afterschool programs as well as services to address social, emotional, and mental health needs; and,

**Promoting healthy childhood environments**, including new or expanded high quality childcare, home visiting programs for families with young children, and enhanced services for child welfare-involved families and foster youth.

Governments may use CLFRF to support the services listed below that are **presumed eligible** under ARPA if they are provided within a **Qualified Census Tract** (a low-income area as designated by HUD); to families living in Qualified Census Tracts; or to other populations, households, or geographic areas disproportionately impacted by the pandemic:

- 1) Direct cash and loan interventions
- 2) Assistance to business and non-profits
- 3) Impacted industries and workers
- 4) Housing and Community Development
- 5) Homelessness
- 6) Childcare and Education

Lakewood Qualified Census Tracts: 720.00 Tillicum/Woodbrook; 718.06 Springbrook; 718.05 Lakeview; and 718.08 Monta Vista:



### Potential Collaborative Uses of CLFRF

- I. Lakewood has been invited to collaborate with Pierce County and other cities to best allocate ARPA CLFRF; an initial call for jurisdictions was held May 27 and Lakewood has stated its interest in participating.
- II. Lakewood is considering whether to assist Tacoma and Pierce County with the purchase of the Comfort Inn on 86<sup>th</sup> and Hosmer in Tacoma for use as an emergency shelter until the end of 2023, and then as a permanent supportive housing structure starting in 2024 for 50 years or more. Lakewood would allocate \$1 million toward the project.
- III. Lakewood has also been requested by the Pierce County Economic Development Department to consider allocating \$500,000 of its CLFRF toward a multi-year business support program (Pierce County has allocated \$5M to this program.) The program will be countywide and will:
  - focus on growing entrepreneurship;
  - focus on BIPOC needs; and
  - have both structured cohort and tailored individual opportunities.

Program resources will go to training, technical resources needed by businesses, innovation grants to help with seed money funding, financial reporting programs and mentors/ navigators to help the businesses learn to use the tools. Success measures include: the number of businesses launched and also growing wealth in our communities. The long term goal will be to have these efforts create self-sustaining programs. Participating partners will also help design these efforts.