

**PLANNING COMMISSION
REGULAR MEETING MINUTES
September 15, 2021
Hybrid In-Person/Virtual Meeting
6000 Main Street SW, Lakewood, WA 98499**

Call to Order

Mr. Don Daniels, Chair called the hybrid in-person/virtual meeting to order at 6:30 p.m.

Roll Call

Planning Commission Members Present: Don Daniels, Chair; Paul Wagemann, Linn Larsen, Ryan Pearson and Phillip Combs.

Planning Commission Members Excused: Connie Coleman-Lacadie

Commission Members Absent: None

Staff Present: David Bugher, Assistant City Manager, Development Services; 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 September 1, 2021 were approved as written by voice vote M/S/C Pearson/Larsen. The motion passed unanimously, 5 - 0.

Agenda Updates None

Public Comments

This meeting was held as a “hybrid” in-person/virtual meeting. Citizens were encouraged to attend and/or to provide written comments prior to the meeting. No virtual public comments were received.

Mr. Glen Spieth, Lakewood resident, expressed concern regarding the Western State Hospital Master Plan and new building plans encroaching on the one- square mile of the Fort Steilacoom property which is on the National Historic Register. Mr. Spieth commented on the large number of Adult Family Homes in the Oakbrook neighborhood and the fact that the 7-11 Store next to his house had been robbed and graffiti recently.

Maria Chiechi, representing the Adult Family Homes Council, spoke (via ZOOM connection) in opposition of the recent denial of an adult family home application within the Air Corridor zones established by Lakewood.

Mr. Eric Seibel, representing Lakewood Garry Oaks Committee, spoke (via ZOOM connection) in favor of amending the regulations to further protect Garry Oaks in Lakewood.

Dr. Christina Manetti, was having trouble with being muted and had raised her hand (via ZOOM connection) to speak but couldn't be heard. It was acknowledged that the Commissioner's had received the written comments she had forwarded regarding her favor of amending the Tree Preservation Codes to further protect Garry Oaks within Lakewood.

The Planning Commission received a written comment from John Ficker, Adult Family Home Council which included a written comment from Ms. Jina Kim. The letter was also forwarded to commissioners prior to the meeting.

Public Hearings

Ms. Tiffany Speir explained Lakewood has begun its 2022 Comprehensive Plan and Zoning Map amendment (22CPA) cycle process. The period for the public to submit applications ran July 19 – August 20, 2021. City Council requested the amendment 2022-07 Parking Requirement be added to the list. The request to rezone a parcel in Tillicum will be removed from the list because it is a site-specific rezone and will be reviewed by a hearing examiner. Currently (and subject to change), the following proposed amendments are included within the 2022 Comprehensive Plan and Zoning Map amendment cycle:

City-Initiated 2022 Text and Designation/Zone Applications

(Text and/or maps for each being prepared)

- 2022-01** Review and update of Zoning, Policies and Code related to Tree Preservation, including the redesignation and rezoning zone of acreage hosting Garry Oaks near St. Clare Hospital from Public Institutional (PI) to Open Space & Recreation 1 (OSR1)
- 2022-02** Update of Tillicum Neighborhood Plan and Tillicum Center of Local Importance (CoLI)
- 2022-03** Review and update of Housing Chapter and related amendments to LMC Title 18A development regulations
- 2022-04** Review of Zoning, Policies and Code related to Adult Family Homes (focus on potential allowance of AFHs in Air Corridor 1 (AC1) and Air Corridor 2 (AC2) zones)
- 2022-05** Update sections of the Comprehensive Plan to reflect the adoption of VISION 2050 by the Puget Sound Regional Council (see, e.g., Section 1.6.7.1)
- 2022-06** Update Comprehensive Plan Figures 3-5, 3-6, and 3-8 to reflect adoption of the 2020 Parks Legacy Plan; update Figure 4.1 with an updated Urban Focus Area map depicting the Downtown and Lakewood Station District Subareas, the Tillicum Neighborhood, and the City Landmarks listed in Section 4.4 text
- 2022-07** Parking Requirements in LMC Chapters 18A.80 and in 18C.600 (Lakewood Station District Subarea Plan)

City-Initiated Land Designation/Zone Applications

- 1. None to date

Privately-Initiated Text and Designation/Zone applications

- 1. A request to rezone 1 parcel in Tillicum (15206 Portland Ave SW.) This would likely not be included in the docket list because it is a site-specific rezone and subject to the review process per LMC 18A.30 Article VII and subsection .680.

Chair Don Daniels opened the floor for public hearing comments.

Mr. James Dunlop spoke of his concerns the City isn't been fair to homeowners wanting to operate adult family homes in the air corridor zones.

Ms. Eric Seibel spoke of the difficulty in trying to balance property rights vs. tree preservation.

Commissioners agreed to continue the hearing until the next meeting on October 6, 2021.

Unfinished Business None

New Business

Introduction of Adult Family Homes in Air Corridor 1 (AC1) and Air Corridor 2 (AC2)

Mr. David Bugher provided a presentation to explain the background of the consideration for these changes to the code. The commissioners conducted a study session on adult family homes located in the military-defined Accident Potential (APZ I and APZ II) zones, which are reflected in the city’s Air Corridor 1 and Air Corridor 2 land use zones. These zoning districts are located on the east side of the city underneath the JBLM Air Installation Compatible Use Zone (AICUZ) contours. There are currently eight adult family homes in the APZ II zoning district. A ninth adult family home application was recently received and denied because of changes made in the city’s land use and development regulations (Title 18A) in 2019; the city now prohibits adult family homes in both zones.

The commission has been requested to review the subject and forward recommendations to the City Council.

Prior to the meeting staff mailed notices and invitations of the study session to various members of the adult family home community including current adult family home providers in the AC 1 zone; taxpayers of record whereupon an adult family home is located; Ms. Mun Jung Park, whose application was recently denied; a representative from the Adult Family Home Council; and persons representing Department of Social & Health services.

The presentation covered the following subjects:

1. Definition of an adult family home;
2. Review state law for adult family homes;
3. Review local regulation (CZ, APZ I and APZ II zones; AC 1 and AC 2 land use zones);
4. Proposed adult family home at 3114 91st Street SW (Mun Jung Park, applicant);
5. Existing Land Uses in the AC1 and AC 2 land use zones;
6. Adult family homes in Pierce County and Lakewood;
7. Adult family home locations adjacent to municipal/regional airports elsewhere in the Puget Sound; and
8. Possible Next Steps.

Report from Council Liaison None

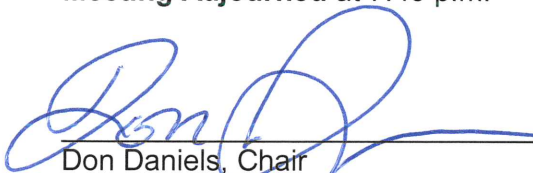
Reports from Commission Members and Staff

Future Planning Commission Agenda Topics

10/06/21 Continuation of Planning Commission Public Hearing and potential action on the 2022 Comprehensive Plan Amendments Docket list; Adult Family Homes (AFHs) in AC1 & AC2 zones discussion.

Next Regular Meeting The next regular meeting would be held on October 6, 2021.

Meeting Adjourned at 7:46 p.m.



Don Daniels, Chair
 Planning Commission 10/06/2021



Karen Devereaux, Recording Secretary
 Planning Commission 10/06/2021