



A G E N D A

PLANNING COMMISSION

Don Daniels • Ryan Pearson • Paul Wagemann

Phillip Combs • Linn Larsen • Brian Parsons • Robert Estrada

Wednesday, September 21, 2022 at 6:30 pm

Hybrid Meeting: In-Person & Virtual via ZOOM

Council Chambers 6000 Main St. SW, Lakewood WA 98499

Per the Lakewood City Council, the Planning Commission will meet in a hybrid in-person and virtual format.

Residents can attend in person at the Lakewood City Council Chambers; they can also attend virtually 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: 831 0451 3207

To Submit 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 by noon on the day of the meeting will be provided to the Planning Commission electronically.

Live Virtual Public Participation: To provide live virtual 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: 831 0451 3207 or by going online at <https://us06web.zoom.us/j/83104513207>. 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://us06web.zoom.us/j/83104513207> 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 July 20, 2022
4.	Agenda Updates
5.	Public Comments
6.	Public Hearings <ul style="list-style-type: none">• None
7.	Unfinished Business <ul style="list-style-type: none">• None
8.	New Business <ul style="list-style-type: none">• 2023 Comprehensive Plan Amendment Docket Introduction• 2044 Lakewood Population and Employment Growth Targets• 2024 Comprehensive Plan Periodic Review Process Introduction
9.	Reports from Council Liaison, City Staff & Commission Members <ul style="list-style-type: none">• City Council Updates/Actions• City Staff Updates<ul style="list-style-type: none">• Next meeting October 05, 2022• Future Agenda Topics

Meeting materials will be distributed and published no later than 24 hours prior to the meeting

1. Draft Meeting Minutes from July 20, 2022
2. Staff Report: 2023 Comprehensive Plan Amendment Docket Introduction
3. Staff Report: 2044 Lakewood Population and Employment Growth Targets
4. Staff Report: 2024 Comprehensive Plan Periodic Review Process Introduction



**PLANNING COMMISSION
MEETING MINUTES
July 20, 2022
Hybrid In-Person/Virtual Meeting via ZOOM
6000 Main Street SW, Lakewood, WA 98499**

Call to Order

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

Roll Call

Planning Commission Members Present: Don Daniels, Chair; Ryan Pearson, Vice-Chair; Paul Wagemann, Phillip Combs, Brian Parsons, and Robert Estrada

Planning Commission Members Excused: Linn Larsen

Commission Members Absent: None

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

Council Liaison: Paul Bocchi (present)

Approval of Minutes

The minutes of the meeting held on July 13, 2022 were approved as written by voice vote M/S/C Pearson/Parsons. The motion carried, 6 - 0.

Agenda Updates

None.

Public Comments

Ms. Christina Manetti expressed her disappointment that the Commissioners did not keep the exact wording for Garry Oak preservation as suggested by the Adhoc Tree Committee for the Tree Preservation Code Update.

Public Hearings

None.

Unfinished Business

Action on Climate Change Implementation Plan

Ms. Tiffany Speir reviewed the draft Energy & Climate Change Chapter Implementation Plan (ECCC IP) as provided to the Commission on May 18 by CED Director Dave Bugher. Of the original 89 action items included in the Comprehensive Plan 32 have thus far been included. Staff discussed and commissioners agreed to include an additional 14 items with scores of 10 or higher on the initial ECCC IP. One additional item on the recommended Work Plan is to install electric vehicle charging stations.

MOTION (Parsons/Wagemann): To approve Resolution 2022-06, formalizing the Planning Commission's recommendations regarding the adoption of an energy and climate change work plan.

SECONDED. PASSED, 6-0

Discussion re Tree Preservation Code Update

Ms. Brunell provided options of potential amendments to the version of the tree code amendments that had been subject of the July 6 public hearing. She and Ms. Hancock also provided information regarding a potential City urban forestry program and tree inventory.

MOTION (Combs/Pearson): To approve Resolution 2022-07 Option B recommending amendments to the Lakewood Tree Preservation Code and associated chapters, future amendment to the comprehensive plan, and the establishment of an urban forestry program.

SECONDED. PASSED, 4-2.

Mr. Ryan Pearson made a motion to amend the first motion by reducing the 20” diameter single tree stand definition to 15”. A voice vote was taken. Amended motion did not pass, 2-4.

New Business

None.

Report from Council Liaison

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

All summer activities are in full swing with the SummerFEST being held Saturday, July 23, at Fort Steilacoom Park. Everyone was encouraged to carpool when attending.

Many positive roadway projects are in construction phases over the summer season. Be aware of signage and detour routes.

Councilmember Bocchi thanked the commissioners for all their hard work and efforts on the Climate Change Work Plan, as well as the Tree Preservation Code Update over several weeks.

Reports from Commission Members and Staff

Ms. Tiffany Speir reviewed the following topics slated for discussion at future meetings:

Future Planning Commission Agenda Topics

08/2022: On hiatus through the month of August with no meetings being held.

09/21/2022: 2024 Comprehensive Plan Development Regulations Discussion

Next Regular Meeting would be held as a hybrid in-person/ZOOM meeting on September 21, 2022.

Meeting Adjourned at 7:29 p.m.

Don Daniels, Chair
Planning Commission 09/21/2022

Karen Devereaux, Recording Secretary
Planning Commission 09/21/2022



TO: Planning Commission
FROM: Tiffany Speir, Long Range & Strategic Planning Manager
DATE: September 21, 2022
SUBJECT: Proposed 2023 Lakewood Comprehensive Plan and Zoning Map Amendment Docket

BACKGROUND

Lakewood has begun its 2023 Comprehensive Plan and Zoning Map amendment (23CPA) cycle process. There are several legally required steps in order to complete this process once a docket of potential amendments has been approved:

- City level SEPA review;
- WA Department of Commerce review;
- Planning Commission public hearing, review, and recommendation; and
- City Council public hearing, review and action.

The period for the public to submit applications was duly noticed and open during the month of August 2022.

DISCUSSION

Currently (and subject to change), the following four (4) privately initiated and four (4) City initiated amendments have been requested for inclusion in the 2023 Comprehensive Plan and Zoning Map amendment cycle:

- 2023-01 Rick Hjelm request to redesignate/Rezone Parcel 0220352126 (8821 John Dower Rd SW) from Multifamily (MF)/Multifamily 1 (MF1) to Corridor Commercial (CC)/Commercial 1 (C1).**
- 2023-02 Claude Remy request to redesignate/rezone parcel numbers 0219024020 and 0219024021 (5626 and 5634 Main St SW, respectively), and 0219024022 (10604 Davisson Rd SW) from Multifamily (MF)/Multifamily 3 (MF3) to Downtown/Central Business District (CBD).**
- 2023-03 Lakewood Racquet Club request to redesignate/rezone parcel(s) 0219111038, -1040, and 3097000312 (5820 112th St. SW) from Mixed Residential (MR)/Mixed Residential 1 (MR1) to Open Space & Recreation (OSR)/ Open Space & Recreation 2 (OSR2).**
- 2023-04 LASA request to Redesignate/Rezone parcel(s) for development of low income housing:**

- 5130001640 (5516 Fairlawn Dr. SW) and -1650 (5520 Fairlawn Dr. SW) from Residential (R)/Residential 4 (R4) to Neighborhood Business District (NBD)/Neighborhood Commercial 2 (NC2); and
 - 5130001660 (8966 Gravelly Lake Dr. SW), and -1671 (8956 Gravelly Lake Dr. SW) from Arterial Corridor (ARC)/Arterial Residential-Commercial (ARC) to Neighborhood Business District (NBD)/Neighborhood Commercial 2 (NC2)

- 2023-05** Allow permanent supportive housing (PSH) and transitional housing (TH) within the City's Commercial 1, 2, and 3 zones.
- 2023-06** Amend Policy LU-5.3 to reflect changes in allowed types of funding for financial and relocation assistance for people displaced as a result of construction and development projects
- 2023-07** Rezone Parcel 880900340 from Residential/Residential 3 (R3) to Open Space & Recreation (OSR)/Open Space & Recreation 1 (OSR 1) for expansion of Wards Lake Park
- 2023-08** Update of Comprehensive Plan text regarding Western State Hospital to reflect adoption of new Master Plan (continued from 2021 amendment cycle)

The schedule for the 23CPA legislative process (subject to change) is as follows:

- September 21: Planning Commission review and discussion of the list of initially submitted amendments and consideration of adding its own items to the docket;
- October 5: Planning Commission public hearing on proposed docket;
- October 19: Planning Commission action on 23CPA docket recommendation;
- November 7: City Council study session on Commission-recommended 23CPA docket;
- November 21: City Council public hearing on 23CPA docket
- December 5: City Council takes action on 22CPA docket Resolution;
- Winter - Spring 2023: City substantive review of the proposed 21CPAs and preparation of recommendations for each;
- Spring/Summer 2023: Planning Commission substantive review and public hearing on proposed 23CPA amendments; and
- Summer/Fall 2023: City Council adopts 2023 Comprehensive Plan Amendments.

Additional preliminary information about each of the proposed amendments is included below. Each of the descriptions below are subject to change.

PRIVATELY-INITIATED TEXT AND DESIGNATION/ZONE APPLICATIONS
(Text and/or maps for each being prepared)

2023-01 Rick Hjelm request to redesignate/rezone Parcel 0220352126 (8821 John Dower Rd SW) from Multifamily (MF)/Multifamily 1 (MF1) to Corridor Commercial (CC)/Commercial 1 (C1).

This application is for a single parcel. A “site-specific rezone” occurs when there are specific parties requesting a classification change for a specific tract. A site-specific rezone requires three (3) factors: (1) a specific tract or parcel of land, (2) a request for a classification change, and (3) a specific party making the request. A site-specific rezone is not handled as part of the annual Comprehensive Plan amendments schedule, but is instead subject to the review process per LMC 18A.30 Article VII and subsection .680.

A nonconforming use (a building contractor business) is currently operating on the parcel and can continue to do so per LMC Chapters 18A.10 and 18A.20:

LMC 18A.10.180: “Nonconforming use” means a use of land or a structure which was lawful when established and which does not now conform to the use regulations of the zone in which it is located. A use shall be considered established if it conformed to applicable zoning regulations at any time, or when it has commenced under permit, a permit for the use has been granted and has not expired, or a structure to be occupied by the use is substantially underway as defined in the International Building Code.

LMC 18A.20.218: The transfer of ownership of a nonconforming lot, use, or structure will not alter its legal nonconforming status.

LMC 18A.20.228 (A): Where a lawful structure exists at the effective date of adoption of the ordinance codified in this title that could not be built under the terms of this title by reason of restrictions on area, lot coverage, height, yards or other characteristics of the structure, it may be continued so long as the structure remains otherwise lawful subject to the [certain] provisions [described in 18A.20.228 (A) subsections 1-5.]

While the somewhat nearby Neighborhood Commercial 2 (NC2) zone does not allow building contractor uses, Commercial 1 (C1) does allow “Building Contractor, Light.” However, this parcel is not adjacent to or near any Commercial 1 (C1) zoning.

	Uses in Zones and Densities		
Type of Use	Use	NC2 35 dua	C1 35 dua
Commercial and Industrial	Building contractor, light	-	P
	Building contractor, heavy	-	-



2023-02 Claude Remy request to redesignate/rezone parcel numbers 0219024020 and 0219024021 (5626 and 5634 Main St SW, respectively), and 0219024022 (10604 Davisson Rd SW) from Multifamily (MF)/Multifamily 3 (MF3) to Downtown/Central Business District (CBD)

The parcels in question are immediately outside the Downtown Subarea Plan boundaries. They are within a Residential Target Area (RTA), meaning they are eligible for the City's MFTE program. They are bounded by Multifamily 1 (MF1) zoning to the south, Residential 4 (R4) to the east and west, and Central Business District (CBD) to the north.

The applicant wishes to remove the existing apartment building and its surface parking in order to construct a new building with approximately 200 housing units and 200 parking stalls. The site development standards and form-based code regulations for the CBD zone within the Downtown Subarea and LMC Title 18B would allow for higher building heights and higher density than is allowed in the MF1 zone:

Zone and Density	MF3 54 dua	CBD 80+ dua
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If rezoned to CBD by changing the Downtown Subarea Plan boundaries to include the parcels in question, the parcels would be located within the Town Center Incentive Transition Overlay (TCI-O) as defined in LMC 18B.200.210. This would mean the parcels would be available for master planning per LMC 18B.700.720, and while stand-alone residential development is prohibited in the TCI-O, mixed-use development incorporating multifamily residential uses is allowed.

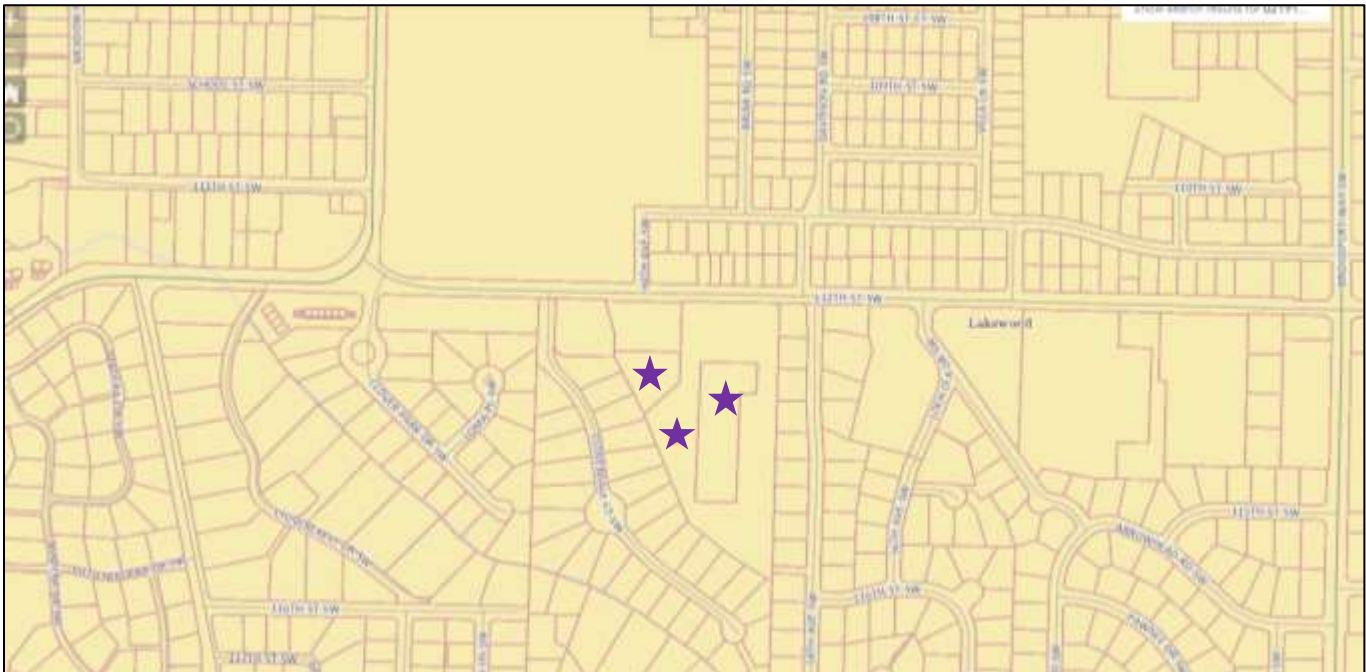




2023-03 Lakewood Racquet Club request to redesignate/rezone parcel(s) 0219111038, -1040, and 3097000312 (5820 112th St. SW) from Mixed Residential (MR)/Mixed Residential 1 (MR1) to Open Space & Recreation (OSR)/ Open Space & Recreation 2 (OSR2).

Per Ordinance 629, these parcels were rezoned from OSR to MR1 in 2015 at the request of the Racquet Club, which was thinking that parcels would be developed and sold for revenue to operate the Club. Parcels 0219111040 and -1038 currently have split zoning, with part of each zone dMR1 and part zoned OSR2.

The Club is now requesting that the zoning for all three parcels be returned to OSR2 in order to be able to create six (6) new tennis courts for children, senior and family tennis.



2023-04 LASA request to Redesignate/Rezone parcel(s) for development of permanently low income housing:

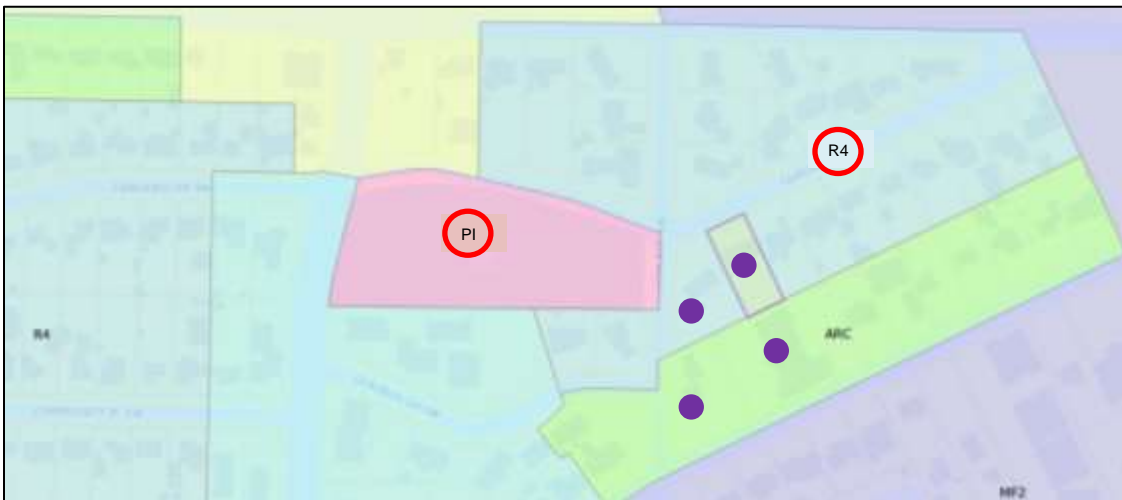
- 5130001640 (5516 Fairlawn Dr. SW) and -1650 (5520 Fairlawn Dr. SW) from Residential (R)/Residential 4 (R4) to Neighborhood Business District (NBD)/Neighborhood Commercial 2 (NC2); and
- 5130001660 (8966 Gravelly Lake Dr. SW), and -1671 (8956 Gravelly Lake Dr. SW) from Arterial Corridor (ARC)/Arterial Residential-Commercial (ARC) to Neighborhood Business District (NBD)/Neighborhood Commercial 2 (NC2)

LASA is planning to construct 25 permanently low income housing units with 1, 2, and 3 bedrooms as part of the third phase of its four-phase master plan for “Gravelly Lake Commons.” LASA plans to construct a fourth phase including a day care and 30 more permanently low income units. The parcels included in this application are where phases 3 and 4 would be located and would rezone them to the NC2 which would allow for higher density on the parcels.



As currently planned, Gravelly Lake Commons Phase 3 includes construction of 25 new affordable housing units in four separate two and three-story buildings that would include a total of 4 one-bedroom, 11 two-bedroom and 10 three bedroom units. Each unit has a private balcony or patio. Shared Laundry is provided for the one and two-bedroom units while the three bedroom units have in unit washer and dryers. Site work includes a

designated playground, parking, dumpster and recycling enclosure, landscaping and irrigation.



Type of Use	Use	R4 6.4 dua	ARC 15 dua	NC2 35 dua
Lodging	Bed and breakfast guest houses	C	-	-
	Hostels	-	-	-
	Hotels and motels	-	-	-
	Short term vacation rentals	P	P	P
Residential Uses	Accessory caretaker's unit	-	-	P
	Accessory dwelling unit	P	-	-
	Babysitting care	P	P	P
	Boarding house	C	-	-
	Cottage housing	P	-	-
	Co-housing (dormitories, fraternities and sororities)	-	-	P
	Detached single family	P	P	-
	Two family residential, attached or detached dwelling units	C	P	P
	Three family residential, attached or detached dwelling units	-	-	-
	Multifamily, four or more residential units	-	P	P
	Mixed use	-	-	P
	Family daycare	P	P	P
	Home agriculture	P	P	-
	Home occupation	P	-	-
	Mobile home parks	C	-	-
	Mobile and/or manufactured homes, in mobile/manufactured home parks	C	-	P
	Residential accessory building	P	P	P
	Rooms for the use of domestic employees of the owner, lessee, or occupant of the primary dwelling	-	-	-
	Small craft distillery	P	-	P
	Specialized senior housing	-	-	P
	Accessory residential uses	P	P	P

CITY-INITIATED TEXT AND DESIGNATION/ZONE APPLICATIONS

(Text and/or maps for each being prepared)

2023-05 Allow permanent supportive housing (PSH) and transitional housing (TH) within the City's Commercial 1, 2, and 3 zones. (Related to purchase of parcel 0219018014 (10720 Pacific Hwy SW) for use as PSH.)

RCW 35A.21.430 states, "A code city shall not prohibit transitional housing or permanent supportive housing in any zones in which residential dwelling units or hotels are allowed." The RCW also states "[r]easonable occupancy, spacing, and intensity of use requirements may be imposed by ordinance on permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters to protect public health and safety."

"Permanent Supportive Housing" is defined in state law as subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors (RCW 36.70A.030 (19).)

"Permanent Supportive Housing" is currently undefined in the Lakewood Municipal Code (LMC), but is not Lakewood's defined "group homes" or "adult family homes" that are currently regulated under LMC Title 18A:

"Adult family home" means a residential home in which a person or persons provide personal care, special care, room and board to more than one (1) but not more than eight (8) adults who are not related by blood or marriage to the person or persons providing the services (see RCW 70.128.010.) Adult family homes shall serve those with functional limitations and are not intended to serve those with a history of violence, including sex offenses. See also "Group Homes."

"Transitional Housing" is defined in state law as a project that provides housing and supportive services to homeless persons or families for up to two years and that has as its purpose facilitating the movement of homeless persons and families into independent living (RCW 84.36.043 (2)(c).)

The LMC defines "transitional housing" as:

[H]ousing that provides homeless individuals and families with the interim stability and support to successfully move to and maintain permanent housing. Transitional housing may be used to cover the costs of up to twenty-four (24) months of housing with accompanying supportive services. Program participants must have a lease (or sublease) or occupancy agreement in place when residing in transitional housing.

The following Lakewood land use zones currently allow hotels and/or residential dwelling units either conditionally or outright:

	Zoning Classifications									
Description(s)	R1, R2, R3, R4,	MR1, MR2	MF1, MF2, MF3	ARC, NC1, NC2	TOC, CBD	C1, C2, C3	IBP, I1, I2	OSR1, OSR2	PI	ML, CZ, AC1, AC2
Hotels	-	-	-	-	x	x	-	-	-	-
Residential	x	x	x	x	x	x	-	-	-	-

Under Lakewood’s current LMC 18A.40.120, the following land use zones currently allow Permanent Supportive Housing (PSH) and Transitional Housing (TH) either conditionally or outright:

	Zoning Classifications									
Description(s)	R1, R2, R3, R4,	MR1, MR2	MF1, MF2, MF3	ARC, NC1, NC2	TOC, CBD	C1, C2, C3	IBP, I1, I2	OSR1, OSR2	PI	ML, CZ, AC1, AC2
PSH	x	x	x	x	x	-	-	-	x	-
TH	x	x	x	x	x	-	-	-	x	-

In order to comply with RCW 35A.21.430, the allowed uses within the City’s C1, C2 and C3 zones must be amended to include PSH and TH. Per the same statute, “[r]easonable occupancy, spacing, and intensity of use requirements may be imposed by ordinance on permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters to protect public health and safety.”

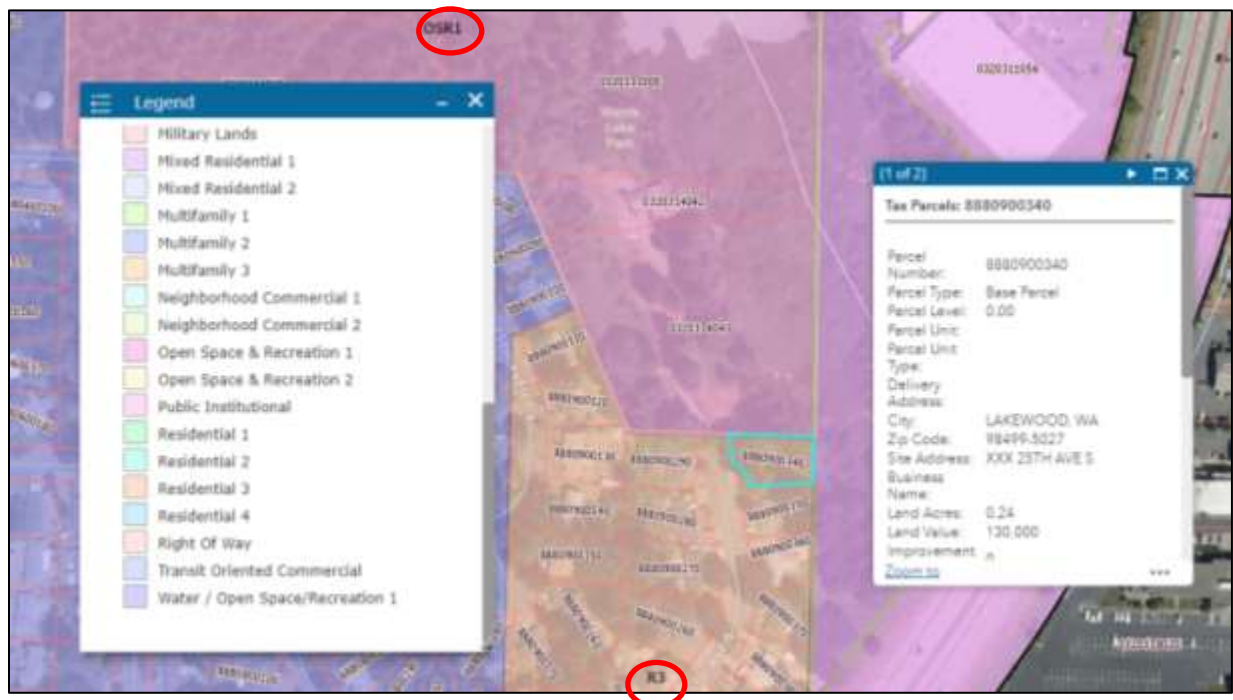
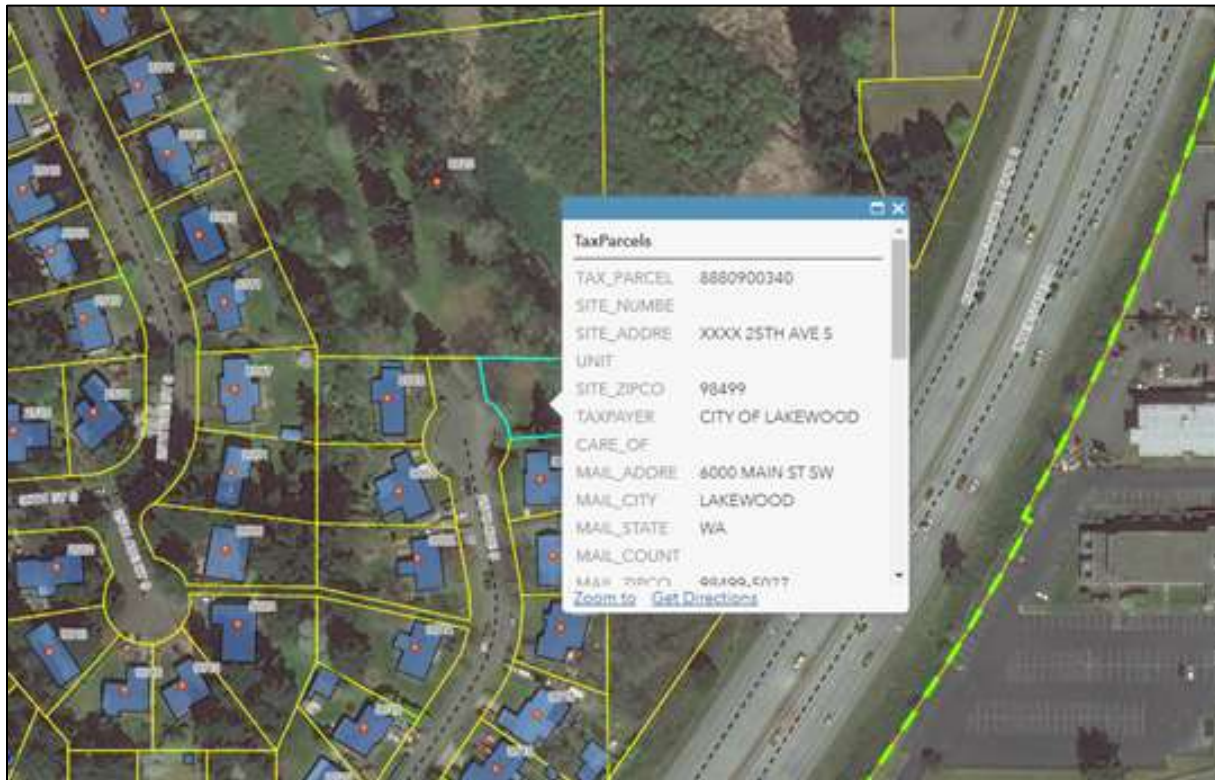
2023-06

Amend Policy LU-5.3 to reflect changes in allowed types of funding for financial and relocation assistance for people displaced as a result of construction and development projects as follows:

LU-5.3: Enforce the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended by the Uniform Relocation Act Amendments of 1987 and any subsequent amendments, to provide financial and relocation assistance for people displaced as a result of construction and development projects ~~using federal funds~~. Lakewood shall also enforce Section 104(d) of the Housing and Community Development Act of 1974, as amended, requiring the replacement of low- and moderate-income housing units that are demolished or converted to another use in connection with a CDBG project.

2023-07 Rezone Parcel 880900340 from Residential/Residential 3 (R3) to Open Space & Recreation (OSR)/Open Space & Recreation 1 (OSR 1) for expansion of Wards Lake Park

The City purchased parcel 880900340 with grant funds in 2020. Phase 2 of the City's Ward's Lake Park CIP improvements can include this parcel once it is zoned OSR1.



2023-08 Update of Comprehensive Plan text regarding Western State Hospital to reflect adoption of new Master Plan (continued from the 2021 Comprehensive Plan amendment cycle)

On August 22, 2022, the Lakewood Hearing Examiner issued his Final Decision on the DSHS conditional use permit and master plan application to amend the 1999 Western State Hospital (WSH) Master Facilities Plan for a major reconstruction of the WSH campus. On August 30, the Department of Social and Health Services filed a request for reconsideration on the Hearing Examiner's Decision, and on September 6, the Lakewood Hearing Examiner issued an Order setting the Briefing Schedule for Reconsideration of the Final Decision.

Edits to the following Comprehensive Plan and related LMC text and maps will be presented to the Planning Commission once the WSH Master Plan is approved and after the City Council takes action to include the amendment in the 2023 Comprehensive Plan amendment docket.

3.2.7 Housing Characteristics

* * *

I. Group Quarters

There were 1,544 people living in group quarters in Lakewood at the time of the 2010 census, the most recent data available. This was equal to 2.7% of the total population in Lakewood. Group quarters includes Western State Hospital which is a regional facility serving 19 counties in Washington. There were 794 people counted residing at the psychiatric hospital.

* * *

3.8 Western State Hospital (WSH)

Shortly after the City's incorporation in 1996, the state Department of Social and Health Services (DSHS) completed a master plan for the WSH campus. In 1998, DSHS applied for and received a public facilities permit from the City to formally acknowledge the proposed improvement projects within the master plan. The scope of work under the public facilities permit formed a basis upon which DSHS could then seek capital appropriations for projects upon the WSH Campus. The WSH public facilities permit (LU98059) was approved by the Hearing Examiner on September 22, 1998, and formally ratified by the City after adoption of an interlocal agreement in March 30, 1999. This action permitted DSHS to implement a six year capital facilities plan including the construction of a 163,000 square foot replacement legal offender unit. The plan, in part, was to include the demolition of a women's work release building which in past years was operated by the state Department of Corrections (DOC); demolition was to take place in 2004.

However, the women's work release building was not demolished. In February 2005, the City became aware of a plan by DOC to relocate the Tacoma-based Progress House, a work release facility to the WSH campus, in place of the women's pre-release facility which had been closed. Media surrounding the

action made it appear that DOC was not going to pursue a siting process, as required by law, or potentially, City permits to undertake the move. The City, unsure of the actions of DOC, imposed a moratorium on the WSH Campus. The City also instituted revised land use regulations for essential public facilities. Legal action ensued. Both the moratorium and the revised land use amendments were eventually upheld. To-date, the current master plan adopted in 1999 for WSH has never been updated. Only minor additions/alterations have been permitted on the WSH campus.

GOAL LU-40: Recognize the unique nature of federal patent lands at Western State Hospital and Fort Steilacoom Golf Course.

Policies:

LU-40.1: Work with DSHS to update the Western State Hospital Campus Master Plan.

LU-40.2: Enforce the City's public facilities master plan process confirming that: 1) appropriate provisions are made for infrastructure and/or services; 2) approval criteria and mitigation measures are incorporated into project approvals; and 3) the safety of the general public, as well as workers at, and visitors to, Western State Hospital is ensured.

LU-40.3: Avoid as much as possible incompatible uses on the WSH campus which could adversely impact existing uses, adjoining properties, or adversely impact at-risk or special needs populations, including but not limited to children and the physically or mentally disabled.

* * *

7.1 Sanitary Sewers

Sewer service in the City of Lakewood is almost entirely provided by Pierce County Public Works and Utilities. Sewer service was recently expanded to serve the Tillicum and Woodbrook communities. The Town of Steilacoom provides sewer service to Western State Hospital. Steilacoom has indicated that its facilities serving the Western State Hospital currently have additional growth capacity. The City of Tacoma provides sewer service to the Flett subdivision, and to commercial and residential users located in northeast Lakewood (80th Street and 84th Streets). Figure 7.2 describes the locations of all major sewer trunk lines within Lakewood.

* * *

7.1.1 Other Water Purveyors

Minor portions of the city are served by the Southeast Tacoma Mutual Water Company, and the City of Tacoma. Continued service to these areas is expected to be adequate for the 20-year planning period. Western State Hospital provides its own water service. There are also private wells servicing existing mobile home parks scattered throughout Lakewood.



TO: Planning Commission
FROM: Tiffany Speir, Long Range & Strategic Planning Manager
DATE: September 21, 2022
SUBJECT: Lakewood 2044 Population, Housing, and Employment Growth Targets

In August 2022, following deliberative and legislative processes at the Growth Management Coordination Committee, Pierce County Regional Council and Pierce County Council levels, the County Council adopted the 2044 Population, Housing and Employment Targets for Pierce County and its Cities via Ordinance 2022-126s. The Lakewood City Council has approved executing the Interlocal Agreement with the County to ratify the targets.

In summary, the Lakewood 2044 growth targets and amount of growth for each between 2020 and 2044 are included here:

2044 Population Target	2020-2044 Net Increase	2044 Housing Target	2020-2044 Net Increase	2044 Employment Target	2020-2044 Net Increase
86,792	23,180	36,713	9,714	39,735	9,863

The County adopted a condition of approval for the targets assigned to the “core cities” (Lakewood, Puyallup, University Place and Auburn):

Core Cities Geography

- Periodically re-evaluate its actual growth trends and development challenges for consistency with Vision 2050 and document its findings in the GMA required Implementation Progress Report.

Lakewood will conduct this periodic re-evaluation as adopted in Pierce County Ordinance 2022-126s.

The locations identified for 35% of the planned housing growth and 87% of the planned employment growth in Lakewood by 2035 are within the Downtown and Lakewood Station District Subareas:

	Downtown Subarea	Station District Subarea	Total
Net Increase in Housing Units by 2035	2,257 (23% of '44 target)	1,179 (12% of '44 target)	3,436*
Net Increase in Jobs by 2035	7,369 (75% of '44 target)	1,186 (12% of '44 target)	8,555

*2.2 Persons per household (PPH) = 7,559 people / 2.4 PPH = 8,246 people

The 2044 growth targets for all jurisdictions are included on the following pages.

Pierce County Population Growth Targets 2020 - 2044			
Jurisdiction	2020 Census Population	2020-2044 Population Growth	2044 Total Population
Auburn	10,013	263	10,276
Bonney Lake	22,487	3,591	26,078
Buckley	5,114	3,121	8,235
Carbonado	734	64	798
DuPont	10,151	5,184	15,335
Eatonville	2,845	794	3,639
Edgewood	12,327	5,931	18,258
Fife	10,999	4,402	15,401
Fircrest	7,156	1,910	9,066
Gig Harbor	12,029	2,200	14,229
Lakewood	63,612	23,180	86,792
Milton	7,057	600	7,657
Orting	9,041	549	9,590
Pacific	41	-	41
Puyallup	42,973	18,495	61,468
Roy	816	253	1,069
Ruston	1,055	453	1,508
South Prairie	373	39	412
Steilacoom	6,727	464	7,191
Sumner	10,621	4,904	15,525
Tacoma	219,346	105,977	325,323
Unincorporated PC			
HCT Communities ¹	157,458	39,205	196,663
Urban Unincorporated Areas ²	79,517	32,066	111,583
Rural	169,250	7,944	177,194
Military Lands	24,023	-	24,023
University Place	34,866	13,892	48,758
Wilkeson	499	187	686
Total	921,130	275,668	1,196,798

¹Urban areas within the Mid-County, Parkland-Spanaway-Midland, South Hill community plan boundaries.

Pierce County Housing Unit (H.U.) Growth Targets 2020 – 2044			
Jurisdiction	2020 Census H.U.	2020-2044 H.U. Growth	2044 Total H.U.
Auburn	3,898	96	3,994
Bonney Lake	7,605	2,850	10,455
Buckley	1,956	1,374	3,330
Carbonado	244	17	261
DuPont	3,791	1,960	5,751
Eatonville	1,127	277	1,404
Edgewood	5,125	2,432	7,557
Fife	4,326	1,873	6,199
Fircrest	2,926	788	3,714
Gig Harbor	5,642	1,000	6,642
Lakewood	26,999	9,714	36,713
Milton	2,963	259	3,222
Orting	2,999	168	3,167
Pacific	19	-	19
Puyallup	18,106	7,488	25,594
Roy	315	95	410
Ruston	517	169	686
South Prairie	149	13	162
Steilacoom	2,919	176	3,095
Sumner	4,492	2,035	6,527
Tacoma	92,309	42,390	134,699
Unincorporated PC			
HCT Communities ¹	56,309	13,380	69,689
Urban Unincorporated Areas ²	27,891	10,870	38,761
Rural	66,884	2,605	69,489
Military Lands	5,369	-	5,369
University Place	14,427	5,723	20,150
Wilkeson	182	69	251
Total	359,489	107,821	467,310

¹Urban areas within the Mid-County, Parkland-Spanaway-Midland, South Hill community plan boundaries.

²All urban areas outside the HCT Communities geography.

**Pierce County Employment Growth Targets
2020 - 2044**

Jurisdiction	Estimated 2020 Employment¹	2020-2044 Employment Growth	2044 Total Employment
Auburn	1,247	-	1,247
Bonney Lake	6,365	1,717	8,082
Buckley	2,241	1,080	3,321
Carbonado	54	6	60
DuPont	5,309	1,177	6,486
Eatonville	969	152	1,121
Edgewood	2,244	1,962	4,206
Fife	17,587	5,077	22,664
Fircrest	1,568	113	1,681
Gig Harbor	12,855	2,747	15,602
Lakewood	29,872	9,863	39,735
Milton	2,203	441	2,644
Orting	1,473	196	1,669
Pacific	2,005	638	2,643
Puyallup	30,559	14,715	45,274
Roy	188	92	280
Ruston	532	71	603
South Prairie	80	10	90
Steilacoom	840	10	850
Sumner	18,106	5,313	23,419
Tacoma	121,183	70,800	191,983
Unincorporated PC			
HCT Communities ²	31,515	10,445	41,960
Urban Unincorporated Areas ³	25,877	8,850	34,727
Rural	24,153	2,950	27,103
University Place	7,145	2,943	10,088
Wilkeson	85	11	96
Total	346,255	141,379	487,634

¹Military employment is not included.

²Urban areas within the Mid-County, Parkland-Spanaway-Midland, South Hill community plan boundaries.

³All urban areas outside the HCT Communities geography.



TO: Planning Commission
FROM: Tiffany Speir, Long Range & Strategic Planning Manager
DATE: September 21, 2022
SUBJECT: Introduction to 2024 Lakewood Comprehensive Plan and Development Regulations Periodic Review Process

BACKGROUND

Lakewood, along with every county and city in the state planning under the Growth Management Act (GMA), is required to conduct a “periodic review” (and potential update) of its Comprehensive Plan and development regulations (RCW 36.70A.130(1)).

Lakewood’s next periodic review must be completed by December 21, 2024; future periodic reviews will be conducted every 10 years. In addition, Lakewood will be required to complete submit an implementation progress report on key outcomes five years after the review and revision of the Comprehensive Plan.

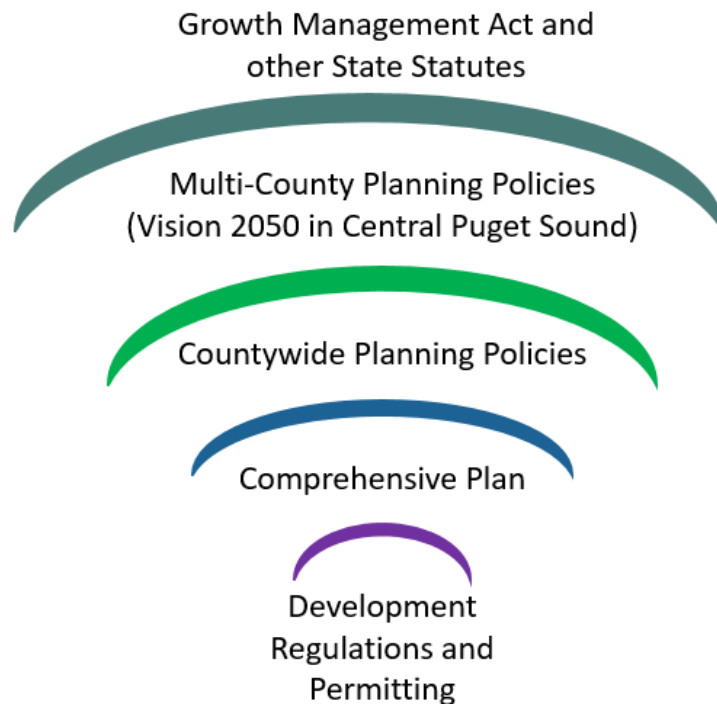
Counties and cities must be up-to-date with the requirements of the GMA, including the periodic update requirements, to be eligible for grants and loans from certain state infrastructure programs.

There have been a number of changes made to the periodic review process over the past few years by the State legislature. Effective June 9, 2022:

- HB 1241 extends the eight-year Comprehensive Plan periodic update cycle to a 10-year cycle after the upcoming cycle; extends the deadline for King, Kitsap, Pierce, and Snohomish counties by six months to December 31, 2024; and requires larger counties and cities to submit an implementation progress report on key outcomes five years after the review and revision of their Comprehensive Plans.
- HB 1717 authorizes federally recognized tribes to voluntarily participate in a county or regional planning process under the GMA.
- SB 5593 requires that each county that designates urban growth areas (UGAs) under RCW 36.70A.110 review patterns of development occurring within the UGA. If the review determines that patterns of development have created pressure in areas that exceed available developable lands within the UGA, the UGA may be revised subject to certain requirements.
- SB 5818 promotes housing construction in cities by making amendments to and limiting appeals under the State Environmental Policy Act (SEPA) and the GMA.

DISCUSSION

The Periodic Review is based in WA state land use law and policy, as portrayed below:



Comprehensive Plan Periodic Review and Update Tasks

There are five overall tasks counties and cities must take during the periodic update process:

1. Establish a work program (including a public participation plan) and schedule
2. Review, and revise where needed, relevant plans and regulations
3. Conduct a public engagement program throughout the periodic update process
4. Submit notice to the state
5. Take legislative action on proposed amendments

These steps are outlined in more detail below.

1. Work Program and Schedule

The City will have a 2024 Periodic Review work program formally adopted by ordinance or resolution. (This can help preclude challenges later on about whether the jurisdiction should have reviewed a particular Comprehensive Plan element or development regulation.) Work must be completed by December 21, 2024.

The draft work plan below anticipates completion of the City's efforts by June 30, 2024 in keeping with the end date of grants the City has received from the Department of Commerce (\$175,000 for the periodic review overall, \$100,000 for middle density housing planning, and \$50,000 for climate change planning.) The City will be hiring at least one consultant to help with this work.

Sept – Oct '22	Oct '22	Nov '22	Oct - Dec '22	Nov '22 – Feb '23
Work program	Community Engagement Plan	City-Co. collaboration & launch community engagement	Review of existing Plan & regulations	Data gathering & analysis; start SEPA review

Feb – Sept. '23	Sept. – Dec. '23	Jan' 24	Feb - May '24	May - Jun '24
Staff reports & maps, draft Plan, draft regulations	Planning Commission public hearings and action to recommend	SEPA determination, submit to PSRC	Submit draft to Commerce, start Council review	Council hearings, action to adopt, notify Commerce

2. Review Relevant Plans and Development Regulations

The Department of Commerce provides expanded checklists for Comprehensive Plan review. Lakewood will be using these checklists to review existing elements of the Comprehensive Plan as well as the City's development regulations to determine what revisions and updates are needed.

Section I: Comprehensive Plan

LAND USE

HOUSING

CAPITAL FACILITIES

UTILITIES

TRANSPORTATION

SHORELINE

ESSENTIAL PUBLIC FACILITIES

TRIBAL PLANNING

ECONOMIC DEVELOPMENT

PARKS & RECREATION

OPTIONAL ELEMENTS

CONSISTENCY

PUBLIC PARTICIPATION

Section II: Development Regulations

CRITICAL AREAS

ZONING CODE

SHORELINE MASTER PROGRAM

RESOURCE LANDS

ESSENTIAL PUBLIC FACILITIES

SUBDIVISION CODE

STORMWATER

IMPACT FEES

CONCURRENCY & TDM

TRIBAL PARTICIPATION

OPTIONAL REGULATIONS

PROJECT REVIEW PROCEDURES

PLAN & REGULATION
AMENDMENTS

As part of the 2024 Periodic Review, in addition to the required work, the City will also be reorganizing the Comprehensive Plan to be more readable and easily updated in the future.

CITY OF LAKEWOOD, WASHINGTON

COMPREHENSIVE PLAN

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Current

1.0	INTRODUCTION
2.0	OFFICIAL LAND USE MAPS
3.0	LAND USE
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6.0	TRANSPORTATION
7.0	UTILITIES
8.0	PUBLIC SERVICES
9.0	CAPITAL FACILITIES AND IMPROVEMENTS
10.0	ENERGY AND CLIMATE CHANGE
11.0	IMPLEMENTATION

Proposed (subject to change)

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11.0	SUBAREA PLANS (DOWNTOWN, LAKEWOOD STATION DISTRICT, TILlicum)	
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	APPENDICES	
	2024 LAKEWOOD DEMOGRAPHICS	
	2021 ENERGY & CLIMATE CHANGE PLAN & ACTION ITEMS	
	2020 PARKS LEGACY PLAN	
	2024 CITY CAPITAL IMPROVEMENT PROGRAM (CIP) INCORPORATING SCHOOL & UTILITY CIPS	
	2018 DOWNTOWN SUBAREA PLAN	
	2021 LAKEWOOD STATION DISTRICT SUBAREA PLAN	
	2024 TILlicum NEIGHBORHOOD PLAN	

3. Public Participation Plans

RCW 36.70A.035 requires that each Washington city and county establish a public participation program and procedures for amendments, updates, and revisions of Comprehensive Plans and development regulations. This includes establishing procedures for notifying affected and interested individuals and creating a plan for public review and comment.

Lakewood is reviewing public participation software that would allow for more public engagement than is currently possible through the City's legislative scheduling. More information will be available about the issue by the end of 2022. At a minimum, public outreach will include utilizing the following:

- Lakewood 311 distribution list, website, social media, newsletter, reader boards
- Direct mail
- In-person neighborhood meetings
- ZOOM sessions
- Outreach to groups/associations
- Periodic Planning Commission and City Council study sessions in 2023 and 2024
- City boards & commissions presentations & requests for input

Since 2022, federally recognized tribes are authorized to voluntarily participate in a county or regional planning process under the GMA. The City has an ongoing relationship with the Nisqually Tribe and will provide updates and notice to the tribe through the periodic review.

4. Notifying the State

RCW 36.70A.106 states that cities and counties must notify the Department of Commerce of "intent to adopt" an updated Plan or regulations at least 60 days prior to final adoption, which includes sending a copy of the proposed amendments to the department.

5. Adopting Periodic Review Updates

Once the language of the final updates has been agreed upon, the City Council will take formal action indicating that the community has reviewed and evaluated the Comprehensive Plan and is adopting any needed or desired amendments or changes to the Plan and development regulations.

Cities and counties must additionally send a copy of the Comprehensive Plan and development regulations to Commerce within 10 days after final adoption.

Focus on Housing planning, policy and regulation in 2024 Periodic Review

Due to recent state legislation and regional planning policy updates in response to the housing crisis in Washington State, the 2024 Periodic Review will require significant focus on local housing planning, including not only total numbers of needed units, but numbers of units affordable to various income bands.

House Bill 1220 amended RCW 36.70A.070 (2) regarding the requirements for the Housing Element of Comprehensive Plans:

Changed GMA housing goal:

- ~~"Plan for and accommodate encourage the availability of affordable housing affordable to all economic segments.~~

Local housing element to:

- Identify sufficient capacity of land for identified housing needs
- Within urban growth areas (UGAs), moderate density housing options
- Document barriers to housing availability such as gaps in local funding, development regulations, etc.
- Consider housing locations in relation to employment locations
- Consider role of accessory dwelling units (ADUs)

Requires Commerce to provide projected housing need to local governments:

- For moderate, low, very low, and extremely low-income households
- For permanent supportive housing, emergency housing and emergency shelters (referred to as special housing needs)

The Department of Commerce has provided guidance for local governments when reviewing Comprehensive Plan Housing Elements and related Development Regulations:

Comprehensive plan update

IN HOUSING ELEMENT

- New housing numbers from Commerce
- Updated policies
- Land use and infrastructure changes to support housing (in other elements)

APPENDIX

- Housing needs assessment (HNA)
- Land capacity analysis
- Racial equity analysis
- Displacement analysis
- Document barriers

Development Regulations

- New definitions (RCW 36.70A.030)
- Allow shelters, permanent supportive housing (PSH) & transitional housing.
- Limit required parking near transit (RCW 36.70A.620 and 698)
- # of unrelated occupants
- Still must treat manufactured homes, group homes and persons with handicaps the same as standard housing
- ADUs, optional new tools, MFTE, funding options, etc. in addition to RCW 36.70A.540
- Recommend review set backs, lots sizes, permit and connection fees, parking, flexibility, design, permit structure, permit processing, street design, etc.

No SEPA appeals on regulations related to housing. SB 5818 (2022) .

No GMHB appeals for certain actions in RCW 36.70A.600(1) if adopted by April 1, 2023.

Optional Comprehensive Plan Elements and Development Regulations

In addition to the GMA-required Comprehensive Plan elements, Lakewood has also adopted three subarea plans and their associated development regulations (Tillicum, Downtown and Lakewood Station District.) The City will be updating the Tillicum Neighborhood Plan and conducting the 2024 biennial review of the Downtown Subarea Plan as part of the 2024 Comprehensive Plan Periodic Review.

PSRC Certification of Comprehensive Plan

The Puget Sound Regional Council is the regional transportation planning organization (RTPO) and metropolitan planning organization (MPO) for the central Puget Sound region (Snohomish, King, Pierce and Kitsap Counties.) PSRC will review the City's Comprehensive Plan to certify that it is consistent with the GMA's transportation planning

requirements, regional transportation planning, and VISION 2050, the PSRC document that includes the regional growth strategy and multicounty planning policies. This process is in order for Lakewood to be eligible for federal transportation funding that is funneled through PSRC.

Certification Focus Areas (Comp Plans)



GMA transportation-related requirements

- Consistent land use assumptions and travel demand forecasts
- Service and facility needs
- Plan for transportation financing and projects
- Demand management
- Pedestrian and bicycle planning

Consistency with Regional Transportation Plans

- Transportation project lists and financing
- Transportation modeling based on shared regional growth assumptions

Consistency with VISION 2050 MPPs

- Regional Growth Strategy
- Climate change, air quality and VMT provisions
- Equitable transit-oriented development (TOD)
- Housing supply and choices near transit and job centers

Key Policy Themes from VISION 2050



- Increase **housing** choices and affordability
- Provide **opportunities** for all
- Sustain a strong **economy**
- Significantly reduce greenhouse gas **emissions**
- Keep the region **moving**
- Restore the health of **Puget Sound**
- Protect a network of **open space**
- Growth in **centers** and near **transit**
- Act **collaboratively** and support **local efforts**

New & Expanded Focus Areas



Housing

- Development of local housing needs assessment
- Expanding capacity for moderate density housing



Climate

- Support for achieving regional greenhouse gas emission reduction goals
- Increasing resilience through identifying and addressing climate change impacts



Equity

- Innovative public engagement strategies
- Advancing racial equity through planning process and innovative policies
- Mitigating and addressing displacement

Planning Commission Schedule

City staff will bring updates regarding the 2024 Periodic Review to the Planning Commission for the remainder of 2022 and regularly throughout 2023 and 2024. Next year, the Commission will also be reviewing the 2023 Comprehensive Plan amendment docket and the 2023 biennial review of the Lakewood Station District. Staff will make every attempt to be both thorough and efficient in the Commission's schedule while keeping these various reviews separate.