



# A G E N D A

## PLANNING COMMISSION

Don Daniels • Ryan Pearson • Paul Wagemann  
Phillip Combs • Linn Larsen • Brian Parsons • Robert Estrada

**Wednesday, April 5, 2023 at 6:30 pm**

**Hybrid Meeting: In-Person & Virtual via ZOOM**

**Lakewood City Hall, American Lake Room (6000 Main St. SW, Lakewood 1<sup>st</sup> floor)**

**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: 864 2883 6136

**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](mailto: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: 864 2883 6136 or by going online at <https://us06web.zoom.us/j/86428836136>.** 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/86428836136> 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 March 15, 2023</b>
<b>4.</b>	<b>Agenda Updates</b>
<b>5.</b>	<b>Public Comments</b>
<b>6.</b>	<b>Public Hearings</b> <ul style="list-style-type: none"><li>Proposed 2023 Comprehensive Plan Amendments</li></ul>
<b>7.</b>	<b>Unfinished Business</b> <ul style="list-style-type: none"><li>None</li></ul>
<b>8.</b>	<b>New Business</b> <ul style="list-style-type: none"><li>Results from Public Outreach regarding Lakewood Climate Change Implementation Plan</li></ul>
<b>9.</b>	<b>Reports from Council Liaison, City Staff &amp; Commission Members</b> <ul style="list-style-type: none"><li>City Council Updates/Actions</li><li>City Staff Updates</li><li>Next Planning Commission meeting April 19, 2023</li></ul>

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

- Draft Meeting Minutes from March 15, 2023
- Staff Report: Proposed 2023 Comprehensive Plan Amendments

### Members Only

Please email [kdevereaux@cityoflakewood.us](mailto:kdevereaux@cityoflakewood.us) or call Karen Devereaux at 253.983.7767 no later than Tuesday, April 4, 2023 at noon if you are unable to attend. Thank you.



**PLANNING COMMISSION  
MEETING MINUTES  
March 15, 2023  
Hybrid In-Person/Virtual Meeting via ZOOM  
6000 Main Street SW, Lakewood, WA**

**Call to Order**

Mr. Robert Estrada, Chair pro tem, called the hybrid ZOOM meeting to order at 6:34 p.m.

**Roll Call**

Planning Commission Members Present: Robert Estrada, Paul Wagemann, Phillip Combs, Brian Parsons and Linn Larsen

Planning Commission Members Excused: Don Daniels, Chair; and Ryan Pearson, Vice-Chair  
Commission Members Absent: None

Staff Present: Tiffany Speir, Long Range & Strategic Planning Manager; Jeff Gumm, Housing & Community Services Program Manager; Weston Ott, Engineering Services Manager; and Karen Devereaux, Administrative Assistant

Council Liaison: Paul Bocchi (present via ZOOM)

**Approval of Minutes**

**The minutes of the meeting held on March 1, 2023 were approved as written by voice vote M/S/C Combs/Larsen. The motion carried unanimously, 5-0.**

**Agenda Updates**

Staff requested that Mr. Weston Ott, Engineering Manager, present the Non-Motorized Transportation Plan update first under new business.

**Public Comments**

Mr. Jon Grant, LIHI Chief Strategy Officer, stated the draft language of proposed Comprehensive Plan Amendment 2023-05 allowing permanent supportive housing and transitional housing, emergency housing and emergency shelters within specific zones in the city currently has language that creates conflicting conditions on types of activities by residents that would make the facilities a high-barrier situation. Mr. Grant noted he would forward revised language to staff via email for commissioners to consider.

Mr. John Brown, LIHI Program Manager, spoke in support of revised language for the proposed '23CPA 2023-05 to support low-barrier operating facilities.

Ms. Faaluaina Pritchard, Executive Director, Asian Pacific Cultural Center, spoke (via Zoom) in favor of changing language to the proposed '23CPA 2023-05 to eliminate the ½ mile separate on requirements as well as removing "high barrier" requirements.

**Public Hearings**

None

**Unfinished Business**

None

**New Business**

Non-Motorized Transportation Plan

Mr. Weston Ott, Engineering Services Manager, presented commissioners with the updated plan noting the City has successfully increased the amount of useable sidewalk by 40% since 2009. Mr. Ott shared the public outreach process and responses received during the update.

The pedestrian system improvements were discussed as well as funding needs for the projects. The bicycle system plan is focusing on the needed east-west connections. Mr. Ott explained the plan update was completed to incorporate all the capital projects built since 2009, and aligns with national standards. City Councilmembers will receive this update presentation at the March 27<sup>th</sup> study session.

#### Annual Housing Action Plan Report

Mr. Jeff Gumm, Housing & Community Services Program Manager, reviewed the FY2023 Annual Action Plan updating information on the program authority and partnerships, purpose, eligible activities, how residents can qualify and the processes required for the separate programs. While discussing the Lakewood 5-yr 2020-2024 Consolidated Plan, Mr. Gumm reviewed the four specific goals and measurable outcomes to date. Graphics depicting the funding available and expenditures over the time of the programs were shared.

#### 2023 Comprehensive Plan Proposed Amendments Review

In Resolution 2022-15, the Lakewood City Council set the docket list for the 2023 Comprehensive Plan amendment (23CPA) cycle. Ms. Tiffany Speir provided a review of the nine (9) potential amendments; summaries and CED recommendations on the proposed amendments were provided in meeting materials and presentation. The Planning Commission would hold a public hearing on April 5 and take action on a recommendation regarding the entire amendment docket on May 3.

#### **Report from Council Liaison**

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

- Mr. Trestin Lauricella was chosen to fill the vacant Lakewood City Council Position 6 and will be sworn in at the Monday, March 20, 2023 meeting. Mr. Lauricella has already requested permission to run for election in the Fall 2023.
- City Council would consider adopting an ordinance prohibiting open drug use which will allow police officers to arrest if they witness such activity and then provides opportunity for rehabilitation assistance on March 20. The same night, Council would also be considering action on a proposed ordinance which would prohibit camping in areas of ecological significance such as within 200' of a body of water to include creeks or lakes. (The City Attorney later confirmed this would apply to state owned property, but not federal or tribal property.)
- Councilmember Bocchi also thanked Mr. Ott and Mr. Gumm for their efforts on behalf of the City related to the NMTP and the housing programs.

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

Ms. Speir reviewed the upcoming meetings schedule with commissioners:

March 27: Joint City Council / Planning Commission Meeting at 7:00 p.m.  
April 5: Proposed Comprehensive Plan Amendments Public Hearing  
April 19: Discuss and Take Action on Comprehensive Plan Amendment Recommendation

**The Next Regular Meeting** would be held as a hybrid in-person/ZOOM meeting on Wednesday, April 5, 2023.

**Meeting Adjourned** at 8:18 p.m.

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Don Daniels, Chair  
Planning Commission      04/05/2023

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Karen Devereaux, Recording Secretary  
Planning Commission      04/05/2023

City of Lakewood

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Planning Commission  
**March 15, 2023**



TO: Planning Commission  
FROM: Tiffany Speir, Long Range & Strategic Planning Manager  
DATE: April 5, 2023  
SUBJECT: Proposed 2023 Comprehensive Plan Amendments for Public Hearing  
ATTACHMENTS: Background information re location of Lakewood hotels/motels and policies calls for service in 2022 (**ATTACHMENT A**)

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## **BACKGROUND**

Per Resolution 2022-15, the Lakewood City Council set the docket list for the 2023 Comprehensive Plan amendment (23CPA) cycle to include nine potential amendments. The Commission is holding a public hearing on April 5 and is scheduled to take action on its recommendation to the City Council on April 19.

This memorandum includes presentations and CED recommendations on the nine proposed amendments:

**2023-01** Add a tree canopy goal of 40% by 2050 to the Comprehensive Plan as Policy LU-60.4.

**2023-02** Request to:

- redesignate/rezone parcels 0219024020, -4021 and -4022 from Multifamily (MF)/Multifamily 3 (MF3) to Downtown/Central Business District (CBD); and
- redesignate/rezone parcel 6720100160, -170, -180, -191, -200 and 0219024024 from Multifamily (MF)/Multifamily 1 (MF1) to Downtown/Central Business District (CBD.)

**2023-03** Request to redesignate/rezone parcel(s) 0219111038, -1040, and 3097000312 from Mixed Residential (MR)/Mixed Residential 1 (MR1) to Open Space & Recreation (OSR)/Open Space & Recreation 2 (OSR2.)

**2023-04** Request to:

- redesignate/rezone parcel(s) 5130001640 and -1650 from Residential (R)/Residential 4 (R4) to Neighborhood Business District (NBD)/Neighborhood Commercial 2 (NC2); and
- redesignate/rezone parcel(s) 5130001660 and -1671 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; and

- emergency housing (EH) and emergency shelter (ES) within the City's Residential 1, 2, 3, and 4 zones; Mixed Residential 1 and 2 zones; Multifamily 1, 2, and 3 zones; Arterial Residential Commercial Zone; Neighborhood Commercial 1 and 2 zones; Transit Oriented Commercial zone; Central Business District zone; and Commercial 1, 2, and 3 zones; and

Remove LMC 18A.40.120 (C)(4) from the Lakewood Municipal Code

- 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** Request to redesignate/rezone parcel 8880900340 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 the 2021 Comprehensive Plan amendment cycle.)
- 2023-09** Remove language from LU-2.25 requiring that a property owner occupy either the primary or secondary unit.

## DISCUSSION

- 2023-01** **Add a tree canopy coverage goal of 40% by 2050 to the Comprehensive Plan at LU-60.4.**

Comprehensive Plan Section 3.12.6 Urban Forestry

GOAL LU-60: Institute an urban forestry program to preserve significant trees, promote healthy and safe trees, and expand tree canopy coverage throughout the City.

Policies:

- LU-60.1: Establish an urban forestry program for the City.
- LU-60.2: Promote planting and maintenance of street trees.
- LU-60.3: Provide for the retention of significant tree stands and the restoration of tree stands within the City.
- LU-60.4: Work towards a citywide goal of 40% tree canopy cover by the year 2050. Consider opportunities to increase canopy and environmental equity when evaluating tree canopy distribution.

This proposed Comprehensive Plan text amendment implements the intent by the City Council to complete adoption of new Tree Code policy and regulation included in Ordinance 775.

### 2023-01 SEPA Analysis

1. Is the proposed amendment consistent with the county-wide planning policies, the Growth Management Act (GMA), other state or federal law, or the Washington Administrative Code?

**Yes. See Multicounty Planning Policies MPP-CC-1 through CC-12, CC-Action-3, CC-Action-4; MPP-PS-13 through PS-15, PS-20-21.) See also Countywide Planning Policies CPP-ENV-1, ENV-40 through ENV-43. See also Lakewood Comprehensive Plan's Energy & Climate Change Element (Chapter 10.)**

2. Would the proposed amendment have little or no adverse environmental impacts and is the time required to analyze impacts available within the time frame of the standard annual review process?

**This is a non-project action. There would be no adverse environmental impacts due to its adoption.**

3. Is sufficient analysis completed to determine any need for additional capital improvements and revenues to maintain level-of-service, and is the time required for this analysis available within the time frame for this annual review process?

**This is a non-project action. There would be no adverse environmental impacts due to its adoption.**

4. Can the proposed amendment be considered now without conflicting with some other Comprehensive Plan established timeline?

**Yes. The adoption of this amendment in 2023 will assist with the review to be conducted for the 2024 Comprehensive Plan Periodic Review.**

5. Can the proposed amendment be acted on without significant other amendments or revisions not anticipated by the proponents and is the time required for processing those amendments or revisions available within the time frame of this annual review process?

**This is a non-project action. The full review of the effects of its implementation (i.e., potential changes to zoning and/or development regulations) will be conducted as part of the 2024 Comprehensive Plan Periodic Review.**

6. If the proposed amendment was previously reviewed, ruled upon or rejected, has the applicant identified reasons to review the proposed amendment again?

**N/A. This is a non-project action directed by the City Council stemming from the work of the 2022 Tree Code Advisory Committee and the adoption of amendments to the Lakewood Municipal Code per Ordinance 775.**

### **CEDD RECOMMENDATION:**

The CEDD recommends approval of Amendment 2023-01.

**2023-02**

**Request to:**

- **redesignate/rezone parcels numbered 0219024020, -4021 and -4022 from Multifamily (MF)/Multifamily 3 (MF3) to Downtown/Central Business District (CBD); and**
- **redesignate/rezone parcel numbered 6720100160, -170, -180, -191, -200 and 0219024024 from Multifamily (MF)/Multifamily 1 (MF1) to Downtown/Central Business District (CBD.)**

A private applicant requested that Parcels 0219024020, 0219024021 and 0219024022 be rezoned. These parcels are immediately outside the Downtown Subarea Plan boundaries, within a Residential Target Area (RTA) (meaning they are eligible for the City's MFTE program), and currently 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 who submitted the request to rezone these three (3) parcels wishes to remove an existing apartment building and its surface parking in order to construct a new building with approximately 200 housing units and 200 parking stalls.

Upon review of the original application and in order to increase likelihood of the development of higher density housing in the Downtown Subarea, the Planning Commission recommended rezoning 24 additional parcels (6 parcels zoned Multifamily 1 (MF1) and 18 parcels zoned Residential 4 (R4)) that are also immediately adjacent to the Downtown Subarea Plan and Central Business District (CDB) zone, or are immediately adjacent to the parcels the private applicant identified in their application. The 6 MF 1 parcels were included within the current Residential Target Area (RTA) boundary; the 18 R4 parcels were not.

When it approved the 2023 docket, City Council removed the 18 R4 parcels because if they were rezoned to CBD, the single family homes would become non-conforming uses since CBD prohibits single family development.

If rezoned to CBD and the Downtown Subarea Plan boundaries were changed 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.

The MF3 and MF1 parcels recommended by the Planning Commission proposed for rezone in 2023-02 are included within the current downtown residential target area (RTA), as shown north of the turquoise line in the map below.







rezoned to CBD and the Downtown Subarea Plan boundaries were changed 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.

**Any environmental impacts coming from an application for development on the 9 parcels would be reviewed under the City's development and environmental protection regulations.**

3. Is sufficient analysis completed to determine any need for additional capital improvements and revenues to maintain level-of-service, and is the time required for this analysis available within the time frame for this annual review process?

**This is a non-project action. Any environmental impacts coming from an application for development on the 9 parcels would be reviewed under the City's development and environmental protection regulations.**

4. Can the proposed amendment be considered now without conflicting with some other Comprehensive Plan established timeline?

**Yes. This non-project action is being reviewed as part of the annual Comprehensive Plan amendment cycle under LMC Chapter 18A.30, Article I.**

5. Can the proposed amendment be acted on without significant other amendments or revisions not anticipated by the proponents and is the time required for processing those amendments or revisions available within the time frame of this annual review process?

**Yes. This is a non-project action. Any environmental impacts coming from a future application for development on the 9 parcels would be reviewed under the City's development and environmental protection regulations.**

6. If the proposed amendment was previously reviewed, ruled upon or rejected, has the applicant identified reasons to review the proposed amendment again?

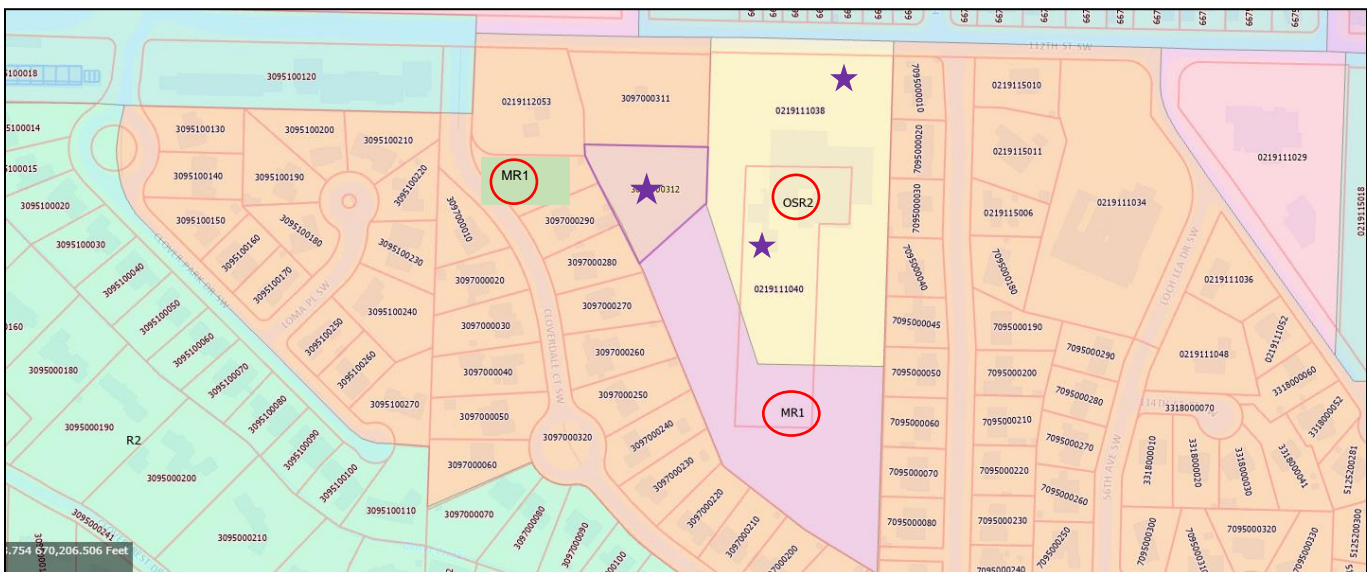
**N/A**

**CEDD RECOMMENDATION:**

The CEDD recommends approval of Amendment 2023-02.

**Request to redesignate/rezone parcel(s) 0219111038, -1040, and 3097000312 from Mixed Residential (MR)/Mixed Residential 1 (MR1) to Open Space & Recreation (OSR)/ Open Space & Recreation 2 (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.



### 2023-03 SEPA Analysis

1. Is the proposed amendment consistent with the county-wide planning policies, the Growth Management Act (GMA), other state or federal law, or the Washington Administrative Code?

**Yes. This rezone of 3 parcels would return the zoning to what it had been prior to 2015 (Open Space & Recreation 2).**

2. Would the proposed amendment have little or no adverse environmental impacts and is the time required to analyze impacts available within the time frame of the standard annual review process?

**Yes. This is a non-project action. Any environmental impacts coming from a future application for development on the included parcels would be reviewed under the City's development and environmental protection regulations.**

3. Is sufficient analysis completed to determine any need for additional capital improvements and revenues to maintain level-of-service, and is the time required for this analysis available within the time frame for this annual review process?

**Yes. This is a non-project action. Any impacts on capital improvement or revenues coming from a future application for development on the 3 parcels would be reviewed under the City's development and environmental protection regulations.**

4. Can the proposed amendment be considered now without conflicting with some other Comprehensive Plan established timeline?

**Yes. This application is part of the annual 2023 Comprehensive Plan amendment cycle.**

5. Can the proposed amendment be acted on without significant other amendments or revisions not anticipated by the proponents and is the time required for processing those amendments or revisions available within the time frame of this annual review process?

**Yes. This is a non-project action. Any impacts from a future application for development on the 3 parcels would be reviewed under the City's development and environmental protection regulations.**

6. If the proposed amendment was previously reviewed, ruled upon or rejected, has the applicant identified reasons to review the proposed amendment again?

**N/A**

2023-04

**Request to:**

**- Redesignate/rezone parcel(s) 5130001640 and -1650 from Residential (R)/Residential 4 (R4) to Neighborhood Business District (NBD)/Neighborhood Commercial 2 (NC2); and**

**- Redesignate/Rezone parcel(s) 5130001660 and -1671 from Arterial Corridor (ARC)/Arterial Residential-Commercial (ARC) to Neighborhood Business District (NBD)/Neighborhood Commercial 2 (NC2)**

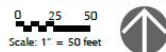
LASA is planning to construct 25 permanently low income housing units with 1, 2, and 3 bedrooms as part of the third phase of its four-phase master plan for “Gravelly Lake Commons.” LASA plans to construct a fourth phase including a day care and 30 more permanently low income units. The parcels included 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.

## GRAVELLY LAKE COMMONS

LASA - PHASE 3



Schematic Site Plan

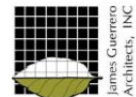


Vicinity Map

### Gravelly Lake Commons Master Plan:

- Phase 1: LASA offices and (15) affordable housing units. Phase 1 is complete.
- Phase 2: Hygiene Center. Showers, laundry, community support spaces. Designed and submitted for building permit. Phase 2 is fully funded.
- Phase 3: (25) affordable housing units in (4) separate two and three story building. Apartments to be a mix of one, two, and three-bedroom units.
- Phase 4: Future project to include 3,000 sf daycare facility with (30) affordable units in a five-story building.

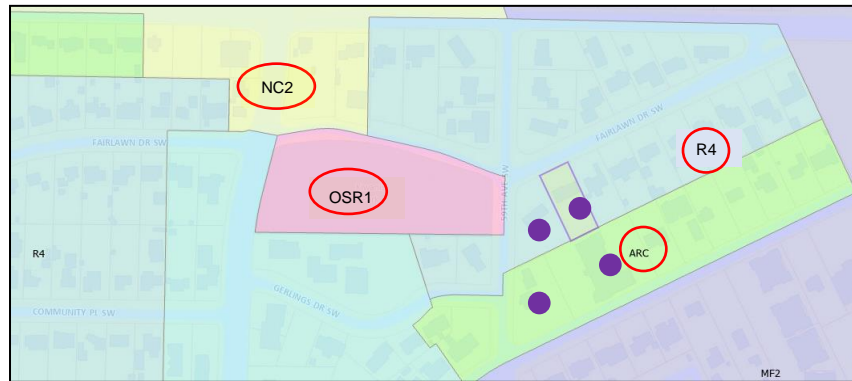
James Guerrero Architects, Inc.  
7520 Bridgeport Way West  
Lakewood, WA 98499  
Telephone (253) 581-6000  
Web Site: jgarch.net



LASA - Phase 3 Gravelly Lake Commons	Page 1 of 3
Schematic Site Plan	
June 3, 2022	

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

## 2023-04 SEPA Analysis

1. Is the proposed amendment consistent with the county-wide planning policies, the Growth Management Act (GMA), other state or federal law, or the Washington Administrative Code?

**Yes. This non-project action would rezone 4 parcels to allow for higher residential density (up to 35 du/a) low-income housing adjacent to supportive services. See MPP-RC-2, H-3, H-4. See also CPP-AH-2. See also Comprehensive Plan Goal LU-2.**

2. Would the proposed amendment have little or no adverse environmental impacts and is the time required to analyze impacts available within the time frame of the standard annual review process?

**Yes. This is a non-project action. Any environmental impacts coming from a future application for development on the included parcels would be reviewed under the City's development and environmental protection regulations.**

3. Is sufficient analysis completed to determine any need for additional capital improvements and revenues to maintain level-of-service, and is the time required for this analysis available within the time frame for this annual review process?

**Yes. This is a non-project action. Any impacts on capital improvement or revenues coming from a future application for development on the included parcels would be reviewed under the City's development and environmental protection regulations.**

4. Can the proposed amendment be considered now without conflicting with some other Comprehensive Plan established timeline?

**Yes. This application is part of the annual 2023 Comprehensive Plan amendment cycle.**

5. Can the proposed amendment be acted on without significant other amendments or revisions not anticipated by the proponents and is the time required for processing those amendments or revisions available within the time frame of this annual review process?

**Yes. This is a non-project action. Any impacts from a future application for development on the 3 parcels would be reviewed under the City's development and environmental protection regulations.**

6. If the proposed amendment was previously reviewed, ruled upon or rejected, has the applicant identified reasons to review the proposed amendment again?

**N/A**

### **CEDD RECOMMENDATION:**

The CEDD recommends approval of Amendment 2023-04.

2023-05

Allow:

- permanent supportive housing (PSH) and transitional housing (TH) within the City's Commercial 1, 2, and 3 zones; and
- emergency housing (EH) and emergency shelter (ES) within the City's Residential 1, 2, 3, and 4 zones; Mixed Residential 1 and 2 zones; Multifamily 1, 2, and 3 zones; Arterial Residential Commercial Zone; Neighborhood Commercial 1 and 2 zones; Transit Oriented Commercial zone; Central Business District zone; and Commercial 1, 2, and 3 zones; and

**Remove concomitant agreements (LMC 18A.40.120 (C)(4)) from the Lakewood Municipal Code**

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." Per 2021 HB 1220, "effective September 30, 2021, a city shall not prohibit indoor emergency shelters and indoor emergency housing in either: (1) all zones where hotels are allowed; or (2) a majority of zones within one-mile of transit."

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."

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	-	-	-	-

The following land use zones **currently allow Permanent Supportive Housing (PSH), Transitional Housing (TH), Emergency Housing (EH), and Emergency Shelter (ES) 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	-
EH	-	-	-	-	-	-	-	-	-	-
ES	-	-	-	-	-	-	-	-	-	-



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. In order to comply with HB 1220, the City must allow EH and ES, and CED is recommending that they be allowed where PSH and TH are allowed as listed in Table LMC 18A.40.120 (B) below.

Definitions for PSH, TH, EH, and ES are proposed for addition or amendment in LMC 18A.10.180 to be consistent with state law. The City is recommending the addition of conditions on PSH, TH, EH, and ES, which are included below starting at LMC 18A.40.120(C)(7) and (8).

After review of the municipal code section where these changes will be made, the City is also recommending that LMC 18A.40.120 (C)(4) be eliminated. Concomitant agreements are an outdated concept and not used by the City.

### **Proposed Zoning and Regulation Amendments**

#### **18A.10.180**

"Emergency housing" means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement. Emergency housing is not a Group Home.

"Emergency shelter" means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations. Emergency shelter facilities are not a Group Home.

"Group home" means group residential environments for people with disabilities, mental or physical. See also "Adult family home." Group home does not include emergency housing or emergency shelter. There are five (5) types of group homes:

\* \* \*

"Permanent Supportive Housing" means 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).) 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. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health-

condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in Chapter 59.18 RCW.

“Transitional housing” means 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).) housing 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.

#### **18A.40.120 Special needs housing.**

A. *Intent.* It is found and declared that special needs housing facilities are essential public facilities which provide a needed community service. It is also recognized that these types of facilities often need to be located in residential neighborhoods.

Thus, in order to protect the established character of existing residential neighborhoods, the public interest dictates that these facilities be subject to certain restrictions. The intent of these regulations is to minimize concentrations of certain types of facilities, mitigate incompatibilities between dissimilar uses, preserve the intended character and intensity of the City's residential neighborhoods, and to promote the public health, safety, and general welfare.

B. *Special Needs Housing Table.* See LMC 18A.10.120 (D) for the purpose and applicability of zoning districts.

Description(s)	Number of residents (size)	Zoning Classifications									
		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
Assisted Living Facility	N/A	–	C	P	P	P	P	–	–	–	–
Confidential Shelter <u>See (C)(5)</u>	Max. of 15, plus resident staff	P	P	P	P	P	–	–	–	P	–
Continuing Care Retirement Community	N/A	–	C	P	P	P	P	–	–	–	–
<b>Emergency Housing <u>See (C)(2), (3), (5), (7)</u></b>	<b>N/A</b>	<b>P</b>	<b>P</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>				

Description(s)	Number of residents (size)	Zoning Classifications									
		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
Emergency Shelter See (C)(2), (3), (5), (8)	N/A	P	P	C	C	C	C				
Enhanced Services Facility	Max. of 16, plus resident staff	–	–	–	C	C	C (C2 zone only)	–	–	–	–
Hospice Care Center	N/A	C	C	P	–	–	–	–	–	–	–
Nursing Home	N/A	–	C	P	P	P	P	–	–	–	–
Permanent Supportive Housing See (C)(2), (3), (5), (7)	N/A	P	P	C	C	C	C	–	–	C	–
Rapid Re-Housing	N/A	P	P	P	P	P	–	–	–	C	–
Transitional Housing See (C)(2), (3), (5), (7)	N/A	P	P	C	C	C	C	–	–	C	–
Type 1 Group Home, adult family home (C)(1)	Max. of 6 or 8 per (C)(1)	P	P	P	P	P	–	–	–	C	–
Type 2 Group Home, Level 1	Max. of 7, plus resident staff	P	P	P	P	P	–	–	–	C	–
Type 2 Group Home, Level 2	Max. of 10, plus resident staff	C	C	C	–	–	–	–	–	–	–
Type 2 Group Home, Level 3	More than 10, plus resident staff	–	C	C	C	C	–	–	–	C	–
Type 3 Group Home, Level 1	Max. of 8, plus resident staff	–	C	C	C	C	–	–	–	C	–
Type 3 Group Home, Level 2	Max. of 12, plus resident staff	–	–	C	C	C	–	–	–	C	–
Type 3 Group Home, Level 3	More than 12, plus resident staff	–	C	C	C	C	–	–	–	C	–
Type 4 Group Home	N/A	–	–	–	–	–	C (C1 and C2 zones)	–	–	–	–

Description(s)	Number of residents (size)	Zoning Classifications									
		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
							only)				
Type 5 Group Home	N/A	–	–	–	C (NC2 zone only)	C	C (C2 zone only)	–	–	–	–

P: Permitted Use C: Conditional Use [\(C\)\(2\)](#) [\(C\)\(3\)](#) [\(C\)\(4\)](#) – : Not allowed

Numbers in parentheses in the table above reference use-specific development and operating conditions under subsection [\(C\)](#) of this section.

**C. Operating and Development Conditions.**

1. Adult family homes are permitted, subject to obtaining a state license in accordance with Chapter 70.128 RCW, Chapter 220, Laws of 2020 and the following:

- a. Compliance with all building, fire, safety, health code, and City licensing requirements;
- b. Conformance to lot size, setbacks, building coverage, hard surface coverage, and other design and dimensional standards of the zoning classification in which the home is located.

2. Conditional use permit requirements for special needs housing:

a. *Facilities Allowed by Conditional Use Permit.* Applications for conditional use permits for special needs housing facilities shall be processed in accordance with the standard procedures and requirements for conditional use permits, as outlined in Chapter 18A.30 LMC, Article II, with the following additional requirements:

- i. *Preapplication Community Meeting.* Prior to submitting an application for a conditional use permit to the City, the applicant shall hold a public informational meeting with adjacent community members. The purpose of the meeting is to provide an early, open dialogue between the applicant and the neighborhood surrounding the proposed facility. The meeting should acquaint the neighbors of the proposed facility with the operators and provide for an exchange of information about the proposal and the community, including the goals, mission, and operation and maintenance plans for the proposed facility; the background of the operator, including their capacity to own, operate, and manage the proposed facility; and the characteristics of the surrounding community and any particular issues or concerns of which the operator should be made aware. The applicant shall provide written notification of the meeting to the appropriate neighborhood council, qualified neighborhood and community organizations, and to the owners of property located within three hundred (300) feet of the project site.

ii. *Preapplication Site Inspection.* Prior to submitting an application for a conditional use permit to the City, the applicant shall allow for an inspection by the appropriate Building Inspector and appropriate Fire Marshal to determine if the facility meets the building and fire code standards for the proposed use. The purpose of this inspection is not to ensure that a facility meets the applicable Code requirements or to force an applicant to bring a proposed facility up to applicable standards prior to application for a conditional use permit, but instead is intended to ensure that the applicant, the City, and the public are aware, prior to making application, of the building modifications, if any, that would be necessary to establish the use.

iii. *Required Submittals.* Applications for conditional use permits for special needs housing facilities shall include the following:

- (a) A land use permit application containing all of the required information and submissions set forth in Chapter 18A.30 LMC, Article II, for conditional use permits.
- (b) Written confirmation from the applicant that a preapplication public meeting has been held, as required under subsection (C)(2)(a)(i) of this section.
- (c) Demonstration of inspection by the appropriate Fire Marshal and Building Inspector, as required under subsection (C)(2)(a)(ii) of this section.
- (d) An operation plan that provides information about the proposed facility and its programs, per the requirements of the Community and Economic Development Department.

3. *Special Needs Housing Specific Conditional Use Permit Review Criteria.* In addition to the requirements outlined in Chapter 18A.30 LMC, Article II, a conditional use permit for a special needs housing facility shall only be approved upon a finding that such facility is consistent with all of the following criteria:

- a. There is a demonstrated need for the use due to changing demographics, local demand for services which exceeds existing facility capacity, gaps in the continuum of service, or an increasing generation of need from within the community.
- b. The proposed use is consistent with the goals and policies of the City of Lakewood Comprehensive Plan, and the City of Lakewood Consolidated Plan for Housing and Community Development.
- c. The proposed location is or will be sufficiently served by public services which may be necessary or desirable for the support and operation of the use. These may include, but shall not be limited to, availability of utilities, access, transportation systems, education, police and fire facilities, and social and health services.
- d. The use shall be located, planned, and developed such that it is not inconsistent with the health, safety, convenience, or general welfare of persons residing in the facility or residing or working in the surrounding community. The following shall be considered in making a decision:

- i. The impact of traffic generated by the proposed use on the surrounding area, pedestrian circulation and public safety and the ability of the proponent to mitigate any potential impacts.
- ii. The provision of adequate off-street parking, on-site circulation, and site access.
- iii. The adequacy of landscaping, screening, yard setbacks, open spaces, or other development characteristics necessary to mitigate the impact of the use upon neighboring properties, to include the following development criteria:
  - (a) All program activities must take place within the facility or in an appropriately designed private yard space.
  - (b) Adequate outdoor/recreation space must be provided for resident use.
- iv. Compatibility of the proposed structure and improvements with surrounding properties, including the size, height, location, setback, and arrangements of all proposed buildings, facilities, and signage, especially as they relate to less intensive residential land uses.
- v. The generation of noise, noxious, or offensive emissions, light, glare, traffic, or other nuisances which may be injurious or to the detriment of a significant portion of the community.
- vi. Demonstration of the owner's capacity to own, operate, and manage the proposed facility, to include the following:
  - (a) Provision of an operation plan which will provide for sufficient staffing, training, and program design to meet the program's mission and goals.
  - (b) Provision of a maintenance plan which will provide for the exterior of the building and site to be maintained at a level that will not detract from the character of the surrounding area, including adequate provision for litter control and solid waste disposal.
  - (c) Demonstration of knowledge of the City's Property Maintenance and Public Nuisance Codes, and plans to educate the facility staff.
  - (d) Provision of a point of contact for the facility to the City.
  - (e) Written procedures for addressing grievances from the neighborhood, City, and facility residents.

~~4. *Concomitant Agreement.* Upon issuance of a conditional use permit for a special needs housing facility, the applicant shall sign and record with the Pierce County Auditor a notarized concomitant agreement. Such agreement shall be in a form specified by the Community and Economic Development Director and subject to the approval of the City Attorney, and shall include as a minimum: the legal description of the property which has been permitted for the special needs housing facility; and the conditions of the permit and applicable standards and limitations. The property owner shall submit proof that the concomitant agreement has been recorded prior to issuance of a certificate of occupancy by Community and Economic Development Department. The concomitant agreement shall run with the land as long as the facility is maintained on~~

~~the property. The property owner may, at any time, apply to the Community and Economic Development Department for termination of the concomitant agreement. Such termination shall be granted upon proof that the facility no longer exists on the property.~~

54. The Director may grant special accommodation to individuals who are residents of domestic violence shelters in order to allow them to live together in groups of between seven (7) and fifteen (15) persons in single-family dwelling units subject to the following:

- a. An application for special accommodation must demonstrate to the satisfaction of the Director that the needs of the residents of the domestic violence shelter make it necessary for the residents to live together in a group of the size proposed, and that adverse impacts on the neighborhood from the increased density will be mitigated.
- b. The Director shall take into account the size, shape and location of the dwelling unit and lot, the building occupancy load, the traffic and parking conditions on adjoining and neighboring streets, the vehicle usage to be expected from residents, staff and visitors, and any other circumstances the Director determines to be relevant as to whether the proposed increase in density will adversely impact the neighborhood.
- c. An applicant shall modify the proposal as needed to mitigate any adverse impacts identified by the Director, or the Director shall deny the request for special accommodation.
- d. A grant of special accommodation permits a dwelling to be inhabited only according to the terms and conditions of the applicant's proposal and the Director's decision. If circumstances materially change or the number of residents increases, or if adverse impacts occur that were not adequately mitigated, the Director shall revoke the grant of special accommodation and require the number of people in the dwelling to be reduced to six (6) unless a new grant of special accommodation is issued for a modified proposal.
- e. A decision to grant special accommodation is a Process Type I action. The decision shall be recorded with the Pierce County Auditor.

65. *Registration of Existing Special Needs Housing.* Facilities existing as of the effective date of the ordinance codified in this title shall be required to register with the Community and Economic Development Department by one (1) year after the effective date of the ordinance codified in this title. Such registration shall be in a form provided by the Community and Economic Development Department and shall include the following information:

- a. The type of facility;
- b. The location of the facility;



- c. The size of the facility, including the number of clients served and number of staff; and
- d. Contact information for the facility and its operator.

76. *Abandonment.* Any existing special needs housing facility that is abandoned for a continuous period of one (1) year or more shall not be permitted to be re-established, except as allowed in accordance with the standards and requirements for establishment of a new facility.

7. Permanent Supportive Housing, Transitional Housing, and Emergency Housing.

A. Purpose. The purpose of the permanent supportive housing, transitional housing, and emergency housing provisions is to:

- 1. Support housing stability and individual safety to those experiencing homelessness.
- 2. Ensure that housing is accessible to all economic segments of the population.

B. Applicability. The provisions of this section apply to all permanent supportive housing, transitional housing, and emergency housing developments in the City.

C. Requirements.

1. No transitional housing, permanent supportive housing, or emergency housing use may also be a designated supervised/safer consumption site (SCS), supervised/safer injection facility (SIF), or supervised/safer injection service (SIS).

2. Siting and Spacing of Permanent Supportive Housing, Transitional Housing, and Emergency Housing. The siting and spacing of permanent supportive housing, transitional housing, or emergency housing use type shall be limited to no less than 1,000 feet from any established permanent supportive housing, transitional housing, or emergency housing use of the same type.

3. Density. The density or maximum number of residents for permanent supportive housing, transitional housing, and emergency housing shall be limited as follows:

a. Permanent supportive housing, transitional housing, and emergency housing located in mixed-use zoning districts in accordance with LMC 18A.40.120 (B) shall be limited to 50 residents unless agreed upon with additional mitigation measures as part of an operational agreement.

b. Permanent supportive housing and transitional housing located in residential and nonresidential zoning districts in accordance with LMC 18A.40.120 (B) shall be limited in density and occupancy based on the underlying zoning district in which the use is proposed.

c. Emergency housing located in nonresidential districts in accordance with LMC 18A.40.120 (B) shall be limited in density and occupancy based on the underlying zoning district within which the use is proposed.

4. Operational Agreement.

- a. An operational agreement shall be established with the City prior to occupancy of a permanent supportive housing, transitional housing, or emergency housing use:
  - i. Property owners and operators shall enter into an agreement with the City in a form that is acceptable to the City.
- b. The occupancy agreement shall include but not be limited to the following:
  - i. Names and contact information for on-site staff.
  - ii. Description of the services to be provided on site.
  - iii. Description of the staffing plan including the following:
    - A. Number of staff supporting residents and operations;
    - B. Certification requirements;
    - C. Staff training programs;
    - D. Staff to client ratios;
    - E. Roles and responsibilities of all staff; and
    - F. The prior experience of the operator in managing permanent supportive housing, transitional housing, or emergency housing.
  - iv. Description of how resident occupancy will be phased up to full proposed capacity.
  - v. Description of program eligibility, the referral and/or selection process, and how the operator will comply with the local outreach and coordination requirements of this chapter.
  - vi. Identification of supporting agencies and a description of supportive partnerships that will be engaged in ensuring that the operator can maintain the described level of service needed to support the resident population.
  - vii. Contractual remedies for violation of the terms and conditions established in the operational agreement. This shall include identifying specific time lines for corrective action and penalties for nonaction for any violation that impacts the health and safety of residents.
- c. *Engagement Considerations.* As part of the operational agreement, the Director may identify additional stakeholders, agencies, and community partners that should be consulted in the development of any plans or agreements required under this chapter.
- d. *Minimum Performance Expectations for Operators.*
  - i. Facility staffing required for 24 hours per day and seven days per week (24/7 staffing).
  - ii. Compliance with applicable registration and notification requirements for registered sex offenders.
  - iii. Management of access to the facility.
  - iv. Case management for the residents including:

- A. Provision of access or connection to behavioral health treatment (including substance use disorder) and services.
- B. Provision of access or connection to employment assistance (e.g., job training and education).
- C. Provision of access or connection to housing-related services to help residents gain, maintain, or increase housing stability (e.g., tenant education and supports).
- v. Development of a plan for routine and emergency communications with first responders.
- vi. Routine repair and maintenance of the property.

5. Program Rules and/or Code of Conduct.

- a. Program rules and/or code of conduct shall describe occupant expectation and consequences for failing to comply. When possible, consequences and corrective action should be individualized, address the specific behavior, and assist residents along a behavioral path that fosters greater responsibility and achieves a positive outcome for the resident. Examples include a requirement that an individual attend specific counseling, participate in a specific support group, or provide more frequent check-ins with case workers or counselors.
- b. The code of conduct shall at a minimum address the following topics:
  - i. The prohibition of the sale of alcohol and recreational marijuana;
  - ii. The prohibition of the sale of illegal drugs;
  - iii. The prohibition of threatening or unsafe behavior; and
  - iv. The prohibition of weapon possession.
- c. Final program rules and code of conduct shall be reviewed and approved by the Director.

6. Safety and Security Plan.

- a. A safety and security plan shall be developed in consultation with the Director and the Lakewood Police Department.
- b. The plan shall identify behavioral health crisis management protocols.
- c. The plan should identify staff trained in de-escalation methods.
- d. The plan shall provide protocols for routine and emergency communications with first responders.
- e. The final safety and security plan shall be approved by the Director and the Lakewood Police Department.

7. Community Relations.

- a. In the planning phase, the operator shall consider how the site will involve, interact with, and impact facility residents, community neighbors, and businesses. Operators shall develop strategies and policies concerning:
  - i. Public safety and neighborhood responsiveness;

- ii. Community engagement;
- iii. Dispute resolution; and
- iv. Equity and social justice.

b. A plan for potential impacts on nearby businesses and/or residences including a proposed mitigation approach shall be developed, implemented, and periodically reviewed, and will be referred to as a “community relations plan.”

c. The plan shall document expectations drafted in consultation with the local community, site operators, service providers, those with lived experience of homelessness, and city representatives.

d. The plan shall address site upkeep and maintenance, on-street parking and vehicle camping.

e. The plan shall identify a “neighborhood liaison,” a staff person who has been designated to be a visible and friendly ambassador for the housing facility, nurture respectful relationships among community members, attend community events, and receive and respond to neighbor complaints in a timely manner.

f. The plan shall identify process for dispute resolution.

g. The plan shall be approved by the Director.

8. *Parking Management Plan.* An approved parking management plan that includes a prohibition of car camping on site and in designated on-street parking shall be required.

#### 8. *Emergency Shelter.*

A. A short- or long-term temporary use permit for emergency shelter shall be valid for the duration of a state of emergency, per RCW 43.06.200, or as authorized by the Code Administrator based on the following criteria:

1. No emergency shelter use may also be a designated supervised/safer consumption site (SCS), supervised/safer injection facility (SIF), or supervised/safer injection service (SIS).

2. *Siting and Spacing of Emergency Shelters.* Emergency shelters shall be located no less than 1,000 feet from any established emergency shelters.

3. *Density.* Individual emergency shelters shall be limited to a maximum number of occupants based on the site or structure capacity to maintain health, safety, and welfare of program participants and operational staff.

4. *Operational Agreement.*

a. An operational agreement shall be established with the City prior to

occupancy of an emergency shelter:

- i. Operators shall enter into an agreement with the City in a form that is acceptable to the City.
- b. The operational agreement shall include but not be limited to the following:
  - i. Name and contact information for on-site staff.
  - ii. Description of the services to be provided on site.
  - iii. Description of the staffing including the following:
    - A. Number of staff supporting residents and operations;
    - B. Certification requirements;
    - C. Staff training programs;
    - D. Staff to participant ratios;
    - E. Roles and responsibilities of all staff; and
    - F. The prior experience of the operator in managing an emergency shelter.
  - iv. Identification of supporting agencies and a description of supportive partnerships that will be engaged in ensuring that the operator can maintain the described level of service needed to support program participants.
  - v. Contractual remedies for violation of the terms and conditions established in the operational agreement. This shall include identifying specific time lines for corrective action and penalties for non-action for any violation that impacts the health and safety of residents.
- c. *Engagement Considerations.* As part of the operational agreement, the Director may identify additional stakeholders, agencies, and community partners that should be consulted in the development of any plans or agreements required under this chapter.
- d. *Minimum Performance Expectations for Operators.*
  - i. The sponsoring agency and/or operator shall work with local service providers and the Lakewood Police Department to identify eligible homeless individuals who are living in, near, or who have ties to the City.
  - ii. Coordination with local service providers and the Lakewood Police Department to refer homeless community members, not residing at the facility, to appropriate service providers.
  - iii. Emergency shelter facility staffing is required at all times when the facility is open.
  - iv. Compliance with applicable registration and notification requirements for registered sex offenders.
  - v. Management of access to supportive housing facility.
  - vi. Routine repair and maintenance of the property.

5. *Program Rules and/or Code of Conduct.*

- a. Program rules and/or code of conduct shall describe occupant expectations and consequences for failing to comply. When possible, consequences and corrective action should be individualized, address the specific behavior, and assist residents along a behavioral path that fosters greater responsibility and achieves a positive outcome for the resident. Examples include a requirement

that an individual attend specific counseling, participate in a specific support group, or provide more frequent check-ins with case workers or counselors.

b. The code of conduct shall at a minimum address the following topics:

- i. The prohibition of the sale of alcohol and recreational marijuana;
- ii. The prohibition of sale of illegal drugs;
- iii. The prohibition of threatening or unsafe behavior; and
- iv. The prohibition of weapon possession.

c. Final program rules and code of conduct shall be reviewed and approved by the Director and the Lakewood Police Department.

#### 6. *Safety and Security Plan.*

a. Safety and security plan shall be developed in consultation with the Director and the Lakewood Police Department.

b. The plan shall identify behavioral health crisis management protocols.

c. The plan should identify staff trained in de-escalation methods.

d. The plan shall provide protocols for routine and emergency communications with first responders.

e. The final safety and security plan shall be approved by the Director and the Lakewood Police Department.

#### 7. *Community Relations.*

a. In the planning phase, the operator shall consider how the site will involve, interact with, and impact facility residents, community neighbors, and businesses. Operators shall develop strategies and policies concerning:

- i. Public safety and neighborhood responsiveness;
- ii. Community engagement;
- iii. Dispute resolution; and
- iv. Equity and social justice.

b. A plan for potential impacts on nearby businesses and/or residences including a proposed mitigation approach shall be developed, implemented and periodically reviewed and will be referred to as a “community relations plan.”

c. The plan shall document expectations drafted in consultation with the local community, site operators, service providers, those with lived experience of homelessness, and City representatives.

d. The plan shall address site upkeep and maintenance, on-street parking, and vehicle camping.

e. The plan shall identify a “neighborhood liaison,” a staff person who has been designated to be a visible and friendly ambassador for the housing facility.

nurture respectful relationships among community members, attend community events, and receive and respond to neighbor complaints in a timely manner.

f. The plan shall identify process for dispute resolution.

g. The plan shall be approved by the Director.

8. Parking Management Plan. An approved parking management plan that includes a prohibition of car camping on site and in designated on-street parking shall be required.

9. Notice of Application, Land Use Action Sign, Neighborhood Meeting, and Notification. The notice of application, land use action sign, neighborhood meeting, mailed notice, and other requirements set forth in this chapter may be waived for emergency shelters established in response to a state of emergency, per RCW 43.06.200, or as authorized by the Code Administrator.

### **2023-05 SEPA Analysis**

1. Is the proposed amendment consistent with the county-wide planning policies, the Growth Management Act (GMA), other state or federal law, or the Washington Administrative Code? **Yes. See RCW 35A.21.430 and 2021 HB 1220.**
2. Would the proposed amendment have little or no adverse environmental impacts and is the time required to analyze impacts available within the time frame of the standard annual review process? **Yes. This is a non-project action. Any environmental impacts coming from a future application for development on the included parcels would be reviewed under the City's development and environmental protection regulations.**
3. Is sufficient analysis completed to determine any need for additional capital improvements and revenues to maintain level-of-service, and is the time required for this analysis available within the time frame for this annual review process? **Yes. This is a non-project action. Any impacts on capital improvement or revenues coming from a future application for development on the included parcels would be reviewed under the City's development and environmental protection regulations.**
4. Can the proposed amendment be considered now without conflicting with some other Comprehensive Plan established timeline? **Yes. This application is being considered as part of the 2023 annual Comprehensive Plan amendment cycle.**
5. Can the proposed amendment be acted on without significant other amendments or revisions not anticipated by the proponents and is the time required for processing those amendments or revisions available within the time frame of this annual review process? **Yes. This is a non-project action. Once the proposed amendments to the Comprehensive Plan text and zone allowed uses and the related development regulations policies are adopted, any future applications for development within the**



**affected land use zones would be reviewed under the City's development and environmental protection regulations.**

6. If the proposed amendment was previously reviewed, ruled upon or rejected, has the applicant identified reasons to review the proposed amendment again? **N/A. This City-initiated application is in response to the need to comply with RCW 35A.21.430 and 2021 HB 1220.**

**CEDD RECOMMENDATION:** The CEDD recommends approval of Amendment 2023-05.

**2023-06 Request to 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.

2023-06 SEPA Analysis

1. Is the proposed amendment consistent with the county-wide planning policies, the Growth Management Act (GMA), other state or federal law, or the Washington Administrative Code?

**Yes. This is a non-project action addressing a technical change in the allowed funding for City of Lakewood financial and relocation assistance.**

2. Would the proposed amendment have little or no adverse environmental impacts and is the time required to analyze impacts available within the time frame of the standard annual review process?

**Yes. This is a non-project action addressing a technical change in the allowed funding for City of Lakewood financial and relocation assistance. There are no adverse economic impacts.**

3. Is sufficient analysis completed to determine any need for additional capital improvements and revenues to maintain level-of-service, and is the time required for this analysis available within the time frame for this annual review process?

**This is a non-project action addressing a technical change in the allowed funding for City of Lakewood financial and relocation assistance. There are no additional capital improvements or revenues needed should it be adopted.**

4. Can the proposed amendment be considered now without conflicting with some other Comprehensive Plan established timeline?

**Yes. This non-project action is part of the annual Comprehensive Plan amendment cycle.**

5. Can the proposed amendment be acted on without significant other amendments or revisions not anticipated by the proponents and is the time required for processing those amendments or revisions available within the time frame of this annual review process?

**Yes.**

6. If the proposed amendment was previously reviewed, ruled upon or rejected, has the applicant identified reasons to review the proposed amendment again?

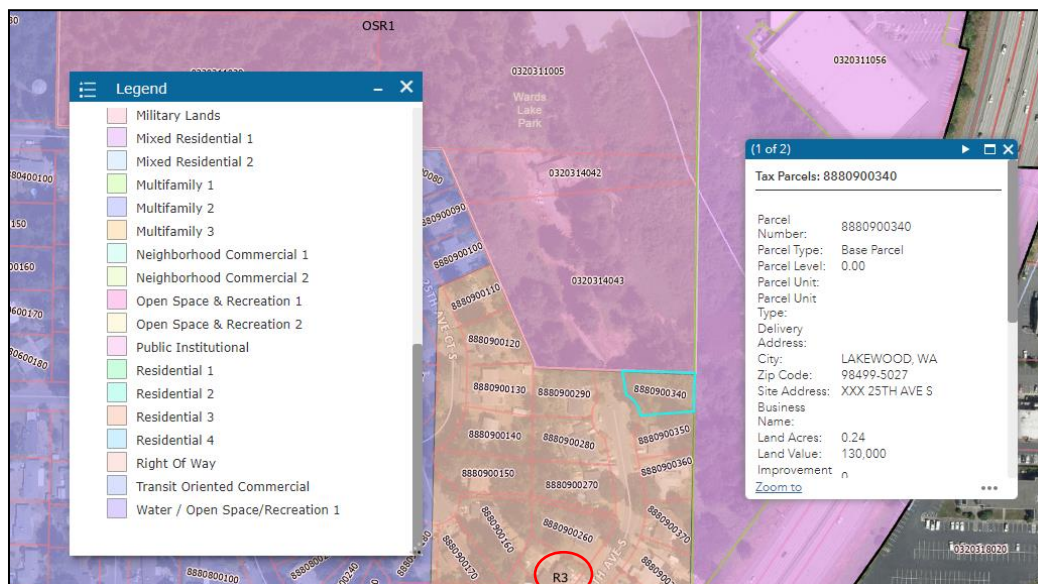
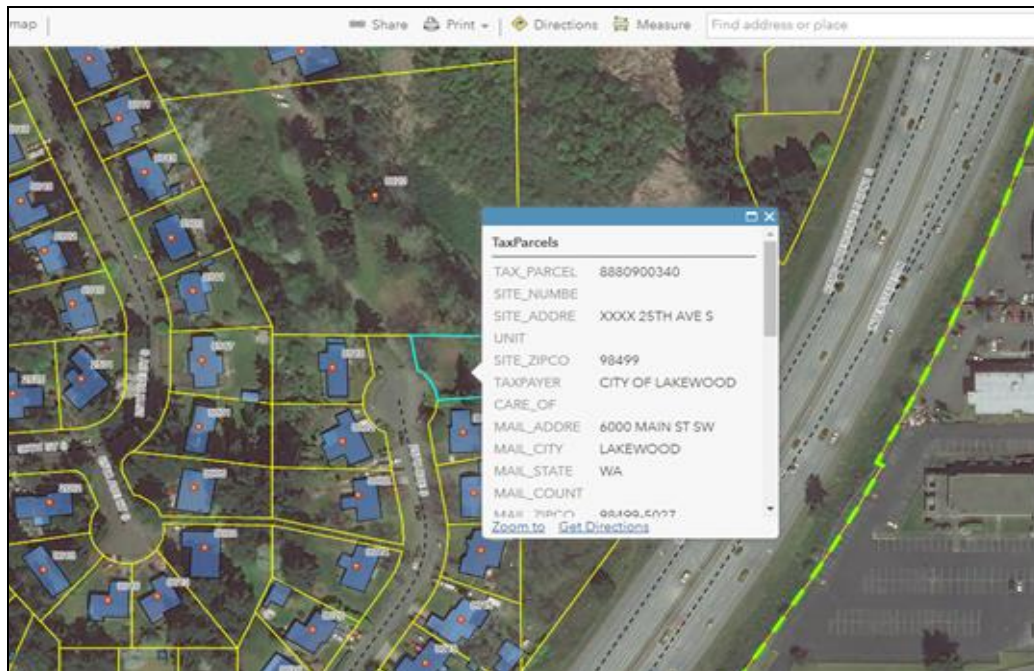
**N/A. This is a City-initiated amendment to reflect a technical change in the type of funding allowed for financial and relocation assistance.**

**CEDD RECOMMENDATION:**

The CEDD recommends approval of Amendment 2023-06

**2023-07 Request to redesignate/rezone Parcel 8880900340 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 8880900340 with grant funds in 2020. It is immediately adjacent to Ward's Lake Park. Phase 2 of the City's Ward's Lake Park CIP improvements can be expanded to include this parcel once it is zoned OSR1.



## 2023-07 SEPA Analysis

1. Is the proposed amendment consistent with the county-wide planning policies, the Growth Management Act (GMA), other state or federal law, or the Washington Administrative Code?

**Yes. This amendment would allow for further expansion of Ward's Lake Park, which benefits residents in the northeast section of Lakewood. The City of Lakewood currently owns the property. The amendment would result in the loss of 1 single-family residentially zoned parcel.**

**See MPP-En-15, and DP-11. See CPPs ENV-12 and ENV-14. See also Lakewood Comprehensive Plan Goals LU-41 and LU-42.**

2. Would the proposed amendment have little or no adverse environmental impacts and is the time required to analyze impacts available within the time frame of the standard annual review process?

**Yes. This is a non-project action. Any environmental impacts coming from a future application for development on the included parcels would be reviewed under the City's development and environmental protection regulations.**

3. Is sufficient analysis completed to determine any need for additional capital improvements and revenues to maintain level-of-service, and is the time required for this analysis available within the time frame for this annual review process?

**Yes. This is a non-project action. Any impacts on capital improvement or revenues coming from a future application for development on the included parcels would be reviewed under the City's development and environmental protection regulations.**

4. Can the proposed amendment be considered now without conflicting with some other Comprehensive Plan established timeline?

**Yes. This non-project action is part of the 2023 annual Comprehensive Plan amendment cycle.**

5. Can the proposed amendment be acted on without significant other amendments or revisions not anticipated by the proponents and is the time required for processing those amendments or revisions available within the time frame of this annual review process?

**Yes.**

6. If the proposed amendment was previously reviewed, ruled upon or rejected, has the applicant identified reasons to review the proposed amendment again?

**N/A. This is a City-initiated amendment to allow for the further improvement of Ward's Lake Park.**

### **CEDD RECOMMENDATION:**

The CEDD recommends approval of Amendment 2023-07.

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

On August 22, 2022, the Lakewood Hearing Examiner issued a 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 21, the Hearing Examiner issued a Decision on the Request for Reconsideration.

Edits to the following Comprehensive Plan and related LMC text and maps are needed to reflect the new WSH Master Plan.

**3.2.7 Housing Characteristics**

\* \* \*

**I. Group Quarters**

There were 1,127 people living in group quarters in Lakewood at the time of the 2020 census, the most recent data available. This was equal to 1.8% of the total population in Lakewood of 63,612. Group quarters includes Western State Hospital, which is a regional facility serving 19 counties in Washington. There were 644 people counted residing at the psychiatric hospital in 2020.

\* \* \*

**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. 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. Between 1999 and 2022, only minor additions/alterations were permitted on the WSH campus since no updates to the Master Plan were approved. In 2022, the City approved an updated Master Plan that would include, among other actions, a replacement of the current main building 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 implement and 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. The connection to the Steilacoom sewer system is at the southwest corner of the WSH campus. This connection is being upgraded in 2023, including the addition of a meter. Steilacoom has indicated that its facilities serving the Western State Hospital currently have additional growth capacity. Future development will require additional sewer capacity charges and will be based on the calculated sewer demand from Pierce County Public Works and Utilities “Documented Water Use Data.” The City of Tacoma provides sewer service to the Flett subdivision, and to commercial and residential users located in northeast Lakewood (80<sup>th</sup> Street and 84<sup>th</sup> 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.



## 2023-08 SEPA Analysis

1. Is the proposed amendment consistent with the county-wide planning policies, the Growth Management Act (GMA), other state or federal law, or the Washington Administrative Code?

**Yes. This is a non-project action to update Comprehensive Plan text to reflect the adoption of the 2022 Western State Hospital (WSH) Master Plan.**

**See Lakewood Comprehensive Plan Goal LU-40.**

2. Would the proposed amendment have little or no adverse environmental impacts and is the time required to analyze impacts available within the time frame of the standard annual review process?

**Yes. This is a non-project action. Any environmental impacts coming from any applications for development on parcels governed by the WSH Master Plan would be reviewed under the City's development and environmental protection regulations.**

3. Is sufficient analysis completed to determine any need for additional capital improvements and revenues to maintain level-of-service, and is the time required for this analysis available within the time frame for this annual review process?

**Yes. This is a non-project action. Any impacts on capital improvement or revenues coming from any applications for development on parcels governed by the WSH Master Plan would be reviewed under the City's development and environmental protection regulations.**

4. Can the proposed amendment be considered now without conflicting with some other Comprehensive Plan established timeline?

**Yes. This non-project action is part of the annual Comprehensive Plan amendment cycle.**

5. Can the proposed amendment be acted on without significant other amendments or revisions not anticipated by the proponents and is the time required for processing those amendments or revisions available within the time frame of this annual review process?

**Yes.**

6. If the proposed amendment was previously reviewed, ruled upon or rejected, has the applicant identified reasons to review the proposed amendment again?

**Yes. This City-initiated non-project was continued from the 2021 and 2022 Comprehensive Plan amendment cycles due to the time taken to finalize the WSH Master Plan.**

**CEDD RECOMMENDATION:** The CEDD recommends approval of Amendment 2023-08.

**2023-09      Remove language from LU-2.25 requiring that a property owner occupy either the primary or secondary unit.**

LU-2.25: Support accessory dwelling units as strategies for providing a variety of housing types and as a strategy for providing affordable housing, with the following criteria:

- ~~Ensure owner occupancy of either the primary or secondary unit;~~
- Allow both attached and detached accessory dwelling units and detached carriage units, at a maximum of one per single-family house, exempt from the maximum density requirement of the applicable zone;
- Require an additional parking space for each accessory dwelling unit, with the ability to waive this requirement for extenuating circumstances; and
- Allow a variety of entry locations and treatments while ensuring compatibility with existing neighborhoods.

2023-09 SEPA Analysis

1. Is the proposed amendment consistent with the county-wide planning policies, the Growth Management Act (GMA), other state or federal law, or the Washington Administrative Code?

**Yes. This non-project action removes outdated language to reflect what is already contained within LMC 18A.40.110 (A) and (B).**

**See CPP-AH-2. See also Comprehensive Plan Goals LU-1 and LU-3.**

2. Would the proposed amendment have little or no adverse environmental impacts and is the time required to analyze impacts available within the time frame of the standard annual review process?

**Yes. This is a non-project action. Any environmental impacts coming from any applications for development of an accessory dwelling unit (ADU) would be reviewed under the City's development and environmental protection regulations.**

3. Is sufficient analysis completed to determine any need for additional capital improvements and revenues to maintain level-of-service, and is the time required for this analysis available within the time frame for this annual review process?

**Yes. This is a non-project action. Any impacts on capital improvement or revenues coming from any applications for development of an accessory dwelling unit (ADU) would be reviewed under the City's development and environmental protection regulations.**

4. Can the proposed amendment be considered now without conflicting with some other Comprehensive Plan established timeline?

**Yes. This is a non-project action and part of the annual Comprehensive Plan amendment cycle.**

5. Can the proposed amendment be acted on without significant other amendments or revisions not anticipated by the proponents and is the time required for processing

those amendments or revisions available within the time frame of this annual review process?

**Yes.**

6. If the proposed amendment was previously reviewed, ruled upon or rejected, has the applicant identified reasons to review the proposed amendment again?

**N/A. This non-project action is a City-initiated amendment to reflect the intent of the City to allow ADUs without requiring that the owner occupy either the primary or secondary dwelling unit.**

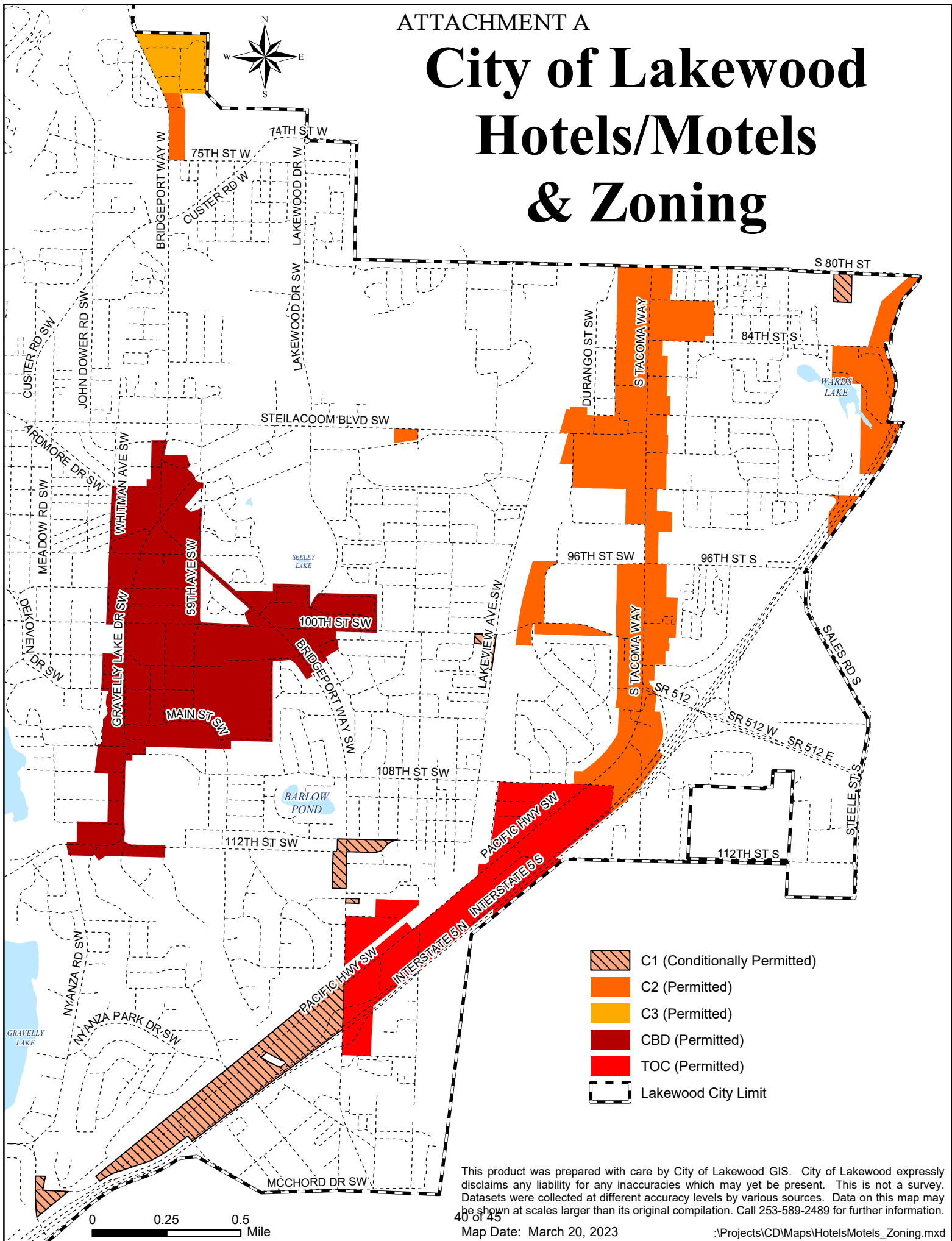
**CEDD RECOMMENDATION:**

The CEDD recommends approval of Amendment 2023-09.

# City of Lakewood

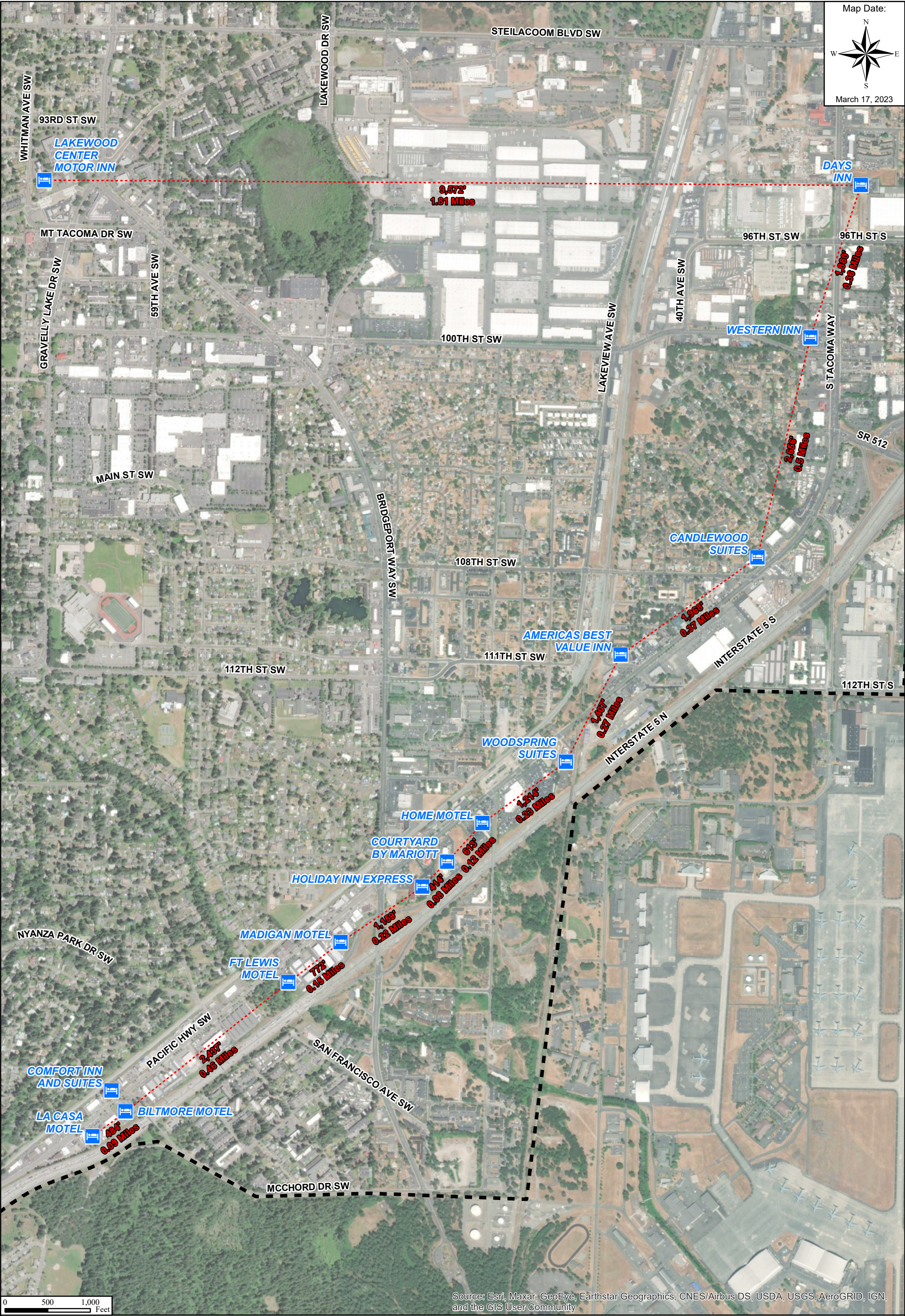
## Hotels/Motels

## & Zoning



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# City of Lakewood - Hotels/Motels

Lakewood City Limit

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## HOTEL/MOTEL LOCATIONS, LAKEWOOD WA

- |  |   |
|--|---|
| 1. Best Western Lakewood<br>78-units<br>6125 Motor Ave SW, Lakewood                                | 12. Madigan Motel<br>25-units<br>12039 Pacific Hwy SW, Lakewood |
| 2. Days Inn<br>77-units<br>9325 S Tacoma Way, Lakewood   | 13. Biltmore Motel<br>60-units<br>12701 Pacific Hwy SW          |
| 3. Western Inn<br>202-units<br>9920 S Tacoma Way, Lakewood   | 14. La Casa Motel<br>20-units<br>12807 Pacific Hwy SW, Lakewood |
| 4. Americas Best Value Inn Lakewood<br>55-units<br>4215 Sharondale St SW, Lakewood                 | <b>TOTALS: 14 motels, 1,111 units.</b>                          |
| 5. Candlewood Suites Lakewood<br>83-units<br>10720 Pacific Hwy SW, Lakewood                        |   |
| 6. WoodSpring Suites<br>122-units<br>11329 Pacific Hwy SW  |   |
| 7. Home Motel<br>38-units<br>11621 Pacific Hwy SW  |   |
| 8. TownePlace Suites by Marriott Tacoma<br>Lakewood<br>120-units<br>11725 Pacific Hwy SW, Lakewood |   |
| 9. Holiday Inn Express & Suites Tacoma<br>South<br>120-units<br>11751 Pacific Hwy SW, Lakewood, WA |   |
| 10. Comfort Inn & Suites<br>60-units<br>12704 Pacific Hwy SW, Lakewood                             |   |
| 11. Fort Lewis Motel<br>51-units<br>12215 Pacific Hwy SW, Lakewood                                 |   |

**Police Calls for Service: July 1, 2022 - December 31, 2022**

	<b>Aspen Court</b>	<b>Candlewood Suites</b>	<b>Western Inn</b>
	8620 S Hosmer St	10720 Pac. Hwy. SW	9920 S Tacoma Way
	91-units	83-units	202-units
ABU=abuse	0	0	1
AGE=Assist outside agency	16	0	1
ALAO=alarm other	1	0	0
ANI=animal complaint	1	0	1
ASN=assault report no weapon	3	0	0
ASW=assault with weapon	0	1	0
BUR=Burglary	1	1	0
CIT=citizen arrest	2	0	1
CIV-civil issue	1	0	1
DIS=Disorderly conduct verbal altercation	3	0	0
DIS=Disturbance	0	1	0
DISF-disordely fight	0	2	0
DISN=neighborhood dispute	1	0	0
DVP=domestiv violence physical	0	0	1
DVV=domestic violence verbal	1	1	2
FIRET=fire, transferred to fire district	0	0	1
FRA=fraud/forgery	1	0	0
FRAC=check/credit card fraud	2	0	1
FU=follow up	1	2	4
INFP= information for police	1	0	0
HML=homeless	0	0	0
JUV=juvenile issue	0	1	0
MEDOD=medical aid/overdose	0	1	0
MED=Medical call	29	4	20
MEDOD=medical aid/overdose	0	1	2
MH=mental health	0	0	0
MVCH=motor vehcile hit and run	0	0	1
MVT=motor vehicle theft	0	2	5
NAR=narcotics activity	0	1	0
NARF=found narcotics	0	1	0
NOI=noise complaint	0	0	1
PERM=missing person	1	0	0
PSP=possession of stolen property	0	1	0
PROF=found property	2	0	1
ROBA=armed robbery	0	0	1
SEC=security check	0	2	9
SEXL=lewd conduct	0	0	1
SHOTS=shots fired no known victms	0	0	2
SHOOT=shooting	0	1	0
SOV=sex offender verification	0	0	4
SSB=subject stop on bike	0	0	1
SUR=surveillance detail	0	0	2

Police Calls for Service: July 1, 2022 - December 31, 2022			
	Aspen Court	Candlewood Suites	Western Inn
	8620 S Hosmer St	10720 Pac. Hwy. SW	9920 S Tacoma Way
	91-units	83-units	202-units
SUSP=suspicious person	1	10	0
SUSPR=suspicious prowler	1	3	0
SUSV=suspicious vehicle	0	0	13
SS=subject stop	0	0	3
SSV=subject stop, subject in vehicle	0	0	33
T=traffic stop	0	0	12
THR=theft from residence	0	0	1
THEV=theft from vehicle	1	4	0
TRE=trespass	2	1	0
UNK=unknown trouble	0	0	4
UNW=unwanted person	11	10	5
UNWC=unwanted customer	1	1	1
UNWL=unwanted/loitering	1	14	1
UTC=unlawful transit conduct	0	0	0
VAN=vandalism	1	1	0
VANJ=vandalism, just occurred	0	0	1
VEHR=vehicle recovery	1	1	10
VIO=court order violation	2	0	0
VIOP=protection order violation	1	0	0
WAR=warrant service	0	0	2
WARS=search warrant	0	0	1
WEL=welfare check	8	8	11
Misc.	9	4	6
<b>TOTALS</b>	<b>107</b>	<b>80</b>	<b>168</b>





Completed By:	Heather Knous-Westfall
Date:	03/28/2023
Data Source(s):	Homeless Management Information System (HMIS)
Timeframe:	2017-2022
Data Current Through:	03/09/2023

**Request Details:**

Counts of unique individuals served by Emergency Shelters each year that indicated the city they last slept in was Lakewood or who reported their last permanent zip code was 98439, 98496,

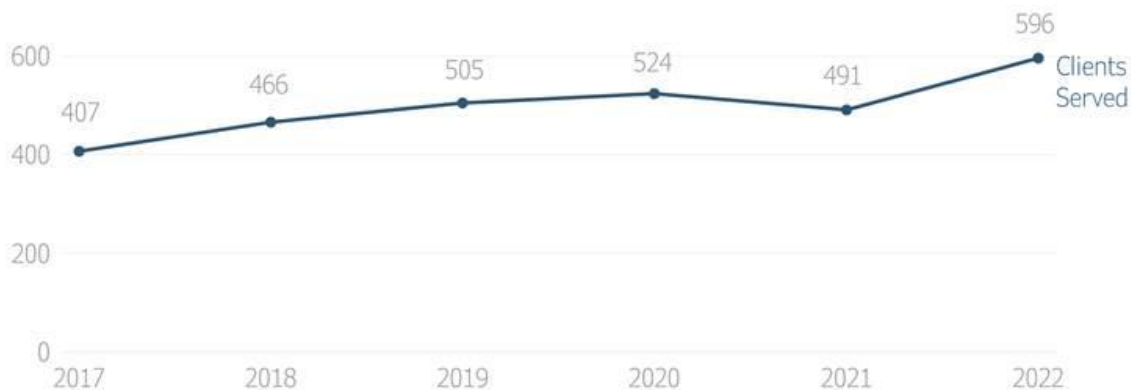
The city last slept in and last zip code have a lot of missing data, so the numbers here may be an underrepresentation.

Individuals may be served across multiple years and would be counted once in each year served.

Served means they were enrolled in an Emergency Shelter at any point during the year.

## Unique clients from Lakewood that were served by emergency shelters from 2017-2022.

The number of unique clients from Lakewood served by emergency shelters increased by 46% from 2017 to 2022.



Note: This includes clients who reported the city they last slept in was Lakewood or who reported their last permanent zip code was in Lakewood.

Source: HMIS, 3/9/2023