



**PLANNING COMMISSION
MEETING MINUTES
September 6, 2023**

Hybrid In-Person/Virtual Meeting via ZOOM
6000 Main Street SW, Lakewood, WA

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; Robert Estrada, Brian Parsons, Paul Wagemann, Phillip Combs and Linn Larsen

Planning Commission Members Excused: None

Commission Members Absent: None

Staff Present: Dave Bugher, Assistant City Manager for Development Services; Tiffany Speir, Long Range & Strategic Planning Manager; Jessica Olson, Current Planning Manager; and Karen Devereaux, Administrative Assistant

Council Liaison: Councilmember Paul Bocchi (present)

Approval of Minutes

The minutes of the meeting held on June 21, 2023 was approved as written by voice vote M/S/C Wagemann/Pearson. The motion carried unanimously, 6-0. (Mr. Larsen arrived just after this vote.)

Agenda Updates None.

Public Comments

Ms. Maria Tobin, SSMCP Program Coordinator, spoke in favor of the 2023 Annual Development Regulations Amendment #11 expanding land use zones allowing child care facilities.

Ms. Erika Snell, Commission for Land Advisory in Parkland / Spanaway, spoke in favor of the 2023 Annual Development Regulations Amendment #11 expanding land use zones allowing child care facilities.

Public Hearings None.

Unfinished Business None.

New Business

2023 Annual Development Regulation Amendments

Ms. Jessica Olson, Current Planning Manager, informed the group in 2023, there are 12 recommended amendments to various Lakewood Municipal Code (LMC) development regulation text, sections and maps. The amendments are based on statutory and regulatory updates, city staff experience and interaction with the City code, and customer feedback.

Ms. Olson reviewed Amendments 1 through 10; Ms. Speir reviewed Amendments 11 and 12. During the discussion all of the commissioners' questions were answered. On September 20, the Planning commission would hold a public hearing on the amendments and was scheduled to act on a resolution recommending action to the City Council.

Amendment 1. Permit standalone truck/trailer parking as a use type in the IBP, I1 and I2 spaces for general industrial and warehouses.

Amendment 2. Permit electric fencing in C1, C2, C3, and TOC zone classifications.

Amendment 3. Define “Unusual Use” and clarify that the Unusual Use Permit is for uses not similar to other uses or accessory uses within the municipal code.

Amendment 4. Correct inconsistencies between Title 17 and 18A and acknowledge binding site plan amendments, plat alterations, and short plat amendments in the list of permit types, review authorities, and timeframes.

Amendment 5. Move sign permit administration-related regulations with the other administration-related regulations in 18A and remove from the sign regulations in 18A.100 to avoid code inconsistencies.

Amendment 6. Update appeal timeframes for SEPA and land use decisions for internal consistency and consistency with State laws.

Amendment 7. Clarify that uses with a flex space building must be permitted in the applicable zone classification.

Amendment 8. Remove redundancy in mobile / manufactured home land use table and update permitted locations to current zone classifications.

Amendment 9. Update MR2 lot size standards to clarify lot size and reorganize interior setbacks for readability.

Amendment 10. Update Air Installation Compatible Use Zone (AICUZ) section for consistency with adopted Air Corridor 1 (AC1) and Air Corridor 2 (AC2) land use designations and zone classifications.

Amendment 11. Expanding Land Use Zones Allowing Child Care Facilities.

Amendment 12. Prohibit use of Accessory Dwelling Units as Short-Term Rentals.

Next Steps as follows:

September 20: Public Hearing and Action on 2023 Annual Development Regulation Amendments

September 25: City Council Study Session on 23ADRs

October 2: City Council Public Hearing on 23ADRs

October 16: City Council Action on 23ADRs

Discussion re 2024 Comprehensive Plan and Zoning Map Amendment Cycle Docket

Ms. Tiffany Speir explained that Lakewood has conducted its call for 2024 Comprehensive Plan and Zoning Map Amendments (24CPAs) cycle process. The period for the public to submit applications was duly noticed and open during the month of July 2023 per LMC Title 18A.

During discussion Ms. Speir clarified that no private applications were received. The two City-initiated amendments described below were requested. Rather than conducting a separate docket review this fall and next spring, these would be incorporated into the full 2024 Comprehensive Plan Period Review package that is scheduled for public hearing on May 1, 2024 at the Planning Commission meeting.

2024-01 Lakewood Parks Department request to redesignate/rezone Parcel 0320311063 from Corridor Commercial (C) / Commercial (C2) to Open Space Recreation (OSR) / Open Space Recreation 2 (OSR2.)

2024-02 Amend the Downtown Subarea Boundary to incorporate the 9 parcels rezoned to Central Business District (CBD) during the 2023 Comprehensive Plan Amendment Cycle.

Report from Council Liaison

Councilmember Paul Bocchi did not make any updates.

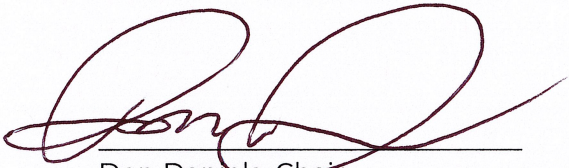
Reports from Commission Members and Staff

Ms. Speir reminded the group they have returned to the bi-weekly meeting schedule. Ms. Speir reviewed the upcoming meetings schedule with commissioners:

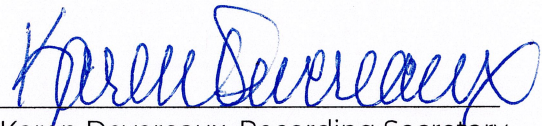
- September 20: Public Hearing and Action on 2023 Annual development Regulation Amendments (23ADRs); 2024 Comprehensive Plan Periodic Review updates
- October 4: 2024 Comprehensive Plan Periodic Review (Transportation, Utilities, Climate Change & HB 1181)
- October 18: 2024 Comprehensive Plan Periodic Review (Regulatory Update Overview)

The Next Regular Meeting would be held as a hybrid in-person/ZOOM meeting on Wednesday, September 20, 2023 at 6:30 p.m.

Meeting Adjourned at 7:40 p.m.



Don Daniels, Chair
Planning Commission 09/20/2023



Karen Devereaux, Recording Secretary
Planning Commission 09/20/2023