



**PLANNING COMMISSION
MEETING MINUTES
September 20, 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

Planning Commission Members Excused: Phillip Combs, Paul Wagemann, Linn Larsen

Commission Members Absent: None

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

Council Liaison: Councilmember Paul Bocchi (Absent)

Approval of Minutes

The minutes of the meeting held on June 21, 2023 was approved as written by voice vote M/S/C Pearson/Estrada. The motion carried unanimously, 4-0.

Agenda Updates None.

Public Comments None.

Public Hearings

2023 Annual Development Regulation Amendments

Ms. Jessica Olson, Current Planning Manager, reviewed the 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.

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

- Addresses increased requests for off-site truck/trailer parking for warehousing and industrial uses to meet logistic needs
- Warehouse sites are often built as shell buildings that maximize building space and do not always provide the level of truck/trailer parking potentially needed for future tenants

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

- Due to the State's law enforcement pursuit laws, vehicle dealerships are seeing an increase in stolen vehicles and have been requesting electric fencing to prevent theft
- Electric fencing is currently allowed in industrial zones. The amendment would expand to commercial zones along the freeway where the larger dealerships are situated

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.

- The Unusual Use permit has been used for permitting typical uses in unusual circumstances rather than for its true intent to review uses that could not be anticipated in code
- Amending the definition would close the loophole to limit Unusual Use permits to those uses that are truly unusual

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.

- The list of permit types in the administrative section were not exhaustive to those listed in the subdivision code
- The amendment adds the missing permit types and removes a duplicate entry for short plats that placed it in both Type I and Type II permit categories (per the subdivision code it is Type II)

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.

- 18A.20 (Administration) and 18A.100 (Signs) state conflicting timeframes for sign permit review
- The amendment removes old language from 18A.100 and moves any remaining administration language to 18A.20

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

- Time frames are varied throughout the code
- All timeframes have been set to 14 days, or 21 days when combined with another land use decision
- Proposed amendment is consistent with RCW

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

- Applicants try to use the “flex space” use type to allow uses that are not permitted in the zone
- The amendment clarifies that the use type is in regard to the building type, and the uses within the flex space building must be permitted in the zone

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

- Mobile homes are only permitted in mobile home parks, but the use table allows them in zones where mobile home parks are not permitted, which is confusing to applicants
- The amendment consolidates the use types to just permit mobile home parks where they are already allowed and leaves the placement of new mobile homes in non-conforming code

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

- The MR2 zone only sets a minimum lot size for 2 or more units and does not address single family residences
- The amendment removes the “for 2 or more units” threshold and leaves the minimum lot size as 3,000 gross square feet

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.

- When the Air Corridor (AC) zones were established in LMC, the language referring to Accident Potential Zones (APZ) from AICUZ study was used
- The general public often voices confusion when looking for the AC zones, so the amendment updates “APZ” to AC”

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

- This amendment would allow commercial care facilities in more of Lakewood's land use zones as well as change the use from conditional to permitted outright in certain zones that currently allow them
- Allowing them in MF3 and NC2 zones will open up opportunities in the Springbrook and Lakeview child care deserts

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

- This amendment would add definitions related to short term rentals as provided for in 2023 HB1337
- As stated and adopted in HB 1337 Nothing in this section or in section 4 of this act prohibits a city or county from restricting the use of accessory dwelling units for short term rentals

Don Daniels, Chair, opened the floor for public comment on the proposed amendments.

PUBLIC HEARING TESTIMONY

Ms. Maria Tobin, SSMCP Program Manager, via ZOOM spoke in favor of Amendment 11 that would expand where commercial childcare facilities are allowed in Lakewood.

Mr. Daniels, Chair closed public hearing. After discussion the commissioners decided to table additional discussion and then take action at the October 4 meeting.

Unfinished Business None.

New Business

2024 Comprehensive Plan Periodic Review -Subarea Plan Update Processes

Ms. Tiffany Speir reviewed three of the subarea packages

- a.) The Tillicum Neighborhood Plan (TNP);
- b.) The Downtown Subarea Plan, Development Code, and SEPA Planned Action Ordinance (DSAP package); and
- c.) The Lakewood Station District Subarea Plan, Development Code, and Planned Action Ordinance (LSDS package).

The Tillicum Neighborhood Plan was adopted in 2011. The 2022 TNP Implementation Status Update reported that 38 of the 68 Implementation Strategies in the TNP were done or ongoing. The remaining 30 have not been completed due to various reasons (e.g., lack of funding, lack of other resources, changed circumstances, etc.) The planning process and public engagement for the TNP update launched in August 2023. The update will include a thorough review and rewrite of the TNP and will be formally reviewed with the full 2024 Comprehensive Plan Periodic Review package.

Lakewood adopted the Downtown Subarea Plan in 2018. Per the 2023 Commerce HAPT Housing Targets for Lakewood by area median income (AMI) level as adopted by Pierce County I Ordinance 2023-22s, Downtown's 2,257 planned new units by 2034 compromise about 24% OF THE City's total 2044 housing target. The job growth planned by 2035 within the Downtown Subarea compromises a full 75% of the City's employment growth by 2044.

The Lakewood Station District's 1,722 planned new housing units by 2035 compromise about 18% of the City's total 2044 housing target. The 1,276 net job growth planned by 2035 with the LSDS compromises 13% of the City's employment growth by 2044.

Report from Council Liaison None.

Reports from Commission Members and Staff

Ms. Speir reviewed the upcoming meetings schedule with commissioners:

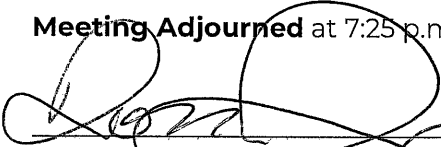
- October 4: Action on 2023 Annual Development Regulations
- October 4: 2024 Comprehensive Plan Periodic Review (E2SHB 1181 and Transportation, Utilities, Climate Change Elements)
- October 18: 2024 Comprehensive Plan Periodic Review (Regulatory Update Overview)

Mr. Daniels, Chair, announced that he would not be re-applying to fill a position on the Planning Commission when his term expires at the end of the year. He reminded other

members of their expiring terms and urged that they help to recruit new members for the future of the commission.

The Next Regular Meeting would be held as a hybrid in-person/ZOOM meeting on Wednesday, October 4, 2023 at 6:30 p.m.

Meeting Adjourned at 7:25 p.m.



Don Daniels, Chair
Planning Commission 10/04/2023



Karen Devereaux, Recording Secretary
Planning Commission 10/04/2023