



**PLANNING COMMISSION
REGULAR MEETING MINUTES
April 18, 2018
City Hall Council Chambers
6000 Main Street SW
Lakewood, WA 98499**

Call to Order

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

Roll Call

Planning Commission Members Present: Don Daniels, Chair; Robert Estrada, Vice - Chair; Connie Coleman-Lacadie, Nancy Hudson-Echols, James Guerrero, Christopher Webber; and Paul Wagemann

Planning Commission Members Excused: None

Planning Commission Members Absent: None

Staff Present: Tiffany Speir, Special Projects Planning Manager, Community Development; Courtney Brunell, Long Range Planning Manager; Community Development; Andrea Bell, Associate Planner, Community Development; and Karen Devereaux, Administrative Assistant

Council Liaison: Councilmember Mr. Michael Brandstetter

Approval of Minutes

The minutes of the meeting held on April 4, 2018 were approved by voice vote M/S/C Guerrero/Hudson-Echols. The motion to approve these minutes passed unanimously, 6-0. (Commissioner Mr. Paul Webber arrived at 6:39 p.m.)

Agenda Update

None

Public Comments

Mr. Glen Spieth, Lakewood resident, elaborated that it didn't make a lot of sense for Council to approve of the overlay project on 59th if the subarea plan intends to place a community park over the top of it. Mr. Spieth described 59th Avenue SW as currently being a straight shot into the Lakewood Towne Center and City Hall. Mr. Spieth requested the commissioners get ahead of the planning and leave the street intact and place the park elsewhere.

Public Hearings

None

Unfinished Business

None

New Business

Introduction to the Downtown Subarea Plan, Preferred Alternative Recommendation, Planned Action Ordinance, Comprehensive Plan Amendments and Form-Based Code

Ms. Tiffany Speir provided a detailed presentation explaining the four main parts of the downtown subarea plan that will be considered by Council. It was also explained that the DSAP geographic area encompasses 319 acres and includes 3 districts. Many key public investments and changes are being proposed. The draft downtown concept plan and future land use maps were discussed.

A summary of the draft DSAP Planned Action Environmental Impact Statement was provided as commissioners will be selecting one of the three alternatives to recommend for Council consideration. A draft SEPA Planned Action is being included to streamline future environmental review and permitting in the downtown area. If adopted, future projects in the Downtown will not require SEPA determinations at the time of permit application if they are consistent with the type of development, traffic assumptions, and mitigation measures studied in the PAEIS.

Ms. Speir requested commissioner's to continue to review of the packet contents as the next step is to hold a public hearing regarding the DSAP at their May 2nd meeting. A separate Developers Forum is being hosted by the City on April 26th. The input gathered at this event will be presented at a future date. The draft form-based code will be presented for discussion at the June 6th planning commission meeting.

Sign Code Amendments

Ms. Courtney Brunell, Planning Manager, and staff reviewed the survey completed by the planning commission to rate priorities and drafted a version of the sign code to launch discussion.

The commissioners were informed staff intends to implement a task force in early May. Commissioners suggested one of the target groups be International Business District property and business owners along South Tacoma Way, as well as utilizing the Chamber of Commerce to assist with outreach groups. Commissioners will participate in discussion again on June 6, where the task force will report back on input received prior to holding a public hearing.

The timeline is aggressive and is subject to change as follows:

- May – June 2018 - Staff engages citizens in public outreach meetings
- June 6, 2018 – Staff reports back results of public outreach efforts to-date
- June 20, 2018 – Public Hearing (tentative)
- July 18, 2018 – Decision on recommendation (tentative)
- July 23, 2018 - City Council begins review (tentative)

Report from Council Liaison

Councilmember Mr. Mike Brandstetter updated the commissioners on the following Council actions:

Council received a briefing on the Department of Transportation receiving parts of the City roadways in the Tillicum area to complete infrastructure projects. Upon completion the ownership of those particular roadways will be returned to the City. One of the projects is installation of a traffic circle at Berkeley and Union Avenue; WSDOT has to own the property at the intersection before they can begin work on this site. The intersections and related parcels along Interstate 5 will be quit claimed for this purpose.

Council took action on the Woodbrook Hunt Club who recently proved that the two major structures, a clubhouse and a kennel, have historical significance and will be awarded historic designation which will provide them with grant monies to preserve the structures.

Council decided to accept the bid on the contract to repave 59th Avenue SW. This project has been on the 6 Year TIP for over two years and would repave in front of City Hall from the traffic circle to 100th St SW. The roadway currently has a paving index bus rating in the 70's and the slow moving, heavy traffic at this location is what typically quickly degrades the surface. If not done soon, the rating on the roadway will drop even further.

The City is gathering public input on exactly how to design Onyx Dr. in Oakbrook, from Oakbrook Park on 97th all the way down past the elementary school over to Phillips. This area receives large amounts of foot traffic and Council is concerned with the design standards of the whole project. The alternatives are being discussed over how much sidewalk, bike lanes and overall esthetics will be given to the streetscapes.

Council held a retreat to discuss goals and priorities for the next three years. A few of elements that surfaced as priorities were land use type items. These include dealing with the clear zone area via a land swap, working with the school district regarding a property in Woodbrook so allowing more land to be developed for industrial use with a focus on job enhancement, as well as progress toward relocating the WSDOT Maintenance yard from its Pacific Highway location, which in turn could be a catalyst for future private development in that area along the SR512 and I-5 orientation.

Reports from Commission Members and Staff

City Council Actions

No updates from staff at this time.

Written Communications

None

Future Agenda Topics

Ms. Tiffany Speir reminded commissioners of the tentative schedules as follows:

May 2nd topics are a Public Hearing on the Downtown Subarea Plan and Final Draft Review of 6 Year TIP; May 16th will be review and deliberation on the public hearing

comments; and June 6th the commission will take action on the Downtown Subarea Plan; as well as hold a status discussion on the Sign Code Amendments.

Area-Wide Planning / Land Use Updates

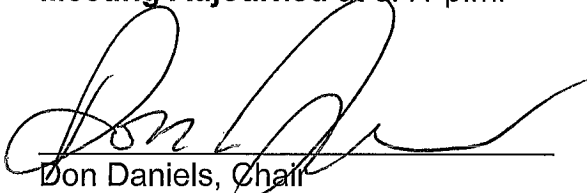
None

Other

None

Next Meeting: Wednesday, May 2, 2018 at 6:30 p.m. in Council Chambers

Meeting Adjourned at 8:41 p.m.



Don Daniels, Chair
Planning Commission 05/02/2018



Karen Devereaux, Recording Secretary
Planning Commission 05/02/2018