



**PLANNING COMMISSION  
REGULAR MEETING MINUTES  
May 2, 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, James Guerrero, Christopher Webber; and Paul Wagemann

Planning Commission Members Excused: Nancy Hudson-Echols

Planning Commission Members Absent: None

Staff Present: Tiffany Speir, Special Projects Planning Manager, Community Development; Weston Ott, Public Works Capital Projects Division Manager; and Karen Devereaux, Administrative Assistant

Council Liaison: Councilmember Mr. Michael Brandstetter

**Approval of Minutes**

**The minutes of the meeting held on April 18, 2018 were approved as written by voice vote M/S/C Estrada/Guerrero. The motion to approve these minutes passed unanimously, 6-0.**

**Agenda Update**

None

**Public Comments**

Glen Spieth, Lakewood, queried the placement of the new downtown central business district park, noting he would prefer to have it placed to the east of 59<sup>th</sup> Avenue rather than on the roadway right in front of the City Hall, as the renderings have been showing.

**Unfinished Business**

Staff Introduction of Downtown Development Code, Comprehensive Plan Amendments  
Ms. Tiffany Speir reviewed the final two segments of the downtown subarea plan packet with commissioners before the public hearing. The Downtown Development Code will become a new section in the Lakewood Municipal code as Chapter 18A.35, and will regulate all development and land use in the Downtown Subarea. The proposed DDC is a "hybrid form-based code" combining form-based code with traditional zoning.

The presentation included summaries of 2018 public comments via public meeting, online survey, and electronic submittals, draft downtown development code, draft comprehensive plan amendments, draft colonial center design ideas, updated downtown subarea plan based on the April 18<sup>th</sup> Commission meeting, and an updated planned action ordinance, including mitigation required for “modified Alternative 1” based on April 18<sup>th</sup> Commission meeting.

Results from the public outreach efforts showed positive interest in the DSAP with heavy interest in concepts for safe and inviting areas to walk and include public space amenities, a modified Gravelly Lk Dr SW, a central park, green street loop and Motor Avenue festival street along with maintaining an appropriate supply of varying styles of parking in the downtown as development intensifies.

### **Public Hearings**

#### *Downtown Subarea Plan, Planned Action Ordinance, Downtown Development Code and Comprehensive Plan Amendments*

Mr. Don Daniels, Chair opened the floor for public hearing comments.

Mr. Glen Spieth, Lakewood, reiterated his thoughts on placement of the 2-4 acre park within the proposed downtown area. He would prefer to see the park on either side of 59<sup>th</sup> Avenue rather than disrupt the corridor straight to City Hall.

Hearing no other requests to speak, Mr. Daniels closed the public hearing.

### **New Business**

#### *Final Draft Review of 6 Year Transportation Improvement Program (2019-2024)*

Mr. Weston Ott, Public Works Capital Projects Division Manager, presented the final draft before Council holds a public hearing. Mr. Ott explained the completed projects being removed, the addition of the accident data received from WSDOT and a few new segments or projects that would fill in gap areas of roadway currently without complete curb, gutter and sidewalks within the City limits. Mr. Ott mentioned Tyee Park Elementary School is slated to receive new sidewalks on Seminole Rd SW.

It was noted that Council remains very supportive of the maintenance of roadway pavement involved with the patching and overlay projects scheduled. Mr. Ott added the next corridors to begin construction are Steilacoom Blvd, Gravelly Lk Dr SW, Veterans Dr and Washington Blvd Sidewalks.

### **Report from Council Liaison**

Councilmember Mr. Michael Brandstetter updated the commissioners on the following Council actions.

Council continues to work on their goals and objectives of the 2019-2020 budget and is making specific headway in key catalyst sites as listed here to have significant impact on the housing and economic development in the City:

WSDOT Maintenance Facility relocation from Pacific Hwy SW to the Woodbrook industrial area would accommodate plans to create a new destination retail center on the large parcel.

Acquire land and funding for construction of a new larger library in the downtown central business district where people can walk and to build the green streets amenities.

Council is looking to further invest in the Woodbrook area. Current logistics center is fully leased with two tenants. Council wants to allow building another similar freight distribution and logistics center and help create more jobs.

The Colonial Center area may soon progress with development of both housing and small businesses as resources are gained.

SSMCP is seriously working the dual problem of moving existing businesses and activities out of the north clear zone. Department of Defense and Pierce County may participate in a land swap allowing the city to utilize parcels bordering Woodbrook and continue growth in that area.

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

#### City Council Actions

A special Joint Meeting between City Council and Planning Commissioners is scheduled for Tuesday, May 29, 2018 at 6:00 PM in Council Chambers.

#### Written Communications

None

#### Future Agenda Topics

Wednesday, June 6<sup>th</sup> a report on the Sign Code public outreach efforts will be provided.  
Wednesday, June 20<sup>th</sup> a Shoreline Master Program report will be presented as well as the Title 18A re-write.

#### Area-Wide Planning / Land Use Updates

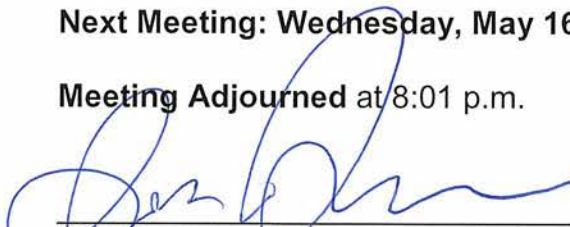
None

#### Other

None

**Next Meeting: Wednesday, May 16, 2018 at 6:30 p.m. in Council Chambers**

**Meeting Adjourned** at 8:01 p.m.

  
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Don Daniels, Chair  
Planning Commission 05/16/2018

  
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Karen Devereaux, Recording Secretary  
Planning Commission 05/16/2018