



**PLANNING COMMISSION
REGULAR MEETING MINUTES
April 17, 2019
City Hall Council Chambers
6000 Main Street SW
Lakewood, WA 98499**

Call to Order

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

Roll Call

Planning Commission Members Present: Don Daniels, Chair; Ryan Pearson, Paul Wagemann and James Guerrero

Planning Commission Members Excused: Nancy Hudson-Echols and Connie Coleman-Lacadie

Planning Commission Members Absent: Christopher Webber

Staff Present: David Bugher, Assistant City Manager for Development Services; Tiffany Speir, Special Projects Planning Manager; and Karen Devereaux, Administrative Assistant

Council Liaison: Councilmember Mr. Michael Brandstetter

Approval of Minutes

The minutes of the meeting held on April 3, 2019 were approved as written by voice vote, M/S/C Guerrero/ Pearson. The motion passed unanimously, 4-0.

Agenda Update

None

Public Comments

Mr. Brady [Louween], 12616 47th Avenue SW, stated his property is located in an area being rezoned from Residential to Open Space. He is concerned a re-zone would cause him to lose his approved building permit for a garage. Mr. David Bugher explained that permit was vested previously and would be grandfathered in and therefore allowed.

Unfinished Business

None

Public Hearings

2019 Comprehensive Plan Amendments

Ms. Tiffany Speir provided copies and a brief summary of four additional written comments received since the April 17 meeting. During her presentation, Ms. Speir reiterated to commissioners the standards and criteria used by Council when considering comprehensive plan amendments.

Commission Chair, Mr. Don Daniels, opened the floor for public comment on each of the 10 amendments.

CPA/ZOA-2019-01– MAP AMENDMENT (Tillicum) No public comments made.

CPA/ZOA-2019-02– MAP AMENDMENT (Bridgeport) No public comments made.

CPA/ZOA-2019-03– MAP AMENDMENT (Woodbrook) No public comments made.

CPA/ZOA-2019-04– MAP AMENDMENT (Wards Lake) No public comments made.

CPA/ZOA-2019-05– MAP AMENDMENT (Springbrook Park) No public comments made.

CPA/ZOA-2019-06– MAP AMENDMENT (Springbrook Neighborhood)

Ms. [Kathy Swalp] stated she manages a 144-unit apartment complex off of 123rd St SW. Ms. Swalp noted she understands they would be operating as a non-conforming entity and they property does have planned expansion. Ms. Swalp queried how quickly a decision would be made on this amendment. Mr. David Bugher explained that any vested permits in prior to the change would be honored as well as any repairs or maintenance to existing structures would be viewed as legal non-conforming use and permitted. Mr. Bugher further explained if City Council made the decision to approve in June/July 2019 there is also an option to defer action on 2019-06 out to 2020 allowing time to revisit the flood plain regulations affecting this area.

CPA/ZOA-2019-07– MAP & TEXT AMENDMENT (Military Districts)

Commissioner Guerrero informed the group he had a conflict of interest because of a client with interests in this proposed re-zone area. He recused himself from discussion. The Chair tabled this amendment and did not allow public comment due to lack of a quorum. A decision was made to continue the public hearing until May 15, at which time public comment would be heard when a full quorum of commissioners is present.

CPA/ZOA-2019-08– TEXT AMENDMENT (Essential Public Facilities/PI Districts)

No public comments made.

CPA/ZOA-2019-09– TEXT AMENDMENT (Economic Development Element)

No public comments made.

CPA/ZOA-2019-10– TEXT AMENDMENT (Multifamily Open Space)

No public comments made.

Commission Chair, Mr. Don Daniels, closed the floor for public comment noting the hearing continuation until the next meeting scheduled for May 15, 2019.

Report from Council Liaison

City Councilmember Ms. Mary Moss attended in place of Councilmember Mr. Mike Brandstetter and reported there were no updates from Council.

Reports from Commission Members and Staff

City Council Actions

None

Written Communications

None

Future Agenda Topics

May 1: No meeting.

May 15: Continuation of the public hearing with discussion and action on a recommendation regarding the 2019 CPA Docket. Review of Six year TIP.

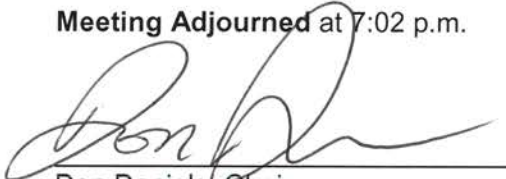
Area-Wide Planning / Land Use Updates

None

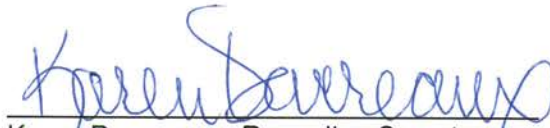
Next Regular Meeting: May 15, 2019 at 6:30 p.m. in Council Chambers

(The May 1, 2019 meeting has been cancelled.)

Meeting Adjourned at 7:02 p.m.



Don Daniels, Chair
Planning Commission 05/15/2019



Karen Devereaux, Recording Secretary
Planning Commission 05/15/2019