



**PLANNING COMMISSION  
REGULAR MEETING MINUTES  
September 4, 2019  
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, Connie Coleman-Lacadie, Christopher Webber, Ryan Pearson, Paul Wagemann, and James Guerrero

Planning Commission Members Excused: Nancy Hudson-Echols

Commission Members Absent: None

Staff Present: Dave Bugher, Assistance 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**

Mr. Paul Wagemann advised that his excused absence on August 21 should be noted.

**The minutes of the meeting held on August 21, 2019 were approved as amended (with the attendance record change) by voice vote M/S/C Pearson/Coleman-Lacadie. The motion passed, 6-0.**

**Agenda Updates**

None

**Public Comments**

None

**Unfinished Business**

Lakewood Municipal Development Code Update (Title 18A)

Ms. Tiffany Speir reviewed additional edits made to the codes since the 8/21 meeting. An errata sheet containing changes to the use tables for Commercial and Industrial Uses (8A.40.040) and Health and Social Services Uses (18A.40.080) was provided and reviewed.

The commission has been discussing these changes since January 2019, several stakeholder meetings have been conducted and the information has been available to the public on the City website at Lakewood18A.org.

**Public Hearings**

Lakewood Municipal Development Code Update (Title 18A)

Commissioners received a copy of written comments letter from Wireless Policy Group, Kim Allen, on behalf of Verizon. Mr. Daniels, Chair, opened the floor for the public hearing and asked for public comments.

Mr. Tim Puryear, on behalf of Northwest Building, owner of the Lakewood Industrial Park, spoke in favor of the LMC Title 18A proposed changes and the effort the commission will be putting into the complex zoning decisions. The Lakewood Industrial Park is the largest developed property in the IBP (Industrial Business Park) zone. Mr. Puryear mentioned his research in the area of the new lighting requirement of special barriers to force lighting downward instead of into the skies. He added that he is unfamiliar with the concept but is willing to comply with new codes.

Mr. Gregory Busch, Wireless Policy Group on behalf of AT&T, thanked staff for the opportunity to review the draft code changes as related to Wireless Services Facilities. Mr. Busch commented specifically on code section 18A.95.090.D.11 in regard to priority of locations for macro facilities and antennas not being allowed to locate in single-family residential zoning districts as AT&T believes this is contrary to Federal Law.

Glen Spieth, Lakewood business owner, commented on the clarity of the commercial and industrial uses on the zoning user table stating it is confusing as to which license category his antique shop/museum falls under.

A decision was made to hold the public hearing open until the next meeting on September 18<sup>th</sup> to allow for additional comments and discussion. Mr. David Bugher informed the group that staff had also received a list of questions from Mr. James Guerrero they are working on providing answers. Staff will provide responses to the questions as well as public comments on September 18<sup>th</sup>.

### **New Business**

#### *Review of Lakewood's Residential Densities*

Ms. Tiffany Speir provided a PowerPoint presentation explaining the many descriptions of land use designations and zones. Under the Growth Management Act (GMA) cities are charged with densifying development as population and employment growth occurs. She discussed the Buildable Lands Report (BLR) and Lakewood's permit activity as showing none of the zones have developed to maximum density and all zones contain additional capacity to reach targeted goals set by GMA of 9,300 jobs by 2030.

This information will be used to inform the 2020 Comprehensive Plan Amendment Cycle docket.

### **Report from Council Liaison**

Councilmember Mr. Mike Brandstetter updated commissioners on the following topics:

Sign code enforcement has moved into the compliance required stage. There is a visible reduction in the amount of feather banners along the major arterials in the business districts.

The City is offering to collaboratively work with DSHS and Olympia in regard to the current site of the Western State Hospital and updates to the Master Plan.

The City is currently accepting private land owner initiated applications for zoning changes for the 2020 Comprehensive Plan Amendment Cycle.

City of Lakewood Councilmembers sent a letter regarding the 2050 Vision to ensure views are communicated and consistent with our community. Council wishes to designate lands where jobs will be made available and participate in county wide effort so residents are not forced to commute great distances for employment.



**Reports from Commission Members and Staff**

City Council Actions

Mr. Don Daniels commented on his appreciation to staff for the noticeable reduction of business signage of feather banners throughout the City.

Written Communications

None

Future Agenda Topics

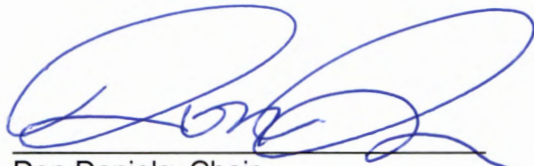
Public hearing on the proposed rezone of 5 parcels from the Open Space and Recreation 2 (OSR2) to Open Space and Recreation 1 (OSR1) zone on the former Fort Steilacoom Golf Course, north of Western State Hospital campus will be held September 18.

The Draft 2020 Comprehensive Plan Amendment docket will be introduced beginning September 18. The deadline for accepting private landowner applications is Friday, September 13. Two privately initiated applications have been received.

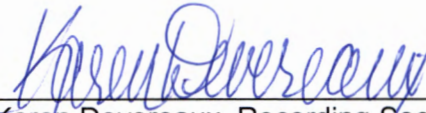
Area-Wide Planning / Land Use Updates

None

**Next Regular Meeting: September 18, 2019 at 6:30 p.m. in Council Chambers**  
**Meeting Adjourned** at 7:43 p.m.



Don Daniels, Chair  
Planning Commission 09/18/2019



Karen Devereaux, Recording Secretary  
Planning Commission 09/18/2019