



**PLANNING COMMISSION
REGULAR MEETING MINUTES
September 18, 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, Nancy Hudson-Echols, Paul Wagemann and James Guerrero

Planning Commission Members Excused: None

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

The minutes of the meeting held on September 4, 2019 were approved as written by voice vote, M/S/C Wagemann/Guerrero. The motion passed unanimously, 7-0.

Agenda Updates

Ms. Tiffany Speir requested the unfinished business segment be moved to after the public hearing. Mr. Don Daniels, Chair agreed to the request.

Public Comments

Mr. Glen Spieth, Lakewood History Museum owner, shared that the Historical Society opened up the museum during the celebration of the Colonial Plaza Grand Opening on Saturday evening, September 14th. Mr. Spieth guessed approximately 250 visitors attended during that brief opening. The true opening of the museum's new location will be the first week of October.

Public Hearings

Continuation of Lakewood Municipal Development Code (Title 18A) Hearing

Mr. Don Daniels, Chair, opened the floor for public comment.

Mr. Tim Puryear, on behalf of Northwest Building, owner of the Lakewood Industrial Park, requested the commissioners include the "medium" category for "Manufacturing, Assembling and Packaging" as an allowed use in the Industrial Business Park IBP zone. Mr. Puryear requested the LIP be allowed to add one more personal storage facility to the 12 they currently have in operation. Mr. Puryear also requested consideration of the requirement for lighting limits inside the IBP zone. It was suggested the "maximum mounting height above adjacent grade" be increase to a minimum of 35' to allow safer illumination of the truck court out to 75'.

Mr. Gregory Busch, Wireless Policy Group on behalf of AT&T, requested that commissioner's revisit the confusing language specifically in section 18A.95.090.D.11.as it relates to the priority of locations for the macro facilities and the stipulation requiring the applicant to demonstrate that

all other possible locations and wireless technologies cannot be modified to function within the grid system.

Mr. Don Daniels discussed options with commissioners and it was decided the hearing will be held open until the October 16th meeting while staff continues to research suggestions forwarded in public comments and the commissioner's suggested changes.

Rezone of 6 Parcels from OSR2 to OSR1 north of Western State Hospital

Ms. Tiffany Speir provided an explanation to commissioners of a recent boundary line adjustment which combined two parcels therefore reducing the number of parcels involved in the rezone to five. Ms. Speir provided an overview of a second staff report that commissioners received by email prior to the meeting which reiterated the 8 criteria to be used in making recommendation to Council.

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

Ms. Casio, Oakbrook neighborhood resident in Lakewood, requested an explanation of the differences between OSR1 and 2 zones with concerns the rezone would allow something to be built behind their property and affect the view they now enjoy of open spaces. Ms. Speir explained that OSR1 is a more passive zone; fewer things would be allowed if the rezone was approved; meaning the parcels would still remain open space. Ms. Speir provided Ms. Casio a paper copy of the same explanation provided to commissioners.

Mr. David Bugher interjected that the OSR1 zone is the most restrictive zone in Lakewood and is used for open spaces such as the Ft. Steilacoom Park and Chambers Creek areas.

Chair Daniels closed the public hearing.

Unfinished Business

Lakewood Municipal Development Code Title 18A Update Discussion

Ms. Tiffany Speir prepared a list of the questions asked and public comments made from the September 4 meeting. Ms. Speir provided to commissioners a set of the latest updated draft amendments to Title 18A which addressed all previous questions and comments to date. Additional public comments have been received and will be answered and discussed again at the next meeting, October 2nd.

Mr. David Bugher provided detailed explanations to commissioners on their questions voiced to date. Mr. Bugher noted that cross references to Title 18A within Title 18B as well as several other titles would be up[dated by October 16; in addition, CEDD was working with the City legal department on certain proposed changes which would be shared with the Commission no later than at the next public hearing.

Commissioners have had four meetings, held as many discussions and a public hearing on this code update. Information has been consistently provided to citizens on the project website: www.Lakewood18A.org. Commissioners are scheduled to take action and make recommendation to Council on October 16. Council is currently scheduled to begin consideration on October 28 and take action on November 18, 2019.

New Business

2020 Comprehensive Plan Amendment Docket

Ms. Tiffany Speir provided a brief description on each proposed amendment of applications received. Ms. Speir then reviewed the legally required steps in order to complete zoning map and comprehensive text amendments, including City level SEPA review; Department of Commerce (DOC) review; Planning Commission public hearing, review, and recommendation; and City Council public hearing, review and action. Ms. Speir provided a schedule of the next several months of important discussions, public hearings and action dates.

The next steps for commissioner's is the first public hearing on the 2020 Comprehensive Plan and Zoning Map Amendments to be held on October 2, 2019.

Report from Council Liaison

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

City Council has renewed the City Manager contract for another year. Councilmember Brandstetter commented on the ribbon cutting ceremony for the Complete Streets Colonial Plaza grand opening

Reports from Commission Members and Staff

City Council Actions

None

Written Communications

None

Future Agenda Topics

None

Area-Wide Planning / Land Use Updates

Mr. David Bugher informed the commissioners of abatement hearings scheduled in the morning of Thursday, September 19th, for the Karwan Village 38 unit Mobile Home Park regarding their significant issues with a failed septic system as well as high volume of police calls for service. The City is asking for the number of tenants to be reduced and the septic system properly fixed.

Another hearing is scheduled in the afternoon of September 19th for the QFC Property regarding the abatement of the structures. The current owner is of the opinion the property can be rehabilitated. The City performed an inspection finding an interior wall to be bowed. There are questions about the attachments to the roof which needs full replacement.

Next Regular Meeting: October 2, 2019 at 6:30 p.m. in Council Chambers

Meeting Adjourned at 7:50 p.m.



Don Daniels, Chair

Planning Commission 10/02/2019



Karen Devereaux, Recording Secretary

Planning Commission 10/02/2019