



**PLANNING COMMISSION
REGULAR MEETING MINUTES
October 16, 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, Chair; Connie Coleman-Lacadie, Vice-Chair; Ryan Pearson, James Guerrero and Nancy Hudson-Echols

Planning Commission Members Excused: Christopher Webber

Commission Members Absent: Paul Wagemann (arrived late to meeting, no vote on minutes)

Staff Present: David Bugher, Assistant City Manager, CEDD; 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 October 2, 2019 were approved as written by voice vote, M/S/C Coleman-Lacadie/Guerrero. The motion passed unanimously, 5-0.

Agenda Updates

None

Public Comments

Mr. Glen Spieth, Lakewood business owner, shared that the Lakewood Colonial Center has been vandalized and graffiti is everywhere. Mr. Spieth noted that the structure has 11 external doors that lead to many floors and security has become a real problem for the building and many of the businesses currently leasing within the structure.

Public Hearings

Title 18A Update

Mr. Gregory Busch, Wireless Policy Group on behalf of AT&T, thanked staff and commissioners for their time and energy spent updating the code. Mr. Busch expressed appreciation for the changes made in response to his comments through the public hearing process. It was noted that AT&T looks forward to providing wireless service under the new code.

Mr. Tim Puryear, on behalf of Northwest Building, owner of Lakewood Industrial Park, thanked commissioners for efforts on the code update.

Commission Chair Daniels closed the public hearing.

Unfinished Business

Action on Proposed 2020 Comprehensive Plan Amendment Docket

Through a PowerPoint presentation Ms. Tiffany Speir reviewed the docket list (consisting of one

Comprehensive Plan text amendment, one privately-initiated map amendment and 6 City-initiated map amendments) and legislative timeline.

The docket is scheduled to move to Council on 11/25/2019 for their consideration. Council will conduct their public hearing and action will be taken on 12/02/2019. Between December 2019 and next spring 2020 staff will conduct substantive review on the chosen applications then the recommendations will be brought before the commission to consider.

Mr. James Guerrero, Commissioner, is the architect of record for one of the project applications being considered and has recused himself from the dais during discussion and vote.

The Resolution 2019-05 of the City of Lakewood Planning Commission recommending approval of the docket of 2020 Potential Land Use and Text Amendments to the Lakewood Comprehensive Plan, including the Future Land -Use and Zoning Maps of the City was approved as written by voice vote, M/S/C Wagemann/Pearson. The Resolution 2019-05 passed unanimously, 5-0.

Discussion and Action on Lakewood Municipal Development Code (Title 18A) Update

Ms. Tiffany Speir reiterated a review of the responses to various requests for amendment to the draft by commissioners, citizen public hearing comments, the City Attorney and other staff. Commissioners were provided a second and third staff report electronically for their review. The draft Resolution 2019-06 was reviewed. Ms. Speir and Mr. Bugher answered all questions by commissioners during the discussion.

Ms. Nancy Hudson-Echols made the motion to approve the Resolution 2019-06 of the City of Lakewood Planning Commission recommending the approval of amendments to the Lakewood Municipal Code (LMC) Titles 3, 12, and 17; Approval of the Repeal and Replacement of LMC Title 18A; and approval of related technical amendments to LMC Titles 1, 3, 12, 14, 17 and 18B. Mr. Ryan Pearson seconded this motion.

During the discussion, Mr. James Guerrero offered an amendment to the motion to 1) correct scrivener errors in the parking dimensions table and 2) amend the allowed landscaping slope ratio from 1:3 to 1:2. Mr. Paul Wagemann seconded the proposed amendment. After discussion, the amendment to Resolution 2019-06 passed unanimously, 6-0.

The amended Resolution 2019-06 was approved by voice vote and passed unanimously, 6-0.

New Business

None

Report from Council Liaison

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

The Shoreline Management Program document was returned from Department of Ecology and the City has satisfied all of the requirements as a policy and regulatory document. A few editing suggestions were made by ECY and would be considered for action by the Council on October 21. The Planning Commission would continue to play a role in monitoring the restoration piece of the program.

The Council has taken up the zoning amendment for parcels near the Western State Hospital and previous Ft. Steilacoom Golf Course of rezoning from Open Space and Recreation 2 (OSR2) to OSR1. Council is in the midst of public hearing process and will soon take final action. Mr. Brandstetter noted they have not received any input of disagreement in that rezone.

During their September retreat, Council members discussed the priority of completing sidewalks and updating the non-motorized plan to increase connectivity along the major arterials and achieve a balance between the pedestrian and vehicular movement throughout the City.

There are a number of dangerous building abatements in various stages of moving through hearing examiner decisions. Some of these are long standing concerns the Council is looking to settle.

Other

Mr. David Bugher provided an update and confirmed 22 abatements are underway.

Karwan Village Mobile Home Park abatement on 84th St is currently going through the appeal process which expires on October 30th at which time the property owner will be contacted and compliance with the hearing examiners decision will be enforced. The Tacoma-Pierce County Health Department may become involved as some of the units have been declared unsafe due to failed septic.

The Rental Housing Safety program runs into abatements like these that cause social services related issues. The City has made contact with a group that is willing to assist with these issues that the City is unable to provide.

Staff continues to evaluate the Deja Vu Showgirls business license revocation. More information will be provided as this will move forward.

A very difficult subdivision, Thornewood PDD, will come before the hearing examiner on Thursday, October 17, 2019.

Staff is working on the consolidated plan for the CDBG Home documents and timelines we cover.

Reports from Commission Members and Staff

City Council Actions

None

Written Communications

None

Future Agenda Topics

Due to the completion of the Resolution 2019-05 2020 Comprehensive Plan Amendment docket and Resolution 2019-06 Title 18A Update being voted for recommendation and moved forward for Council consideration, no further meetings would be scheduled for the Planning Commission for the remainder of this year. The next meeting would be held in January 2020.

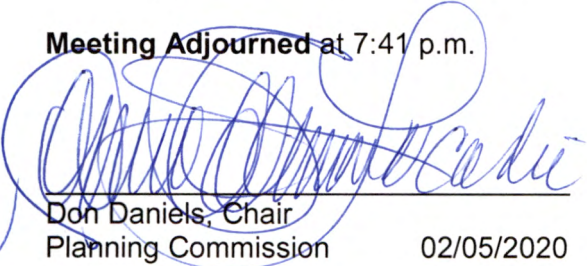
The commissioners would vote for Chair and Vice-Chair positions in January 2020.

Area-Wide Planning / Land Use Updates

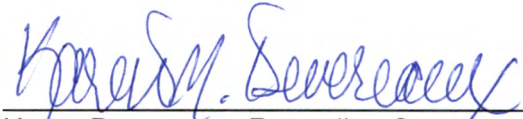
The Annual Housing Report will be presented at the January 2020 meeting.

Next Regular Meeting: February 5, 2020 at 6:30 p.m. in Council Chambers

Meeting Adjourned at 7:41 p.m.

for


Don Daniels, Chair
Planning Commission 02/05/2020



Karen Devereaux, Recording Secretary
Planning Commission 02/05/2020