



**PLANNING COMMISSION
REGULAR MEETING MINUTES
February 5, 2020
City Hall Council Chambers
6000 Main Street SW
Lakewood, WA 98499**

Call to Order

Ms. Connie Coleman-Lacadie, Presiding Officer, called the meeting to order at 6:30 p.m.

Roll Call

Planning Commission Members Present: Connie Coleman-Lacadie, Ryan Pearson, Nancy Hudson-Echols, Paul Wagemann, and James Guerrero

Planning Commission Members Excused: Christopher Webber and Don Daniels

Commission Members Absent: None

Staff Present: Dave Bugher, Assistant City Manager for Development Services; Tiffany Speir, Long Range & Strategic Planning Manager; and Karen Devereaux, Administrative Assistant

Council Liaison: Councilmember Mr. Paul Bocchi (not present)

Approval of Minutes

The minutes of the meeting held on October 16, 2019 were approved as written by voice vote M/S/C Guerrero/Wagemann. The motion passed unanimously, 5-0.

Agenda Updates

None

Public Comments

None

Public Hearings

None

Unfinished Business

None

New Business

Election of 2020 Chair and Vice-Chair

Presiding officer, Ms. Connie Coleman-Lacadie opened the floor for nominations.

Ms. Nancy Hudson-Echols nominated Mr. Don Daniels for Chair. There were no other nominations. A voice vote was taken with Mr. Don Daniels winning unanimously, 5-0.

Ms. Nancy Hudson-Echols nominated Ms. Connie Coleman-Lacadie for Vice-Chair. A voice vote was taken and Ms. Connie Coleman-Lacadie won unanimously, 5-0.

Review of Planning Commission 2020 Work Plan

Ms. Tiffany Speir explained that commissioners will carry out the work plan as authorized by City Council to conduct research, make recommendations or perform other work in furtherance of the goals and objectives of the City. Specifically, the Planning Commission provides citizen

review and recommendations on the community's comprehensive plan and local land use regulations.

The Council approved work plan was reviewed highlighting assignments for several projects; Update of the Quasi-Judicial Process, Periodic Review of Shoreline Master Program, 2020 Comprehensive Plan Amendments and 2030 Statutory Update, 6-Year Transportation Improvement Program, Annual Development Regulation Amendment Package (Title 18A), 2021 Buildable Lands Report, Periodic Review of Lakewood Station District Subarea Plan Status, Downtown Subarea Plan, Planned Action and Hybrid Form-Based Code Biennial Review, as well as the 2021 Comprehensive Plan Docket .

2019 Annual Housing Report

Mr. David Bugher provided Commissioners with a detailed overview of housing development based on data from 2019 activities.

The report discussed changes in the City's housing trends, the affordability of renting or owning a home, a quick overview of the City's Multi-Family Tax Exemption Program, short platting activity, Lakewood poverty levels, and the projected growth and future housing trends.

Mr. Bugher explained the report is important for implementing policies and programs aimed to meet local housing needs, maintain affordability as much as possible, and encourage housing diversity and community inclusion.

Lakewood Station District Subarea Planning Process (LSDS) Introduction

Ms. Tiffany Speir explained that in November 2019 the State Department of Commerce awarded Lakewood a grant to prepare a Lakewood Station District Subarea (LSDS) Plan, a SEPA-based planned action, and a hybrid form-based code to implement the LSDS Plan.

Ms. Speir informed the commissioners that the Lakewood Station area is intended to become a new high-density employment and residential district catalyzed by station area development opportunities. A significant high density, multi-unit residential presence in the center of this area will be encouraged along with health care services and shopping within walking distance of the Lakewood commuter rail station. There will be a special emphasis placed on design to enhance pedestrian environment and create a diverse new urban neighborhood with open space opportunities.

The Lakewood Station District is a transit-oriented development cluster surrounding the Lakewood Station, which is targeted for major urban growth and will act as the multi-modal commuter hub of Lakewood and the southern terminus of Sound Transit's commuter rail service.

City Council will consider 3 options to the district boundaries on Monday, February 10. Council is expected to authorize a contract for consultant services on February 18.

A stakeholders retreat is scheduled for February 28 to explore vision and provide issues/priorities to consultants. Consultants will provide regular status report throughout the year of development. The Planning Commission will hold a public hearing in November 2020 and final Council action will occur in April 2021.

Report from Council Liaison

None

Reports from Commission Members and Staff

City Council Actions

None

Written Communications

None

Future Agenda Topics

None

Area-Wide Planning / Land Use Updates

VISION 2050 Status Report was presented by Ms. Tiffany Speir. Puget Sound Regional Council is conducting an update to VISION 2040, including reviewing and making changes to regional policies and planned growth patterns. This effort will extend the document's planning horizon out 10 years to 2050, and it will be renamed to VISION 2050 (V2050).

Ms. Speir explained Lakewood is considered one of the regions "Core Cities" – a key hub for the regions long-range multimodal transportation system and major civic, cultural, and employment centers. The Regional Growth Strategy envisions a major role for these cities in accommodating growth. V2050 was recommended for approval by the PSRC's Growth Management Policy Board in December 2019. The Executive Board will review and provide a recommendation by March 2020, and final adoption is expected by PRSC's General Assembly on May 28, 2020. Once V2050 is adopted it will include policies and strategies that 1) will direct future residents and jobs to various parts on the Central Puget Sound, and 2) that Lakewood will be required to comply with its growth and transportation planning.

Ms. Speir covered the specific topics of fundamental issue updates, priority policy issues being addressed, and proposed regional geographies. Ms. Speir will continue to provide updates for commissioners as information is made available.

Next Regular Meeting: February 19, 2020 at 6:30 p.m. in Council Chambers

Meeting Adjourned at 7:46 p.m.



Don Daniels, Chair
Planning Commission 02/19/2020



Karen Devereaux, Recording Secretary
Planning Commission 02/19/2020