



**PLANNING COMMISSION  
REGULAR MEETING MINUTES  
February 19, 2020  
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, Connie Coleman-Lacadie, Ryan Pearson, Nancy Hudson-Echols, Paul Wagemann, and James Guerrero

Planning Commission Members Excused: Christopher Webber

Commission Members Absent: None

Staff Present: Tiffany Speir, Long Range & Strategic Planning Manager; and Karen Devereaux, Administrative Assistant

Council Liaison: Councilmember Mr. Paul Bocchi

**Approval of Minutes**

The minutes of the meeting held on February 5, 2020 were approved as written by voice vote M/S/C Guerrero/Wagemann. The motion passed unanimously, 6-0.

**Agenda Updates**

None

**Public Comments**

Mr. Glen Spieth made comments regarding a high number of apartment complexes within a close proximity of his home and property adding that any future apartment developments should go into the downtown Towne Center area. Mr. Spieth also noted his displeasure with the 7-11 Store going in next to his home and felt the increased traffic to the intersection at Bridgeport Way & Steilacoom Blvd will cause additional safety issues.

Mr. Spieth queried as to why he was seeing the City recently allowing projects that did not meet the development codes just approved in January. Ms. Speir agreed to research and provides insight; she thought one possibility is the projects were already approved and permits issued for building prior to Council adoption of the new codes.

**Public Hearings**

None

**Unfinished Business**

None

**New Business**

Discussion re 2020 Comprehensive Plan and Zoning Map Amendment Cycle Docket Items

Ms. Tiffany Speir reminded commissioners of the eight standards and criteria used to grant approval of a proposed amendment. A worksheet providing detailed analysis and discussion of

each amendment and detailed maps of the areas were used in review of these 13 projects in total.

The next steps will include the Planning Commission holding a public hearing on March 4, a discussion on March 18, and then taking action to forward with recommendations to the City Council on April 1, 2020. The City Council will hold their public hearing on May 18 and are scheduled to take action on June 1, 2020.

### **Report from Council Liaison**

Councilmember Mr. Paul Bocchi thanked the commissioners for their hard work on the Comprehensive Plan Amendments.

### **Reports from Commission Members and Staff**

#### City Council Actions

None

#### Written Communications

None

#### Future Agenda Topics

On March 18, 2020 commissioners will revisit the Shoreline Master Plan and hear the Restoration Plan segment Annual Presentation. The agenda would also include the proposed amendments to the Countywide Planning Policies based on the recent changes to PSRC's Centers policies.

#### Area-Wide Planning / Land Use Updates

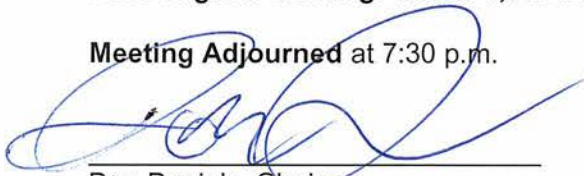
Ms. Tiffany Speir provided information on the Buildable Lands Report Status explaining that as a component of the Growth Management Act counties and the cities within them complete a buildable lands report (BLR) every eight years. Ms. Speir explained the BLRs are a look back at actual development to determine if cities and counties have designated adequate amounts of residential, commercial, and industrial lands to meet the growth needs incorporated in their comprehensive plans.

Ms. Speir explained that Lakewood's blended approach assumes lower employment densities than the Pierce County BLR in most zones, but it anticipates much higher levels of employment in the Transit Oriented Commercial (TOC) and Central Business District (CBD) zones, reflecting the purpose of the zones as regional-serving commercial districts and the intensity of development allowed under current development regulations. The blended approach demonstrates that there is sufficient employment capacity to meet Lakewood's 2030 and 2035 employment targets. There is a surplus of 2,528 jobs by 2030.

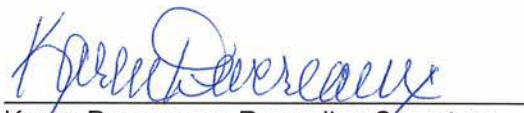
The most recent BLR was issued in 2014; the next is due in 2021.

**Next Regular Meeting: March 4, 2020 at 6:30 p.m. in Council Chambers**

**Meeting Adjourned** at 7:30 p.m.



Don Daniels, Chair  
Planning Commission 03/04/2020



Karen Devereaux, Recording Secretary  
Planning Commission 03/04/2020