



**PLANNING COMMISSION
REGULAR MEETING MINUTES
March 4, 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, and James Guerrero

Planning Commission Members Excused: Paul Wagemann and Christopher Webber

Commission Members Absent: None

Staff Present: David 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 (present)

Approval of Minutes

The minutes of the meeting held on February 19, 2020 were approved as written by voice vote M/S/P Coleman-Lacadie/Guerrero. The motion passed unanimously, 5-0.

Agenda Updates

None

Public Comments

Mr. Glen Spieth, Lakewood, made comments regarding Delong's Deluxe becoming a 7-11 Gas Station and Convenience Store stating it didn't make sense that the City would allow such a change in use of the property, from a restaurant drive-in to a gas station, after the new development codes went into effect January 2020.

Mr. Khanh Pham, Lakewood, spoke in opposition of CPA-ZOA 2020-05 (59th Avenue W & Steilacoom Blvd) Mr. Pham wants to build commercial businesses on the parcel. Mr. Daniels, Chair, recognized that this comment should have been made during the public hearing and requested the testimony be kept in the record for such purpose.

Public Hearings

2020 Comprehensive Plan and Zoning Map Amendments

Ms. Tiffany Speir reiterated the details of each proposed amendment. It was noted that of 13 proposed amendments: 5 are text related, 8 are map related with 1 being privately-initiated amendment and 7 being City-initiated amendments. The commissioners would take action on April 1 then forward their recommendations to the City Council, who under the tentative schedule would hold a public hearing on May 18 and then take action on June 1, 2020.

Ms. Speir noted a letter in support of approval for CPA-ZOA 2020-04 (111th & Bridgeport Way SW) was received from Mr. Alex Harmon wrote that he believes the new zoning will match the character and style of the existing neighborhood.

Mr. Don Daniels, Chair, opened the public hearing for comments. Mr. James Guerrero recused himself from the hearing as he is the architect of record for the properties related to CPA-ZOA 2020-02 (Custer & Bridgeport Way).

Mr. Glen Spieth, Lakewood, spoke in opposition of CPA-ZOA 2020-05 (59th Ave W & Steilacoom Blvd) suggesting the neighborhood is already inundated with apartment complexes.

Mr. Steve George, Lakewood, had a question regarding the business he owns in the CPA-ZOA 2020-05 (59th Ave W & Steilacoom Blvd) inquiring if the zoning map amendment would force him to move his business. Mr. David Bugher explained if a change from NC2 to MF1 was approved his business would become a legal non-conforming use and allow minor alterations but no expansions to the business.

Ms. Nancy Brown, Lakewood, spoke in opposition of CPA-ZOA 2020-05 (59th Ave W & Steilacoom Blvd) inquiring if the zoning change was being initiated for future changes. Mr. Bugher explained there is a Pierce County requirement for the City to provide additional housing and a state legislative requirement to provide higher density developments; the proposed zoning changes would spark development and help to meet those requirements.

Mr. Tim Polk, Lakewood, spoke in favor of CPA-ZOA 2020-06 (Springbrook Neighborhood) commenting that the area is screaming for development of housing and commercial and the zoning amendments would help to create jobs in Lakewood.

Mr. Don Tyler, Lakewood, spoke in opposition of CPA-ZOA 2020-05 (59th Ave W & Steilacoom Blvd) noting his concern with high traffic congestion already in the area due to the Four Heroes School bus traffic and peak hour travel is near gridlock.

Ms. Jackie Wilson, Lakewood, questioned what impact would CPA-ZOA 2020-05 (59th Ave W & Steilacoom Blvd) have on her property taxes. Mr. David Bugher explained the City has nothing to do with how property is taxed within the city as it is an appraisal process function of the Pierce County Assessor's Office. Property taxes have gone up in the last year as a result of increases in property valuations because people are moving into Pierce County and Lakewood. Mr. Bugher expects the housing valuations to rise in Lakewood by 6-7% in 2020 noting the average single family home could sell for as much as \$350,000-\$380,000.

Mr. Cam Carter, University Place, who recently bought the old Lakewood Plumbing site, spoke in opposition of the proposed zoning change of CPA-ZOA 2020-05 (59th Ave W & Steilacoom Blvd) stating he prefers to keep the Neighborhood Commercial 2 (NC2) designation allowing mixed –use with both commercial and residential, which would not be allowed if changed to Multi-Family 1 (MF1).

Mr. Don Daniels, Chair, closed the public hearing. Mr. James Guerrero was welcomed back to re-join the discussion. Commissioners are scheduled to take action and forward a recommendation to City Council on April 1, 2020.

Unfinished Business

None

New Business

Ratification of the 2020 Proposed Amendments to the Countywide Planning Policies

Ms. Tiffany Speir presented information on what's happening with County-level Planning

Policies (CPP) that the City of Lakewood has to comply with as well as centers that have been designated by either the City of Lakewood or County Council, or ultimately by the Puget Sound Regional Council (PSRC). Ms. Speir reported that in March 2018 the PSRC adopted the Regional Centers Framework Update and City must adhere to the latest eligibility and designation criteria for new Regional Centers as adopted. Pierce County Council approved of these amendments and adopted Ordinance 2019-07 in November. Lakewood City Council is scheduled to either ratify or not ratify the proposed CPP amendments and Interim Centers Map on April 20, 2020.

Ms. Speir described 3 types of centers; Regional Growth Centers, Countywide Centers, and Centers of Local Importance. It was explained that Lakewood has recognized 8 Centers of Local Importance. Regional Growth Centers are locations that include a dense mix of business, commercial, residential, and cultural activity within a compact area. These RGC's are targeted for employment and residential growth, and provide excellent transportation service, including fast, convenient high capacity transit service and investment in major public amenities. There is potential for designation of a Countywide Industrial Center or a Regional Manufacturing Industrial Center within the City of Lakewood.

Ms. Speir explained projects that serve designated Regional and Countywide Centers are given preference within the transportation project funding process used by PSRC and PCRC. Under the pending policies Lakewood will have a defined process by which to adopt or amend regional, countywide and local centers. Lakewood's Centers of Local Importance, Countywide Centers, and Regional Centers might be amended during the City's 2023 Comprehensive Plan update process required by the Growth Management Act (GMA).

Report from Council Liaison

Councilmember Mr. Paul Bocchi expressed his thanks for the work done through the commissioners adding that he was glad to hear the citizen thoughts on the proposed amendments this evening which are very important to the process.

Mr. Bocchi informed the group that City Council Annual Retreat would be held March 7 from 8:30 AM to 12:30 PM.

Reports from Commission Members and Staff

City Council Actions

A Joint City Council and Planning Commission Study Session is scheduled for May 26, 2020.

Written Communications

None

Future Agenda Topics

On March 18, 2020, the Commission would hold its first annual Shoreline Restoration Activity presentation. In addition, the Commission would discuss the public hearing comments received and potential amendments for the 2020 Comprehensive Plan and Zoning Map Amendments..

Area-Wide Planning / Land Use Updates

Mr. Bugher shared that the Western State Hospital Master Plan has been received so the City will go through a Master Plan Amendment. A significant change in operations is stated. Approximately half of the buildings will be demolished and replaced and the others will be extensively remodeled. Different types of uses are being proposed as well. Last year a piece of the property was amended from Public Institutional (PI) to Open Space. That change impacted

development to be locally concentrated away from the surrounding neighborhood and more central to the current sites of the buildings. Mr. Bugher stated this will be an important topic for the Lakewood community resulting in a public hearing and hearing examiner proceedings.

Next Regular Meeting: The March 18, 2020 Planning Commission would be canceled due to COVID-19 protocols. The next meeting would be held on April 29, 2020 via ZOOM per Proclamation by the Governor Amending Proclamation 20-05: 20-25 STAY HOME – STAY HEALTHY.

Meeting Adjourned at 7:30 p.m.


Don Daniels, Chair
Planning Commission 04/29/2020


Karen Devereaux, Recording Secretary
Planning Commission 04/29/2020