



# A G E N D A

## PLANNING COMMISSION

Connie Coleman-Lacadie • Don Daniels  
Nancy Hudson-Echols • Ryan Pearson  
James Guerrero • Paul Wagemann

### Meeting Wednesday, July 15, 2020

#### COVID-19 Meeting Notice

*The Planning Commission will hold its scheduled meetings to ensure essential city functions continue. However, if Governor Inslee's Emergency Proclamation 20-28.6, issued on July 1, 2020, is extended through July 15, 2020, in-person attendance by members of the public in the Council Chambers at 6000 Main St. SW, Lakewood, WA will not be permitted on July 15.*

**Until further notice, residents can virtually attend Planning Commission meetings by watching them live on the city's YouTube channel: <https://www.youtube.com/user/cityoflakewoodwa>. Those who do not have access to YouTube can call in to listen by telephone at +1(253) 215- 8782 and by entering Webinar ID: 86245205354#.**

#### To participate in Public Comment and/or Public Testimony:

Public Comments and Public Testimony on Public Hearings will be accepted by mail, email or by live virtual comment. Send comments by mail or email to Karen Devereaux, Planning Commission Clerk, at 6000 Main Street SW Lakewood, WA 98499 or <mailto:kdevereaux@cityoflakewood.us>. Comments received up to one hour before the meeting will be provided to the Planning Commission electronically.

**Virtual Comments:** If you would like to provide live Public Comments or Public Testimony during the meeting, you will need to join the Zoom meeting as an attendee by calling by telephone **Dial +1(253) 215- 8782 and enter participant ID: 86245205354#** or by visiting <https://us02web.zoom.us/j/86245205354>.

**By Phone:** For those participating by calling in by **telephone (+1(253) 215- 8782 and enter participant ID: 86245205354#)**, the Chair will call on you during the Public Comment and/or Public Hearings portions of the agenda. When you are unmuted please provide your name and city of residence. Each speaker will be allowed (3) three minutes to speak during the Public Comment and at each Public Hearing.

**By ZOOM:** For those using the ZOOM link (<https://us02web.zoom.us/j/86245205354>), upon entering the meeting, please enter your name or other chosen identifier. Use the "Raise Hand" feature to be called upon by the Chair during the Public Comments and/or Public Hearings portions of the agenda. When you are unmuted, please provide your name and city of residence. Each speaker will be allowed (3) three minutes to speak during the Public Comment and at each Public Hearing.

Outside of Public Comments and Public Hearings, all attendees on ZOOM will continue to have the ability to virtually raise your hand for the duration of the meeting. You will not be acknowledged and your microphone will remain muted except for when you are called upon.

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes from June 03, 2020**
- 4. Agenda Updates**
- 5. Public Comments**
- 6. Unfinished Business:** None
- 7. Public Hearings:** None
- 8. New Business**
  - Shoreline Restoration Activities Annual Presentation
  - 2021 Comprehensive Plan Amendment Docket Schedule and Topics

#### Members Only

Please email [kdevereaux@cityoflakewood.us](mailto:kdevereaux@cityoflakewood.us) or call Karen Devereaux at 253.983.7767 no later than Tuesday, July 14, 2020 at noon if you are unable to attend. Thank you.

**9. Report from Council Liaison**

**10. Reports from Commission Members & Staff**

- Lakewood Station District Subarea Plan Status Update
- Future Agenda Topics
- Written Communications
- Other

**Enclosures**

1. Draft Meeting Minutes from June 03, 2020
2. Shoreline Restoration Activities Report
3. Staff Report on 2021 Comprehensive Plan Amendment Docket Schedule and Topics
4. Staff Report on Lakewood Station District Subarea Plan Status Update

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**PLANNING COMMISSION  
REGULAR MEETING MINUTES  
June 3, 2020  
Zoom Meeting  
6000 Main Street SW  
Lakewood, WA 98499**

**Call to Order**

Mr. Don Daniels, Chair called the telephone ZOOM meeting to order at 6:30 p.m.

**Roll Call**

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

Planning Commission Members Excused: None

Commission Members Absent: None

Staff Present: David Bugher, Assistant City Manager for Development Services; Tiffany Speir, Long Range & Strategic Planning Manager; Weston Ott, Capital Projects Division Manager; and Karen Devereaux, Administrative Assistant

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

**Approval of Minutes**

**The minutes of the meeting held on May 20, 2020 were approved as written by voice vote M/S/C Wagemann/Hudson-Echols. The motion passed unanimously, 6-0.**

**Agenda Updates**

None

**Public Comments**

This meeting was held over the computer as a ZOOM meeting to comply with Governor Inslee's Emergency Proclamations 20-25 and 20-28. Citizens were encouraged to virtually attend and to provide written comments prior to the meeting. No written public comments were received.

**Unfinished Business**

Action on 2020 Annual Development Regulation Amendments

The Planning commission held a public hearing on May 20 for the proposed amendments to various municipal code titles that govern land use and development in Lakewood. No public comment was received. Ms. Tiffany Speir discussed in detail the newest changes recommended by staff for the annual review. Commissioner's questions were answered.

**Mr. James Guerrero made the motion that the Planning Commission recommend approval of the 2020 Annual Development Regulation Package as presented in the June 3 Staff Report with the following amendments to the City Council:**

- that a definition concerning use of shipping containers as part of residential construction be added to 18A.10.180;
- that Table 18A.40.110 (A) be amended to permit accessory dwelling units outright in the MR1, MR2, MF1, MF2 and TOC zones;
- that 18A.40.110 (B)(1)(d), and 18A.40.110 (B)(1)(j) be amended to allow attached and detached ADUs of up to 1,000 square feet in size; and
- that sections 18A.40.110 (B)(1)(m) and (n) be deleted.

**The motion approved as amended M/S/C Guerrero/Pearson. The motion carried unanimously, 6-0.**

City Council members are scheduled to discuss the amendments at their June 8 Study Session, holding a public hearing set for June 15, and taking action on July 6, 2020.

*Action on Biennial Review of Downtown Subarea Plan and Hybrid Form-Based Code*

On May 20 the Planning Commission held a public hearing on the biennial review of the 2018 Downtown Subarea Plan and its related Planned Action Ordinance (PAO) and hybrid form-based code (LMC Title 18B). No public comments were received. Ms. Tiffany Speir explained, per Ordinances 695 and 696 which direct reviewing and potentially amending the package every two years, Planning Commission recommendations regarding the Plan and LMC Title 18B will be taken to the Council. Commission recommendations will not be sought on the Planned Action Ordinance.

During the presentation provided by Ms. Speir Commission questions were answered.

**Ms. Connie Coleman-Lacadie made the motion that the Planning Commission recommend no changes to the Downtown Subarea Plan or LMC Title 18B. Mr. Paul Wagemann seconded the motion. Voice vote was taken and the motion carried unanimously, 6-0.**

**Public Hearings**

None

**New Business**

None

**Report from Council Liaison**

None

**Reports from Commission Members and Staff**

Future Agenda Topics

7/15 Shoreline Restoration Activities Annual Presentation and draft municipal code amendments regarding Transitory Accommodations

Area-Wide Planning / Land Use Updates

None

Commission Member Reports

None

**Next Regular Meeting:** There will be no June 17 or July 1 meetings. The next meeting will be held on July 15, 2020 in the Council Chambers with accommodations in place for social distancing provided the Emergency Proclamation by the Governor Amending Proclamation 20-05: 20-25 STAY HOME – STAY HEALTHY is lifted and allows Pierce County to move into Phase 2 of the recovery plan.

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

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Don Daniels, Chair  
Planning Commission 07/15/2020

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Karen Devereaux, Recording Secretary  
Planning Commission 07/15/2020



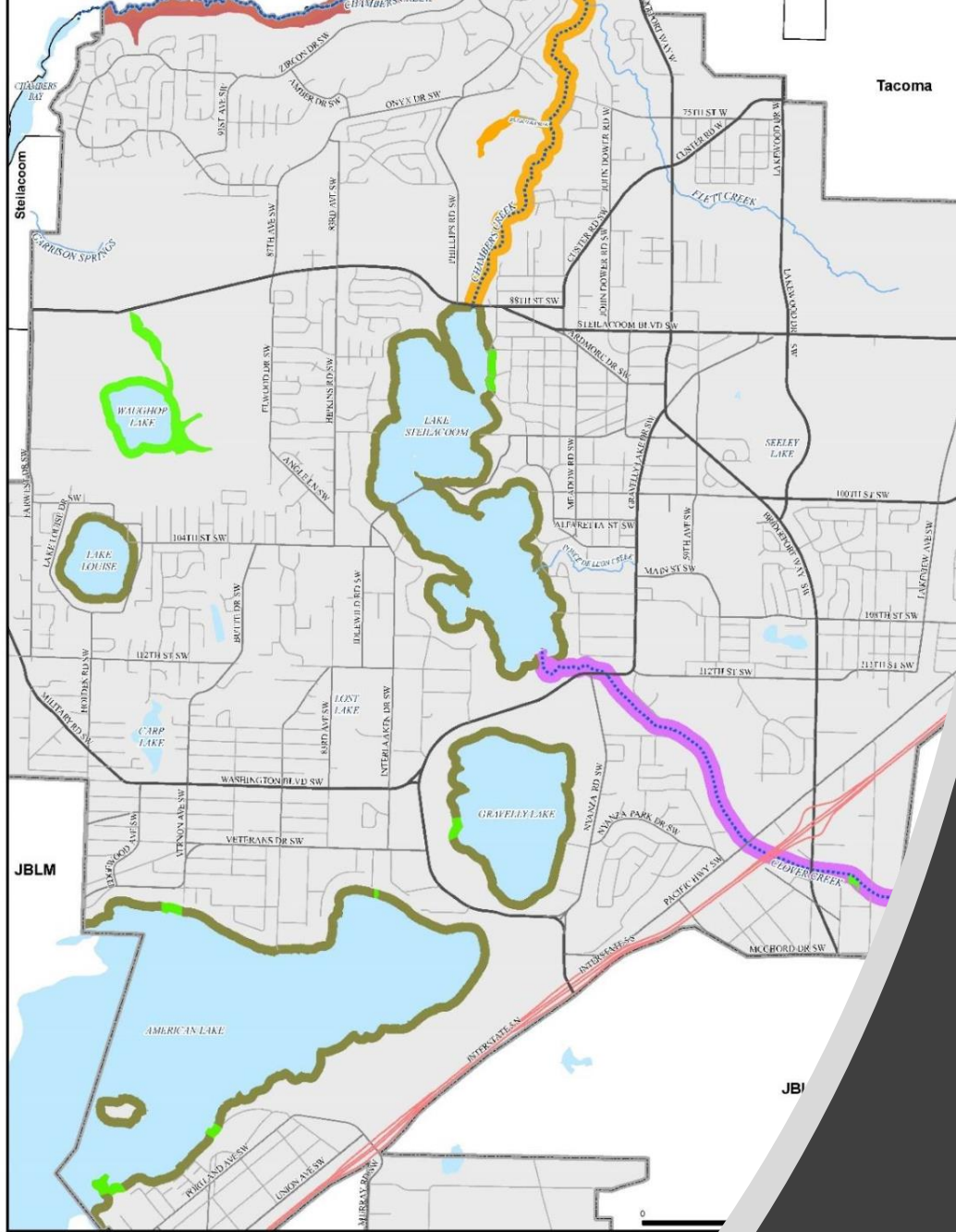
# First Annual Review of Lakewood Shoreline Restoration plan

5 of 33

## Prepared by

- Chambers – Clover Creek Watershed Council
- Tahoma Audubon Society
- Friends of Waughop Lake
- American Lake LMD
- Lakewood citizens

March 18, 2020



# Lakewood shoreline areas

City of Lakewood Shoreline Master Program  
Figure 1: Environment Designations



## Degraded Shoreline Areas Identified in Restoration Plan:

- Clover Creek
- American Lake
- Lake Steilacoom
- Chambers Creek
- Lake Louise



Lakewood City Council approved Shoreline Restoration Plan and adopted an annual review



# Summary of restoration activities during 2019:

## Panel Members:

- Kirk Kirkland - Tacoma Audubon
- Al Schmauder - Chambers-Clover Watershed
- Renee Buck - Chambers-Clover Watershed
- Janet Spingath – American Lake/  
Friends of Waughop Lake
- Kris Kauffman - Citizen of Lakewood



# Changes to the water



# Education Work By Audubon





# 2019 stewardship activities by CCWC



# Trash cleanup at Springbrook Park



Native plants added to shoreline



# Wood is Good

Volunteers worked by asking landowners to change their practices and leave wood in stream for fish habitat..







Volunteers tackled ivy



Left to right:  
Al Schmauder, Margen  
Carlson (WDFW), Mike  
Brandstetter (Lakewood  
Council Member), Randy  
Thurston (WDFW), Dave  
Kloempken (WDFW), Matt  
Curtis (WDFW)

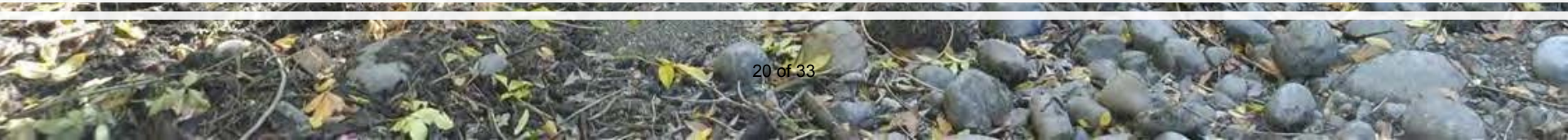
Discussions with WDFW to explain law  
about the fish enhancement program  
-16 May 2019

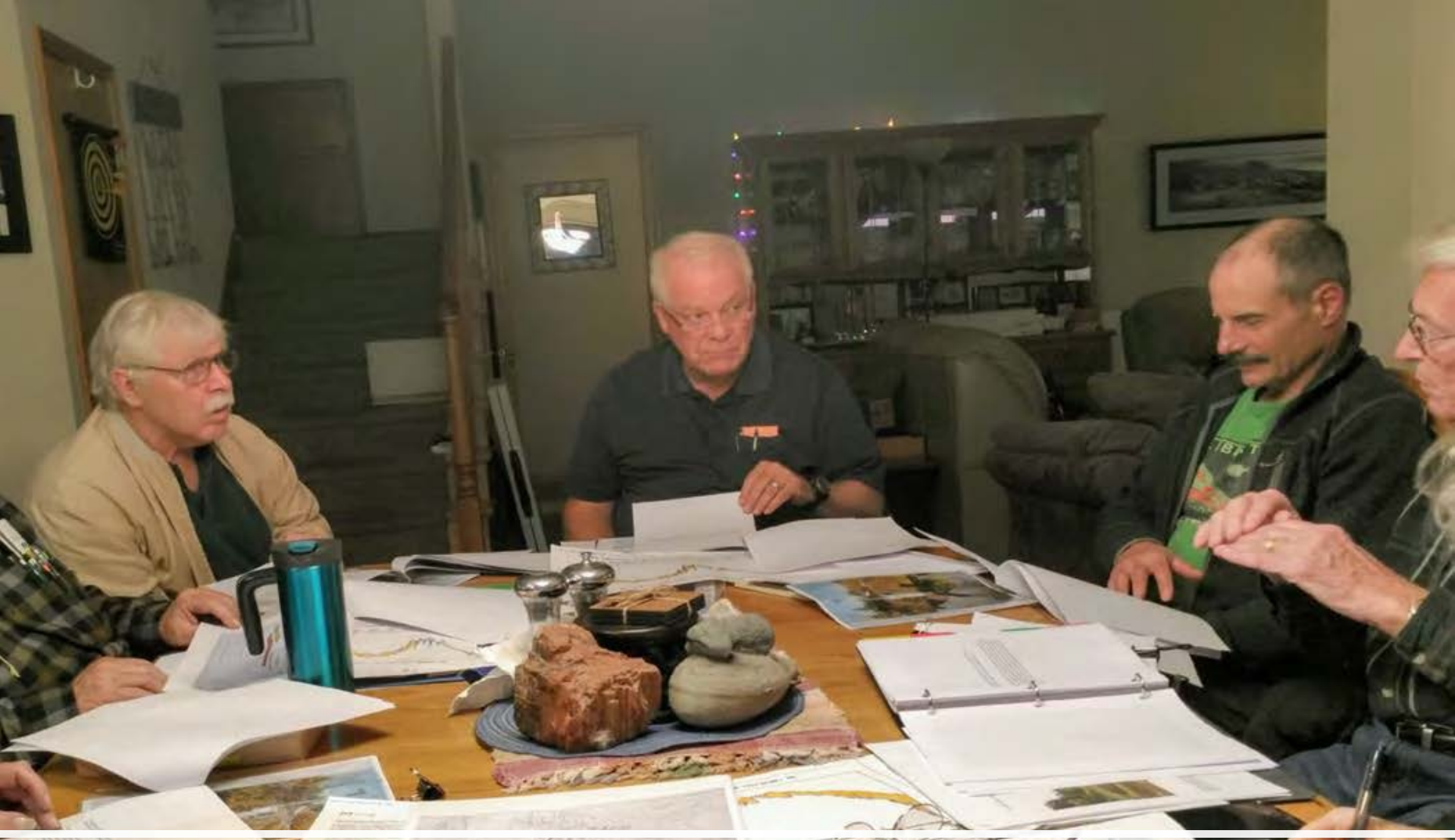
# Flett Wetland, Purple loosestrife infestation





Dry Chambers Creek creekbed is a problem





Citizens meet to explain low or no-flow in Chambers Creek Nov 7, 2019



American Lake formed lake management district and successfully treated a large infestation of Eurasian watermilfoil

Restoring lakes 2019




# Other Information

Activities by Lakewood Shoreline  
Administrator

Shoreline Permits Processed

Citizen Complaints



# What's to come in 2020?

Restoration efforts will  
continue





# Focus on lakes

A long-range goal for the City's Surface Water Management Division is the preparation of management plans for the City's lakes. The plans would address a broad range of topics including water quality, aquatic vegetation, and upland vegetation enhancement. (Pg 190, Restoration Plan)

# Waughop Lake quality

- Delay treatment of Waughop Lake to monitor changes since 2017 repair sewage discharge into lake
- Form a citizens advisory group from community members who have shown interest and expertise in water quality of Waughop Lake
- Work toward permanently cleaning Waughop



## Address water quality and habitat

- **Phosphorous loading from improper sewage disposal in Tillicum**
- **Help shoreline owners stop habitat loss and increased deposition of sediment due to improper wake-board boat use**



# Reach educational goals

- Help volunteers to host a Regional Lakes Management Symposium for public

Friends of Waughop Lake hosted public panel on science of alum treatment



Commit to make plans to restore lakes in Lakewood



TO: Planning Commission

FROM: Tiffany Speir, Long Range & Strategic Planning Manager

DATE: July 15, 2020

SUBJECT: 2021 Comprehensive Plan Amendment Docket Schedule and Topics

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Lakewood is beginning the process to compile the 2021 Comprehensive Plan amendment cycle docket (21CPA Docket.) Currently (and subject to change), the City intends to propose amendments to the Plan and Zoning Map related to:

- Replacement of Sustainability Chapter with an Energy and Climate Change Chapter
- Updates to reflect 2020 rezone of Springbrook parcels to Industrial Business Park
- Update to reflect adoption of 2020 City Parks Legacy Plan
- Updates related to various housing types (e.g., transitory accommodations, accessory dwelling units, and “missing middle” housing)
- Updates related to Western State Hospital (WSH) and Public and Semi-Public Institutional Uses
- Updates to reflect adoption of Lakewood Station District Subarea (LSDS) Plan

There are several legally required steps in order to complete zoning map and comprehensive plan 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.

The current schedule for the process is as follows:

- August 1 – 28, 2020: Call for public requests for 2021CPA Docket amendments;
- September 2: Planning Commission reviews and discusses the list of initially submitted amendments and considers adding its own recommendations to the list;
- September 16: Planning Commission holds a public hearing on the proposed 21CPA Docket;
- October 21: Planning Commission takes action to recommend a draft 21CPA Docket list to Council;
- November 23: City Council considers proposed 21CPA Docket list;

- December 7: City Council takes action on 21CPA Docket Resolution;
- Winter-Spring 2021: Staff conducts substantive review of the amendments and develops recommendations on each;
- Spring 2021: Planning Commission substantively reviews docket items;
- Summer 2021: Planning Commission holds a public hearing on proposed 21CPA amendments; and
- Summer Fall 2021: City Council adopts 2021 Comprehensive Plan Amendments.

**The submittal deadline for 2021 CPA Docket applications is August 28, so the CEDD will provide a list and description of the potential 21CPA Docket for Planning Commission consideration on September 2.**



TO: Planning Commission  
FROM: Tiffany Speir, Long Range & Strategic Planning Manager  
DATE: July 15, 2020  
SUBJECT: Status Update on Lakewood Station District Subarea Plan (LSDS)  
ATTACHMENTS: Consultant summary of work to date

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## BACKGROUND

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. BERK & Associates has been hired to act as contractor to develop the LSDS package in coordination with City CED staff.

## STATUS UPDATE

The LSDS website, [www.LakewoodStation.org](http://www.LakewoodStation.org), is being updated regularly as this subarea plan drafting process proceeds. The public engagement plan has been implemented, and the public survey opened to collect comments between May 26 and July 15. In addition to much online outreach, postcard reminders were mailed out to residents in early June inviting participation. You can link to the survey on the website's homepage.

Due to COVID-19 protocols, the City of Lakewood will be holding meetings and outreach efforts online until traditional methods of engagement are once again possible. Learn more about the station area and how to participate in the plan by clicking the tabs above.

## Station District Subarea Plan | Home

*All aboard for the future!*

As the City plans for an additional 11,500 residents by 2030, the process has begun to draft the Lakewood Station District Subarea Plan.

The Downtown Subarea is expected to be the home for about 20% of these new residents. New housing in the area near Lakewood Station would also help meet this growth target. In addition, the plan could also:

- Provide additional affordable housing for current and future residents
- Add businesses and employment opportunities
- Maximize access to transit and use of the Sounder Station
- Improve safety for pedestrians and bicyclists
- Prevent the displacement of current residents when redevelopment occurs
- Complement planning in the Downtown area

Opportunity abounds in the Lakewood Station District area to not only improve it for current residents and businesses, but to plan for the next 100+ years.

[SHARE YOUR THOUGHTS](#)

Your input will help shape a Plan for the District that's grounded in the first-hand experiences of the community it will serve.

### City of Lakewood Downtown Subarea & New Proposed Lakewood Station District Subarea



With the completion of a “situational assessment,” summary of the area’s existing zoning and regulation scheme, projected scheme for the hybrid form-based code, and the LSDS Public Engagement Plan, the consultant is now focusing effort on drafting the Planned Action for the Lakewood Station District subarea.

Like in the Downtown subarea, this Planned Action will project future build out and the cumulative environmental impacts, and allow for individual projects constructed in the future to move forward without having to perform a SEPA review. The consultants will complete work on a draft Planned Action by the end of July, and then it will be released for public comment. The planning horizon year will be 2035 like the Lakewood Comprehensive Plan and Downtown Plan. The Planned action will not be presented for review or action by the Planning Commission per state SEPA process.

Included below is an updated schedule for completion. The Planning Commission will start reviewing the draft LSDS Plan and Hybrid Form-Based Code in September:

<b>LSDS Deliverables to Commerce by DATE</b>	<b>Date</b>
Deliverable 1: LSDS existing land use and zoning scheme	2/29/20
Deliverable 8: LSDS hybrid form-based code scheme	4/15/20
Deliverable 2: LSDS Public Outreach Plan	5/15/20
Deliverable 5: Preliminary Draft LSDS Planned Action and staff report	7/31/20
Deliverable 9: Preliminary draft LSDS Plan & Hybrid Form-Based Code	9/15/20
Planning Commission Review, Public Hearings, and Action on draft Plan and Hybrid Form-Based Code	9/16/20 – 12/2/20
Deliverable 3: Draft LSDS Plan, Hybrid Form-Based Code and staff reports	2/1/21
Deliverable 6: Final Draft LSDS Planned Action and staff report	2/1/21
Deliverable 4: Adopted Lakewood Station District Subarea Plan	6/1/21
Deliverable 7: Adopted LSDS Planned Action	6/1/21
Deliverable 10: Adopted LSDS hybrid form-based code	6/1/21