



**PLANNING COMMISSION  
REGULAR MEETING MINUTES  
September 16, 2020  
Zoom Meeting  
6000 Main Street SW  
Lakewood, WA 98499**

**Call to Order**

The ZOOM meeting was called to order at 6:30 p.m. by Mr. Don Daniels, Chair.

**Roll Call**

Planning Commission Members Present: Don Daniels, Chair; Ryan Pearson, Paul Wagemann, James Guerrero, and Connie Coleman-Lacadie

Planning Commission Members Excused: Nancy Hudson-Echols

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 September 2, 2020 were approved as written by voice vote M/S/C Wagemann/Pearson. The motion passed unanimously, 5 - 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 20-28 and its addendums. Citizens were encouraged to virtually attend and to provide written comments prior to the meeting. No written public comments were received prior to the meeting. No additional attendees were logged in to the meeting for comment.

**Unfinished Business**

None

**Public Hearings**

Proposed 2021 Comprehensive Plan and Zoning Map Amendments

Ms. Tiffany Speir reviewed each of the seven city-initiated text amendments in detail. Ms. Speir explained there were no privately initiated amendments at this time.

2021-01 Replacement of Sustainability Chapter with an Energy and Climate Change Chapter

2021-02 Updates re 2020 Rezone of Springbrook Parcels to Industrial Business Park Zone

2021-03 Updates to reflect Adoption of 2020 City Parks Legacy Plan

2021-04 Updates related to Allowing and/or Encouraging Various Housing Types

2021-05 Updates to Western State Hospital and Public and Semi-Public Institutional Uses

2021-06 Updates Reflecting Adoption of the Downtown Subarea Plan and Lakewood Station District Subarea Plan

2021-07 Updates related to City's Center of Local Importance (CoLI) 4 (Industrial Business Park/Clover Park Technical College) and CoLI 5 (South Tacoma Way)

During the presentation a detailed map of the proposed new industrial Center of Local Importance was provided and discussion held regarding having the center designated a Countywide Industrial Growth Center.

Ms. Speir informed the Commission during Council's introduction to the 21CPA docket list it was asked if boundaries of Industrial CoLI including the International District along South Tacoma Way would negatively affect the district. Staff responded that CoLI designation would not change zoning of parcels or nature of International District unless Council took action to do so. Council made no additions or edits to the list during that introduction.

Next steps of the project include Planning Commission taking action on October 21 on 21CPA docket recommendation. November 23 City Council will review the Commission recommended 21CPA docket. City Council is scheduled to take action on 21 CPA docket Resolution with or without amendment.

Mr. Don Daniels opened the floor for public comment. No public were in attendance requesting to make live comments.

One written request was received via email from Mr. Tim Lynch, Tim Lynch Homes. Mr. Lynch is requesting the City to initiate a zoning map amendment in the Tillicum area, specifically in the areas of the Thorne Lane SW and Berkeley Ave SW off-ramp improvements. Mr. Lynch is asking for a block to be zoned as Neighborhood Commercial NC2. City staff requested opportunity to review the comment and prepare a recommendation for consideration at the October 21 meeting.

There were no members of the public logged in to the Zoom meeting to give comment. Chair Mr. Don Daniels closed the hearing.

### **New Business**

None.

### **Report from Council Liaison**

Councilmember Mr. Paul Bocchi shared that roadway construction projects are continuing. Mr. Bocchi noted the Onyx Dr. SW roadway paving will begin soon with completion targeted for the end of September. Mr. Bocchi added the Veterans Dr. SW project is coming along well and the first portion may be done in the late fall.

Mr. Bocchi informed commissioners the Farmer's Market will continue into October with social distancing being practiced because everyone enjoys the activity.

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

#### Lakewood Station District Subarea (LSDS) Plan Status

Ms. Tiffany Speir provided an update on the project which included a review of current drafting schedules and content of work product to date; a review of the public online survey results which were concluded July 15, 2020; and a review of outstanding policy issues.

With its proximity to I-5 and the Sounder regional commuter rail, Ms. Speir noted the LSDS is a good location for employment. Since there are few environmental constraints, this is an ideal place to explore housing types and densities that take advantage of the proximity to high capacity transit. In order to analyze transportation connections to Lakewood's Downtown, the transportation evaluation reviews an extended area north and west of the primary subarea. The extended study area looks at ways to enhance multi-modal transportation linkages.

Next Steps: Draft Plan, Planned Action, and Form-Based Code are scheduled to be completed by end of September 2020. Additional stakeholder meetings and public outreach will continue through October with a mailer to businesses and residents and a virtual/website open house and stakeholder meeting. Planning Commission will begin their review on November 4 and action is scheduled by December 16, 2020. City Council will begin their review on February 22 and take action by May 24, 2021.

Future Agenda Topics

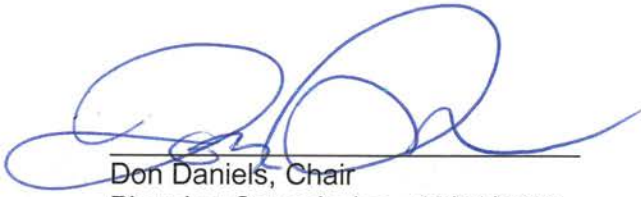
October 21 Planning Commission: Action on 21 CPA Docket Recommendation

Other

None

**Next Regular Meeting:** The next regular meeting will be held on October 21, 2020. (The October 7, 2020 meeting has been cancelled).

**Meeting Adjourned** at 7:16 p.m.



Don Daniels, Chair  
Planning Commission 10/21/2020



Karen Devereaux, Recording Secretary  
Planning Commission 10/21/2020