



**PLANNING COMMISSION  
REGULAR MEETING MINUTES  
May 13, 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; and Karen Devereaux, Administrative Assistant

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

**Approval of Minutes**

The minutes of the meeting held on April 29, 2020 were approved as written by voice vote M/S/P Wagemann/Coleman-Lacadie. 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 Proclamation 20-25. Citizens were encouraged to virtually attend and to provide written comments prior to the meeting.

Written comment was received by Mr. Christopher Huss, Attorney at Law, representing Mr. Clyde Remy and Gravelly Lake Townhomes, LLC in opposition of the proposed CPA/ZOA-2020-05 (59<sup>th</sup> Ave W & Steilacoom Blvd.) after the public hearing for the Comprehensive Plan and Zoning Map amendment docket had closed and thus was not included in public record for the docket.

**Unfinished Business**

Discussion about 2020 Comprehensive Plan and Zoning Map Amendments Docket

The Planning Commission completed their discussions over the nine proposed amendments with the following actions being taken on the individual applications:

**Ms. Connie Coleman-Lacadie made the motion to vote on the individual applications, one at a time. Mr. Ryan Pearson seconded the motion.**

**CPA-ZOA-2020 -01 Text Combined Planned Development Districts (PDDs) – Approved 6-0**

**CPA-ZOA-2020 -02 Custer & Bridgeport A - Approved, 5-0 (Mr. James Guerrero recused himself)**

**CPA-ZOA-2020 -03 Custer & Bridgeport B - Approved, 5-0 (Mr. James Guerrero recused himself)**

**CPA-ZOA-2020 -04 111<sup>th</sup> & Bridgeport Way West – Approved, 6-0**

**CPA-ZOA-2020 -05 (59<sup>th</sup> Ave. W. & Steilacoom Blvd. – Mr. Ryan Person made the motion to amend the staff proposal and use Option 3 to redesignate the parcels to MultiFamily and rezone them to MF2. Mr. James Guerrero seconded that motion. Approved, 6-0**

**CPA-ZOA-2020 -06 Springbrook Neighborhood – Continued to 2021 Comprehensive Plan & Zoning Map amendment docket- Approved, 6-0**

**CPA-ZOA-2020 -07 Washington Blvd & Interlaaken Blvd – Remove from docket - Approved, 6-0**

**CPA-ZOA-2020 -08 Lakewood Transit Station – Approved, 6-0**

**CPA-ZOA-2020 -09 Rail Policies – Approved, 6-0**

Next steps: The Comprehensive Plan & Zoning Map Amendments would next be discussed at City Council study session on May 26, 2020. A public hearing was set for June 1, with City Council scheduled to take action on June 15, 2020.

## **Public Hearings**

None

## **New Business**

### *Introduction of Annual Development Regulations Amendments*

Ms. Tiffany Speir explained the CEDD Director provides the Pierce County Assessor a copy of the City's Comprehensive Plan and Development Regulations on July 1 of each year. In preparation for this action, and to ensure that the City's land use and development code remains up to date and easy to use, Lakewood is conducting an annual review of its municipal code titles. Amendments are proposed based on applicant feedback, staff experience working with the municipal code, legislative updates, and more. This year, the proposed amendments affect Titles 1, 3, 12, 14, 15, 17, and 18A.

Ms. Speir walked commissioners through the different affected chapters detailing the proposed amendments. Discussion was held and commissioner's questions were answered. Next steps include a public hearing on the topic set for May 20, 2020. Action is scheduled to be taken on June 3, 2020. At which time it will move forward for City Council discussions.

For any public watching the ZOOM meeting, Ms. Speir reviewed how to send in written comment prior to the hearing as well as participation access for joining next week's ZOOM meeting.

### *First Biennial Review of Downtown Subarea Plan, Planned Action, and Hybrid Form-Based Code*

Ms. Tiffany Speir presented information on the enabling Ordinances 695 and 696 for the 2018 Downtown Subarea Plan, Planned Action and Hybrid Form-Based Code (LMC Title 18B) for direct reviewing and potentially amending the DSAP package every two years.

Ms. Speir covered the 18B design criteria for the subarea highlighting its 315 parcel acres boundaries and overlays, with three distinct districts (Colonial, Towne Center, and East District).

It was noted there have been 23 projects completed since the DSAP was adopted with a total of \$140,000 transportation mitigation fees collected.

The DSAP package was adopted in October 2018 and has been in effect less than 18 months. Because of this, CEDD is recommending no changes to any part of the DSAP package in 2020, but to continue the biennial review process and consider any changes that might be needed in 2022.

Planning Commission has set a public hearing date for May 20, 2020 to receive public comment on the topic. Action is scheduled for June 3, 2020.

#### **Report from Council Liaison**

None

#### **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

The 2020 Annual Development Regulation Amendments public hearing and the Biennial Review of Downtown Subarea Plan, Planned Action, and Hybrid Form-Based Code public hearing are both set for May 20, 2020.

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

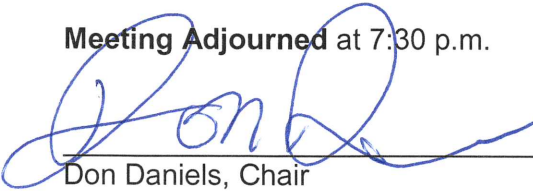
VISION 2050 Status update will be presented on May 20, 2020.

##### Commission Member Reports

None

**Next Regular Meeting:** The next meeting will be held on May 20, 2020 via ZOOM per Emergency 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 05/20/2020

  
Karen Devereaux, Recording Secretary  
Planning Commission 05/20/2020