



**PLANNING COMMISSION
REGULAR MEETING MINUTES
February 3, 2021
Zoom Meeting
6000 Main Street SW
Lakewood, WA 98499**

Call to Order

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

Roll Call

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

Planning Commission Members Excused: Nancy Hudson-Echols

Staff Present: Dave Bugher, Assistant City Manager for Development Services; Tiffany Speir, Long Range & Strategic Planning Manager

City Council Liaison: Paul Bocchi

Approval of Minutes

MOTION: To approve the January 20, 2021 meeting minutes as drafted.

SECONDED. PASSED 6 - 0.

Agenda Updates

At the request of Commissioner Guerrero, the presentation on parking was moved to occur prior to the action on the proposed Lakewood Station District Plan and Development Code.

Public Comments

This meeting was held virtually 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 public comments were received.

Public Hearings

None

New Business

Parking Requirements in Lakewood

Commissioner Guerrero provided a presentation to the Commission about current parking requirements in Lakewood's municipal code, analyses and predictions of how many parking spaces may be needed in the near future given costs and changes to transportation over time.

Unfinished Business

Lakewood Station District Subarea (LSDS) Plan and Hybrid Form-Based Code Update

Ms. Tiffany Speir provided responses to Commission questions raised on January 20 regarding parking requirements and housing affordability and the plan to create a Green Street along Occidental within the subarea boundaries. Ms. Lisa Grueter, BERK Consulting, was also present to answer questions.

The Planning Commission discussed the updated draft LSDS Plan and Development Code. Members Wagemann voiced their concerns over affordable housing and preventing displacement of current residents of the subarea as redevelopment occurs. They also voiced concerns regarding the costs for developers to provide parking versus housing affordability and how many parking spaces would actually be used.

MOTION: To recommend adoption of the Lakewood Station District Subarea Plan and Hybrid Form-Based Code as included in proposed Resolution 2020-01.

SECONDED. DISCUSSION.

MOTION TO AMEND: To amend the proposed LSDS Development Code as follows:

18C.600.610 Parking.

A. *Off-Street Parking Requirements.* The following off-street parking requirements supersede the requirements in Chapter 18A.80 LMC. Uses not listed below must comply with the requirements in Chapter 18A.80 LMC.

B.

18C-600-1. Off-Street Parking Requirements

Land Use	Vehicular Parking Requirement	Bicycle Parking Requirement
Residential	Single-family: 2 per dwelling unit Accessory dwelling: 1 per dwelling unit, provided that no additional parking is required when located within one-quarter mile of the Sounder Station. (RCW 36.70A.698) Senior citizen apartments: <u>No minimum 1 per 3 dwelling units</u> Multifamily housing: <u>1.25 spaces per dwelling unit</u> <u>No minimum</u>	Meet rates and standards of: Chapter 18A.80
Retail. Services, Restaurants	2 per 1,000 GSF minimum; 3 per 1,000 GSF maximum	Meet rates and standards of: Chapter 18A.80
Office	2 per 1,000 GSF minimum; 3 per 1,000 GSF maximum	Meet rates and standards of: Chapter 18A.80
Street level retail 3,000sq.ft. or less per business	None where there is available public parking within 500' or abutting on-street parking designed to serve street level retail	Meet rates and standards of: Chapter 18A.80

B. *Parking Reductions or Increases.* The amount of required parking may be reduced or eliminated, or increased above the maximum, based on a site-specific parking study that demonstrates one or more of the following:

1. *Reduction Due to Shared Parking at Mixed-Use Sites and Buildings.* A

shared use parking analysis for mixed-use buildings and sites that demonstrates that the anticipated peak parking demand will be less than the sum of the off-street parking requirements for specific land uses.

2. *Reduction Due to Public Parking Availability.* The availability of public parking to accommodate the parking demand generated by the site or building. The City may approve a reduction in the amount of required parking by up to 50 percent for any parking stalls that will be open and available to the public. On-street parking may be considered for the reduction; any new on-street parking provided will be counted toward the required parking availability.

3. *Reduction Due to Lower Parking Demand or Increase Based on Greater Parking Demand.* Demonstrating that anticipated parking demand will be less than the minimum parking required, or greater than the maximum allowed, shall be based on collecting local parking data for similar land uses on a typical day for a minimum of eight hours.

4. *Reduction for Housing in Proximity to Sounder Station (RCW 36.70A.620).* When located within one-quarter mile of the Sounder Station, an applicant may apply for an exception allowing minimum parking requirements to be reduced at least to one parking space per bedroom or 0.75 space per unit, as justified through a parking study prepared to the satisfaction of the Community Development Director or their designee:

- a. housing units that are affordable to very low-income or extremely low-income individuals.
- b. housing units that are specifically for ~~seniors or~~ people with disabilities.
- ~~c. market rate multifamily housing.~~

In determining whether to grant a parking reduction, the Community Development Director may also consider if the project is proposed in an area with a lack of access to street parking capacity, physical space impediments, or other reasons supported by evidence that would make on-street parking infeasible for the unit.

C. *Parking Location and Design.* Parking shall be located behind the building or in a structure except in locations where the parking frontage type is permitted.

D. *Shared Parking.* Shared parking is encouraged to support a walkable and pedestrian-oriented Station District where people can park once and visit multiple destinations. Off-site shared parking may be authorized per the standards in Chapter 18A.80 LMC.

E. *Public Parking.* Public parking is permitted as a principal or accessory use in the Station District subject to the frontage and design standards.

F. *Dimensional Standards.* Parking stall and circulation design shall meet the standards of Chapter 18A.80 LMC.

SECONDED. MOTION TO AMEND PASSED 5-0 with Commissioner Combs abstaining.

ACTION ON ORIGINAL MOTION:

To recommend adoption of the Lakewood Station District Subarea Plan and Hybrid Form-Based Code as included in proposed Resolution 2020-01 and amended, provided a new finding of fact is also added explaining the Planning Commission's concern regarding housing affordability needs and risk of displacement in the subarea.

PASSED 5-0 with Commissioner Combs abstaining.

The City Council would begin consideration of the LSDS Plan, Development Code and SEPA Planned Action on March 8.

Report from Council Liaison

Councilmember Bocchi updated the Commission on the ongoing search for a new City Councilmember following Councilmember Simpson's resignation at the end of 2020. Commissioner Guerrero offered to present his information on parking in Lakewood to the City Council; Councilmember Bocchi state he would bring the offer to the Council.

Reports from Commission Members and StaffFuture Agenda Topics

February 17: Annual Housing Report and introduction of proposed 2021 Comprehensive Plan amendment 2021-01, a new Energy & Climate Change Chapter

March 3: 2021 Comprehensive Plan Amendments Review

Regional Planning Land Use Updates

None

Other

None

Next Regular Meeting: The next regular meeting would be held on March 3, 2021.

Meeting Adjourned at 7:55 p.m.



Don Daniels, Chair
Planning Commission 02/17/2021



Karen Devereaux, Recording Secretary
Planning Commission 02/17/2021