



**PLANNING COMMISSION
REGULAR MEETING MINUTES
April 20, 2022
Hybrid In-Person/Virtual Meeting via ZOOM
6000 Main Street SW, Lakewood, WA 98499**

Call to Order

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

Roll Call

Planning Commission Members Present: Don Daniels, Chair; Ryan Pearson, Phillip Combs, Linn Larsen, Brian Parsons and Robert Estrada

Planning Commission Members Excused: Paul Wagemann

Commission Members Absent: None

Staff Present: Tiffany Speir, Long Range & Strategic Planning Manager; and Karen Devereaux, Administrative Assistant

Council Liaison: Paul Bocchi (present)

Approval of Minutes

Mr. Robert Estrada noted that his name needed to be added to those in present. **The minutes of the meeting held on April 6, 2022 were approved as amended by voice vote M/S/C Larsen/Pearson. The motion carried, 6 - 0.**

Agenda Updates

None

Public Comments

This meeting was held in a hybrid format, allowing both in-person and virtual testimony. No public comments were received.

Public Hearings

None

Unfinished Business

Discussion of the 2022 Shoreline Restoration Plan Updates and Action on Recommendation to City Council

Ms. Tiffany Speir reviewed the two proposed amendments to the 2019 Restoration Plan. The first related to the fact that the City no longer participates in the annual Chambers-Clover Creek Watershed monitoring program, and the second was removing text unintentionally included in the 2019 version of the Plan.

A motion was made to adopt Planning Commission Resolution 2022-02 recommending two amendments to the 2019 Shoreline Restoration Plan to the Lakewood City Council. The Resolution 2022-02 was approved as written by voice vote M/S/C Larsen/Estrada. The motion carried, 6 - 0.

Ms. Speir informed the Commission that the tentative City Council Schedule would be as follows:

May 19: Introduction to City Council

May 16: Public Hearing

June 6: Action by City Council

Discussion re Economic Development Strategic Draft Plan Presented on 04/06/2022

Tiffany Speir sought feedback from the Planning Commission on the draft 2022 Economic Development Strategy presented to the Commission by Economic Development Manager Becky Newton on April 6. The Commission expressed its support for the draft Plan by consensus.

New Business

Review of the 2023-2028 6 Year Transportation Improvement Program (TIP)

Mr. Charles “Ted” Hill reviewed the TIP by first highlighting the 7 projects that would be completed in 2022 and removed from the TIP:

- Steilacoom Blvd Sidewalks (Safe Routes to School);
- Steilacoom Blvd Sidewalks (Non-Safe Routes to School);
- 59th Avenue Sidewalks;
- 2021 Street Lighting;
- South Tacoma Way Overlay;
- Phillips Road Sidewalks; and
- Gravelly Lake Drive (JBLM North Access) Phase 1.

Mr. Hill continued with review of three roadway improvement projects proposed to be added to the 2023-2028 TIP as follows:

- Boston Avenue SW - I-5 to McChord Drive SW;
- John Dower Road SW – 78th Street SW to 75th Street SW; and
- 112th Street S - South Tacoma Way to Steele Street S.

Report from Council Liaison

Councilmember Mr. Paul Bocchi updated Commissioners on the upcoming discussion regarding the 2044 Population and Employment Growth Target process via the Pierce County Regional Council and Pierce County Council. Lakewood would be proposing a lower number than identified by the Pierce County consultant facilitating the intra-county growth target discussions. Under the VISION 2050 Regional Growth Strategy, the “core cities” of Lakewood, Puyallup, University Place and Auburn were assigned a cumulative growth number of 60,900 people by 2044.

Lakewood was provided two initial population targets by AHBL:

- Assuming a 1,197 person annual growth rate equal to that needed to reach its 2030 population target of 72,000, Lakewood would see an increase of 16,758 persons, or a total population of **88,758**, in 2044.
- Based on Lakewood’s housing capacity of 34,824 units as included in the 2014 Buildable Lands Report, assuming 2.3 persons per household (PPH), and based on current buildable land assumptions, no changes to growth policies, and no increase in density, Lakewood would see a 2044 population capacity total of **80,488**.

Following the 2020 Census and the City’s internal analysis of growth trends and anticipated growth, Lakewood developed a preferred 2044 population growth target request and a 2nd option:

Lakewood’s Preferred Population Target is 80,274. It is based on:

- the City’s 2020 Census population of 63,612; and
- a 2020-2044 population growth of 16,662 through the following;
 - o the maximum density redevelopment of the Downtown and Lakewood Station District Subareas, thus realizing 1,298 more units than the 4,029 units initially anticipated; and

- o 11+ additional housing units per year built outside of the subareas through 2044.

Lakewood's 2nd Option Population Target is 86,792. It is based on:

- assuming the same growth occurs in the Downtown and Lakewood Station District Subareas as in the Requested Option;
- assuming an equivalent of at least 17 housing units will also be built outside of the subareas annually through 2044;
- assuming that vacant and underdeveloped acreage throughout the City's CBD, MF1, MF2, MF3, MR 1, MR 2, NC1, NC2, R1 – R4, and TOC zones will develop and redevelop at higher than historical densities, resulting in at least 3,491 new units at 2.43 PPH; **and**
- starting from the AHBL-identified target of 88,758, assuming that the 1,832 nonconforming housing units in the AC1, AC2 and ML zones will be relocated into other areas of Lakewood.

Reports from Commission Members and Staff

Ms. Tiffany Speir reviewed the following topics slated for discussion at the May 4 and future meetings:

Future Planning Commission Agenda Topics

05/04/2022: Discussion of 22CPAs 2022-01 through -07; Tree Preservation Code Update Introduction; Meadow Park Housing Project

05/18/2022: Public hearing on Meadow Park; public hearing on 22CPAs; discussion of Tree Preservation Code update

06/01/2022: Public hearing on Tree Preservation Code update; action on Meadow Park project

06/15/2022: Discussion re recommendation to City Council re '22 CPAs; action on Tree Preservation Code update; Downtown Sub Area Plan Biennial Review Intro

6/29/2022: Special Meeting Action on recommendation to City Council re '22 CPAs; discussion re Tree Preservation Code update

Next Regular Meeting would be held as a hybrid in-person/ZOOM meeting on May 4, 2022.

Meeting Adjourned at 7:27 p.m.


Don Daniels, Chair
Planning Commission
05/04/2022


Karen Devereaux, Recording Secretary
Planning Commission
05/04/2022