



**PLANNING COMMISSION
REGULAR MEETING MINUTES
May 04, 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, Vice Chair; Phillip Combs, Brian Parsons, Robert Estrada and Linn Larsen

Planning Commission Members Excused: Paul Wagemann

Commission Members Absent: None

Staff Present: David Bugher, ACM, Director of Community and Economic Development; Tiffany Speir, Long Range & Strategic Planning Manager; Courtney Brunell, Planning Manager; Ramon Rodriguez, Associate Planner; and Karen Devereaux, Administrative Assistant

Council Liaison: Paul Bocchi (present)

Approval of Minutes

The minutes of the meeting held on April 20, 2022 were approved as amended by voice vote M/S/C Estrada/Pearson. The motion carried, 5 - 0. (Mr. Linn Larsen arrived after the vote was taken.)

Agenda Updates

Staff informed commissioners the '22 CPA 2022-04 Adult Family Homes in Air Corridor 1 & 2 Zones has been pulled from the meeting agenda due to continued internal review.

Public Comments

This meeting was held in a hybrid format, allowing both in-person and virtual testimony.

Written public comments were received from Mr. John Ficker, Adult Family Home Council, expressing concerns for the existing operators and those applications made and denied approval for adult family homes within the City Air Corridor land use zones.

Public Hearings

None

Unfinished Business

None

New Business

Tree Preservation Code Introduction and Update

Both Ms. Courtney Brunell and Ms. Grueter, BERK, provided an introduction to the tree preservation code update including an overview of the existing code, identification of critical issues such as Exemptions, Sensitive Areas, Tree Removal Required for New Development and Oak Tree Preservation. The report from the Adhoc committee focuses on Exemptions, Incentives, Enforcement, and Protection/Preservation. Ms. Brunell noted this topic is a priority for our community.

Next Steps:

- Adhoc Committee recommendations drafted as a revised code is currently underway, and will be presented to Commissioners on May 18, 2022

- Planning Commission will review May – June; public hearing on June 15
- Other Boards and Commissions will continue to review May – June
- City Council Review in July 2022
- City Council Public Hearing (July or August 2022)
- City Council Adoption August - September 2022

Meadow Park Project Introduction

Mr. Ramon Rodriguez explained that permit number r1622 Meadow Park 55 design review requested to utilize LMC 18A.90 Housing Incentive Program, which offers inclusionary density bonus, development standards and fee reductions. The applicant, Meadow Park Brownstones LLC, has requested city staff to amend a previous design approval and is proposing a fifty-five and older 63-unit multi-family development. The applicant is proposing to provide six (6) extremely-low-income qualified units throughout the entire development for a period of 20 years. There are no parking regulations associated with senior housing multi-family developments.

The commission has been requested to review the subject and forward recommendations to the City Council.

Next Steps:

- May 18, 2022 Planning Commission Public Hearing
- May 18, 2022 Planning Commission Action
- June – July 2022 City Council Review

2022 Comprehensive Plan Amendment Review (2022-02 Tillicum Neighborhood Plan & Center of Local Importance, and 2022-07 Parking Regulations in LMC Titles 18A & 18C)

Ms. Brunell began the presentation and review of the 2022-07 Parking Requirements in LMC Chapters 18A.80 (Citywide) and in 18C.600 (Lakewood Station District Subarea Plan).

A discussion from March 2, 2022 was reviewed where two amendments were recommended:

- Proposed amendment to set aside uncovered or undesignated guest parking spaces for multifamily development - Recommended;
- Proposed amendment to adjust the parking ratio based on unit size - Recommended; and
- Should the City require pedestrian access between offsite parking locations – Not Recommended.

Next Steps:

City staff has proposed amendments to the code related to multifamily use types. The amendments include reducing the number of parking spaces for multifamily structures based on the number of bedrooms in the unit, allowing for 1 parking space unit for a studio apartment. Additionally, the code will now require that at least 10% of the parking spaces must be unreserved for guest parking.

Ms. Tiffany Speir reviewed the 2022-02 Update of Tillicum Neighborhood Plan (TNP) and Review of Center of Tillicum Local Importance Boundaries.

2022-02 CED Recommendations:

Adopt 2022 Addendum to 2011 Tillicum Neighborhood Plan identifying

- which implementation items and long term strategies are completed, ongoing, or not started; and
- changed circumstances within or near the subarea since the 2011 TNP adoption, including but not limited to Tillicum’s infrastructure (parks, sewer and transportation) and

zoning; state statutory and administrative law; and regional, countrywide and local housing policies.

Adopting staff's "Option 2" zoning coupled with the Habitat for Humanity and the Silcox Island Corporation requests, meaning to redesignate/rezone the following parcels from Single Family Residential 3 (R3) to Mixed Residential (MR) / Mixed Residential 2 (MR2):

- Parcels 0219212108, -109, -110, -111, -112, -113, -114, -115, -117, -118, -141, -142, -143, -144, -192, -195,, -196, -148, -149, -150, -151, and -189; and
- Parcels 0219216009, -010, -011, -012.

Adopt new boundaries for Tillicum Center of Local/Municipal Importance

Adopt amended language in 18A.10.140

Next Steps:

May 18, 2022 Public Hearing on the entire docket package
June 1, 2022 Action on Recommendation to City Council

Report from Council Liaison

Councilmember Mr. Paul Bocchi updated Commissioners on the City Council continued efforts to provide a new Library system in the Tillicum area since 2012. Councilmember Bocchi discussed the many hurdles to overcome with limited means of the Pierce County system noting that Council remains open to the idea. An Adhoc Committee is being formed and 35 citizen applications have been received in this interest. The committee will engage in public outreach to learn what the community would like to see and desired uses to include books, computers, meeting spaces, and a city center/senior center.

Reports from Commission Members and Staff

Mr. David Bugher commented that the May 18 meeting agenda is a full one which will revisit the Climate Change Implementation Plan. Mr. Bugher explained City Council additional information which drastically changed the spreadsheet Commissioners reviewed in previous discussions.

Ms. Tiffany Speir reviewed the following topics slated for discussion at the May 18 and future meetings:

Future Planning Commission Agenda Topics

05/18/2022: Public Hearing on Meadow Park project; Public Hearing on 2022 Comprehensive Plan Amendments ('22CPAs); review of Tree Preservation Code Update; action on Climate Change Implementation Plan

06/01/2022: Public Hearing on Tree Preservation Code Update; action on Meadow Park project

06/15/2022: Discussion re '22CPAs; action on Tree Preservation Code Update recommendation; Downtown Subarea Plan Biennial Review Introduction

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

Next Regular Meeting would be held as a hybrid in-person/ZOOM meeting on May 18, 2022.

Meeting Adjourned at 8:03 p.m.


Don Daniels, Chair
Planning Commission

05/18/2022


Karen Devereaux, Recording Secretary
Planning Commission

05/18/2022