



A G E N D A

PLANNING COMMISSION

Don Daniels • Ryan Pearson • Paul Wagemann
Phillip Combs • Linn Larsen • Brian Parsons • Robert Estrada

Wednesday, November 2, 2022 at 6:30 pm

Hybrid Meeting: In-Person & Virtual via ZOOM

City Council Chambers (6000 Main St. SW, Lakewood 1st floor)

Per the Lakewood City Council, the Planning Commission will meet in a hybrid in-person and virtual format.

Residents can attend in person at the Lakewood City Council Chambers; they can also attend virtually by watching them live on the City's YouTube channel @ <https://www.youtube.com/user/cityoflakewoodwa> or by calling in to listen by telephone at +1 (253) 215-8782 and by entering meeting ID: 864 2883 6136

To Submit Public Comment and/or Public Hearing Testimony Prior to Meeting: Send comments by mail or email to Karen Devereaux, Planning Commission Clerk, at kdevereaux@cityoflakewood.us or 6000 Main Street SW Lakewood, WA 98499. Comments received by noon on the day of the meeting will be provided to the Planning Commission electronically.

Live Virtual Public Participation: To provide live virtual Public Comments or Public Hearing Testimony during the meeting, join the Zoom meeting as an attendee by calling by telephone Dial +1(253) 215- 8782 and enter participant ID: 864 2883 6136 or by going online at <https://us06web.zoom.us/j/86428836136>. Each speaker will be allowed (3) three minutes to speak during the Public Comment and during each Public Hearing. Outside of Public Comments and Public Hearings, attendees will not be acknowledged and their microphone will remain muted.

By Phone: For those participating by calling in by phone to testify, the Chair will call on you during the Public Comment and/or Public Hearings portions of the agenda. When you are unmuted, please provide your name and city of residence.

Online: For those using the ZOOM link <https://us06web.zoom.us/j/86428836136> to testify, upon entering the meeting, please enter your name or other chosen identifier. Use the "Raise Hand" feature to be called upon by the Chair during the Public Comments and/or Public Hearings portions of the agenda. When you are unmuted, please provide your name and city of residence.

1.	Call to Order and Welcome to Guests Community Service Advisory Board Members
2.	Roll Call
3.	Approval of Minutes from October 19, 2022
4.	Agenda Updates
5.	Public Comments
6.	Public Hearings <ul style="list-style-type: none">• None
7.	Unfinished Business <ul style="list-style-type: none">• None
8.	New Business <ul style="list-style-type: none">• 2024 Comprehensive Plan Periodic Review Process – Parks & Recreation
9.	Reports from Council Liaison, City Staff & Commission Members <ul style="list-style-type: none">• City Council Updates/Actions• City Staff Updates• Next meeting November 16, 2022

Meeting materials will be distributed and published no later than 24 hours prior to the meeting

1. Draft Meeting Minutes from October 19, 2022
2. Staff Report: 2024 Comprehensive Plan Periodic Review Process – Parks & Recreation

Members Only

Please email kdevereaux@cityoflakewood.us or call Karen Devereaux at 253.983.7767 no later than Tuesday, November 1, 2022 at noon if you are unable to attend. Thank you.



**PLANNING COMMISSION
MEETING MINUTES
October 19, 2022
Hybrid In-Person/Virtual Meeting via ZOOM
6000 Main Street SW, Lakewood, WA 98499**

Call to Order

Mr. Ryan Pearson, Vice-Chair called the hybrid ZOOM meeting to order at 6:30 p.m.

Roll Call

Planning Commission Members Present: Ryan Pearson, Vice-Chair; Paul Wagemann, Phillip Combs, Brian Parsons, and Robert Estrada

Planning Commission Members Excused: Don Daniels, Chair; and Linn Larsen

Commission Members Absent: None

Staff Present: David Bugher, Assistant City Manager, Development Services; Tiffany Speir, Long Range & Strategic Planning Manager; and Karen Devereaux, Administrative Assistant

Council Liaison: Paul Bocchi (not present)

Approval of Minutes

The minutes of the meeting held on October 19, 2022 were approved as written by voice vote M/S/C Wagemann/Combs. The motion carried unanimously, 5 - 0.

Agenda Updates

Staff requested that the

Commissioners were notified that members of the Community Service Advisory Board were in attendance to hear the Puget Sound Regional Council presentation later in the meeting.

Public Comments

Mr. Glen Spieth spoke in opposition of the proposed LASA expansion citing unsightly piles of furniture left out on the roadway near 59th Ave and Gravelly Lk Dr SW.

Public Hearings

2023 Comprehensive Plan Amendment Docket

The October 5 Public Hearing on the docket of potential 2023 Comprehensive Plan amendments (23CPAs) had been kept open until noon on October 19. Ms. Speir stated that no additional public comments had been received. Mr. Pearson closed the public comment and public hearing.

Unfinished Business

2023 Comprehensive Plan Amendment Docket

The Planning Commission reviewed the public comments received on the proposed 23CPAs as well as the CED's recommendation on each proposed amendment.

2023-01 *Request to redesignate/rezone Parcel 0220352126 (8821 John Dower Rd SW) from Multifamily (MF)/Multifamily 1 (MF1) to Corridor Commercial (CC)/Commercial 1 (C1).*

2023-02.1 *Request to redesignate/rezone parcel numbers 0219024020 and 0219024021 (5626 and 5634 Main St SW, respectively), and 0219024022 (10604 Davisson Rd SW) from Multifamily (MF)/Multifamily 3 (MF3) to Downtown/Central Business District (CBD);*

- 2023-03 *Request to redesignate/rezone parcel(s) 0219111038, -1040, and 3097000312 (5820 112th St. SW) from Mixed Residential (MR)/Mixed Residential 1 (MR1) to Open Space & Recreation (OSR)/ Open Space & Recreation 2 (OSR2).*
- 2023-04 *Request to redesignate/rezone the following parcel(s):*
 - 5130001640 (5516 Fairlawn Dr. SW) and -1650 (5520 Fairlawn Dr. SW) from Residential (R)/Residential 4 (R4) to Neighborhood Business District (NBD)/Neighborhood Commercial 2 (NC2); and
 - 5130001660 (8966 Gravelly Lake Dr. SW), and -1671 (8956 Gravelly Lake Dr. SW) from Arterial Corridor (ARC)/Arterial Residential-Commercial (ARC) to Neighborhood Business District (NBD)/Neighborhood Commercial 2 (NC2)
- 2023-05 Allow permanent supportive housing (PSH) and transitional housing (TH) within the City's Commercial 1, 2, and 3 zones.
- 2023-06 Amend Policy LU-5.3 to reflect changes in allowed types of funding for financial and relocation assistance for people displaced as a result of construction and development projects
- 2023-07 Rezone Parcel 880900340 from Residential/Residential 3 (R3) to Open Space & Recreation (OSR)/Open Space & Recreation 1 (OSR 1) for expansion of Wards Lake Park.
- 2023-08 Update of Comprehensive Plan text regarding Western State Hospital to reflect adoption of new Master Plan (continued from 2021 amendment cycle);

The City CED did not recommend including proposed amendment 2023-01 because it was a site-specific rezone that must be considered per [LMC 18A.30 Part VII](#) (Rezone and Text amendments.)

The CED recommended adding 22 parcels (62701000010, -020, -030, -040, -050, -060, -070, -080, -090, -100, -115, -116, -117, -118, -120, -130, -141, and -151; and 6720100160, -170, -180, and -191 to the proposed amendment 2023-02 to incorporate a logical boundary to the Downtown Subarea and the Central Business District zone.

MOTION: To approve Resolution 2022-08 recommending to the City Council the 2023 docket of Comprehensive Plan Land Use/ Zoning Map and Policy Amendments reflecting the addition of 22 parcels to proposed amendment 2023-02 to incorporate a logical boundary to the Downtown Subarea and the Central Business District zone.

M/S/C COMBS/WAGEMANN. DISCUSSION.

PASSED, 5-0.

The City Council would begin reviewing Planning Commission Resolution 2022-08 on November 7.

New Business

2024 Comprehensive Plan Periodic Review Process – Housing Part 2

Ms. Speir introduced guest speaker Laura Benjamin from Puget Sound Regional Council who presented information on the regional planning policies and growth targets for local housing. Ms. Benjamin's presentation centered around VISION 2050 and the Regional Housing Strategy.

Ms. Speir then presented information regarding Lakewood's two draft Housing Needs Assessments as provided by Commerce that was broken out by income band (0-30% AMI, 30-

50% AMI, 50-80% AMI, 80-100% AMI and 120%+ AMI.) The final numbers of housing units per income band would be set following a countywide discussion of which method to use at the Pierce County Regional Council and then the County Council level.

Ms. Speir also presented information about potential changes to the City residential zoning and allowed uses in each zone in order to accommodate 2044 growth numbers.

Report from Council Liaison

None

Reports from Commission Members and Staff

The Commission would hear from Lakewood Department Directors and Program Managers regarding Land Use, Parks & Recreation, Economic Development, and Transportation at the remaining Planning Commission meetings in 2022.

Next Regular Meeting would be held as a hybrid in-person/ZOOM meeting on November 2, 2022 at 6:30 PM.

Meeting Adjourned at 7:49 p.m.

Don Daniels, Chair
Planning Commission 11/02/2022

Karen Devereaux, Recording Secretary
Planning Commission 11/02/2022



TO: Planning Commission

FROM: Tiffany Speir, Long Range & Strategic Planning Manager

DATE: November 2, 2022

SUBJECT: 2024 Lakewood Comprehensive Plan and Development
Regulations Periodic Review Process – Parks, Recreation & Open
Space

ATTACHMENTS: Compilation of Current Comprehensive Plan Parks, Recreation &
Open Space Maps, Goals and Policies (**Attachment A**)

BACKGROUND

The Planning Commission began review of the 2024 Comprehensive Plan Periodic Review (24CPPR) process on September 21. The Commission is holding a series of study sessions focusing on parts of the required 24CPPR during fall 2022 and into early 2023. The subject for November 2 is parks, recreation and open space.

DISCUSSION

The 2024 Periodic Review process includes a review of all elements in Lakewood's Comprehensive Plan and their associated development regulations. Parks are addressed in both the Capital Facilities Element and the Parks Element of Lakewood's Comprehensive Plan.

Parks and Recreation Element

Although included in the list of RCW 36.70A.070's "mandatory elements" for a City Comprehensive Plan, a parks and recreation element is not required because the state did not provide funding to assist in developing local elements when this provision was added to the GMA. However, park, recreation, and open space planning are GMA goals, and it is important to plan for and fund these facilities. (See RCW 36.70A.070(8).)

Lakewood does have a Parks Element in its current Comprehensive Plan. In addition, Lakewood has a Parks, Recreation and Open Space Master Plan, titled the "Legacy Plan", last updated in 2020. This can be viewed at <https://cityoflakewood.us/wp-content/uploads/2020/05/FINAL-Legacy-Plan-2020-w-pg-numbers-flattened-1.pdf>

Capital Facilities Plan (CFP) Element

Under the GMA, parks and recreation facilities must be identified in the Comprehensive Plan's Capital Facilities Plan (CFP) Element. The CFP is used as a check on the practicality of achieving other elements of the Comprehensive Plan, and includes all capital facilities planned, provided, and paid for by public entities - including water systems, sanitary sewer systems, storm water facilities, schools, parks and recreational facilities, police and fire protection facilities.

Capital expenditures from park and recreation elements, if separate, should be included in the CFP Element.

Checklist to Review Capital Facilities Plan Element

The state checklist being used by cities to conduct the 24CPFR includes direction regarding what needs to be included in the Capital Facilities Plan (CFP) related to parks, recreation and open space. Lakewood's CFP Element must be also consistent with multicounty and countywide planning policies and RCW 36.70A.070(3), and must include:

a. Policies or procedures to ensure capital budget decisions are in conformity with the comprehensive plan. RCW 36.70A.120

b. An inventory of existing capital facilities owned by public entities. RCW 36.70A.070(3)(a) and WAC 365-196-415(1)(a)

c. A forecast of needed capital facilities. RCW 36.70A.070(3)(b) and WAC 365-196-415(1)(b)

Note: The forecast of future need should be based on projected population and adopted levels of service (LOS) over the planning period.

d. Proposed locations and capacities of expanded or new capital facilities. RCW 36.70A.070(3)(c) and WAC 365-196-415 (1)(c) and (3)(c) ²

² Infrastructure investments should consider equity and plan for any potential displacement impacts.

e. A six-year plan (at least) that will finance such capital facilities within projected funding capacities and identify sources of public money to finance planned capital facilities. RCW 36.70A.070 (3)(d), RCW 36.70A.120, WAC 365-196-415(1)(d)

Note: park and recreation facilities shall be included in the capital facilities plan element.

f. A policy or procedure to reassess the Land Use Element if probable funding falls short of meeting existing needs. RCW 36.70A.070(3)(e) WAC 365-196-415(2)(d)

g. If impact fees are collected: identification of public facilities on which money is to be spent. RCW 82.02.050(5) and WAC 365-196-850(3)

Non-Motorized Transportation Plan

On a related note, the Public Works Engineering (PWE) department is currently conducting an update to the City's 2009 Non-Motorized Transportation Plan (NMTP.) A public survey is ongoing. The NMTP provides comprehensive direction for how the City will enhance pedestrian and bicycle connectivity, and a primary focus of the NMTP is to identify critical gaps in the City's current pedestrian and bicycle system, and possible projects to fill those gaps. The update was initiated to address the Lakewood Comprehensive Plan goal to "provide safe, convenient, inviting routes for bicyclists and pedestrians."

The NMTP update is expected to be completed in spring 2023. More information about this effort and a link to the public survey is available at

https://cityoflakewood.us/public_works_engineering/nmtransportationupdate/

ATTACHMENT A

Current Comprehensive Plan maps of the City's parks, open spaces and other recreational facilities are included below:

Figure 2.1 Future Land Use Map

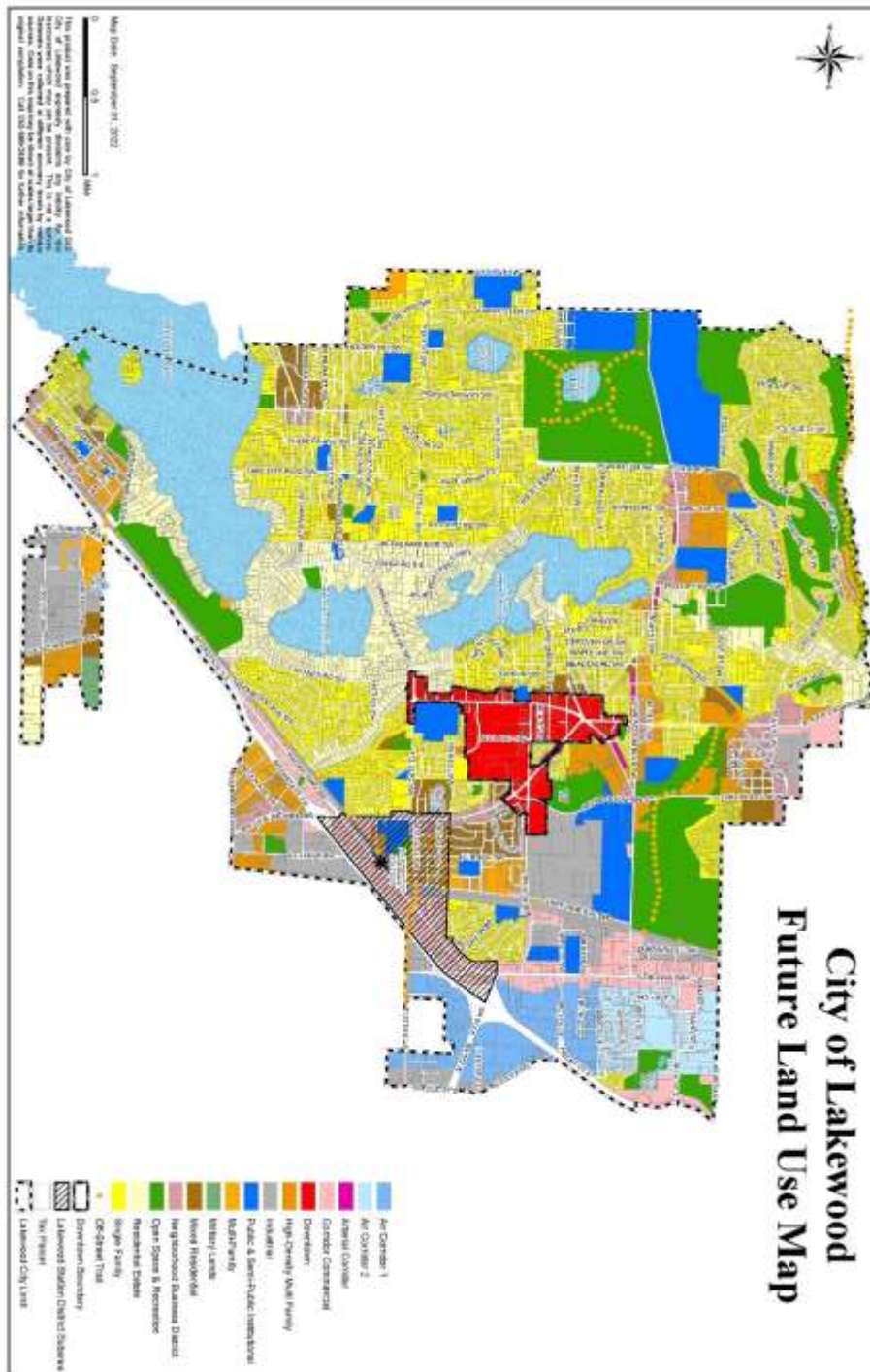


Figure 3.4 Park Planning Areas



Figure 3.5 Public Parks



Figure 3.6 Public Parks Managed by Other Providers



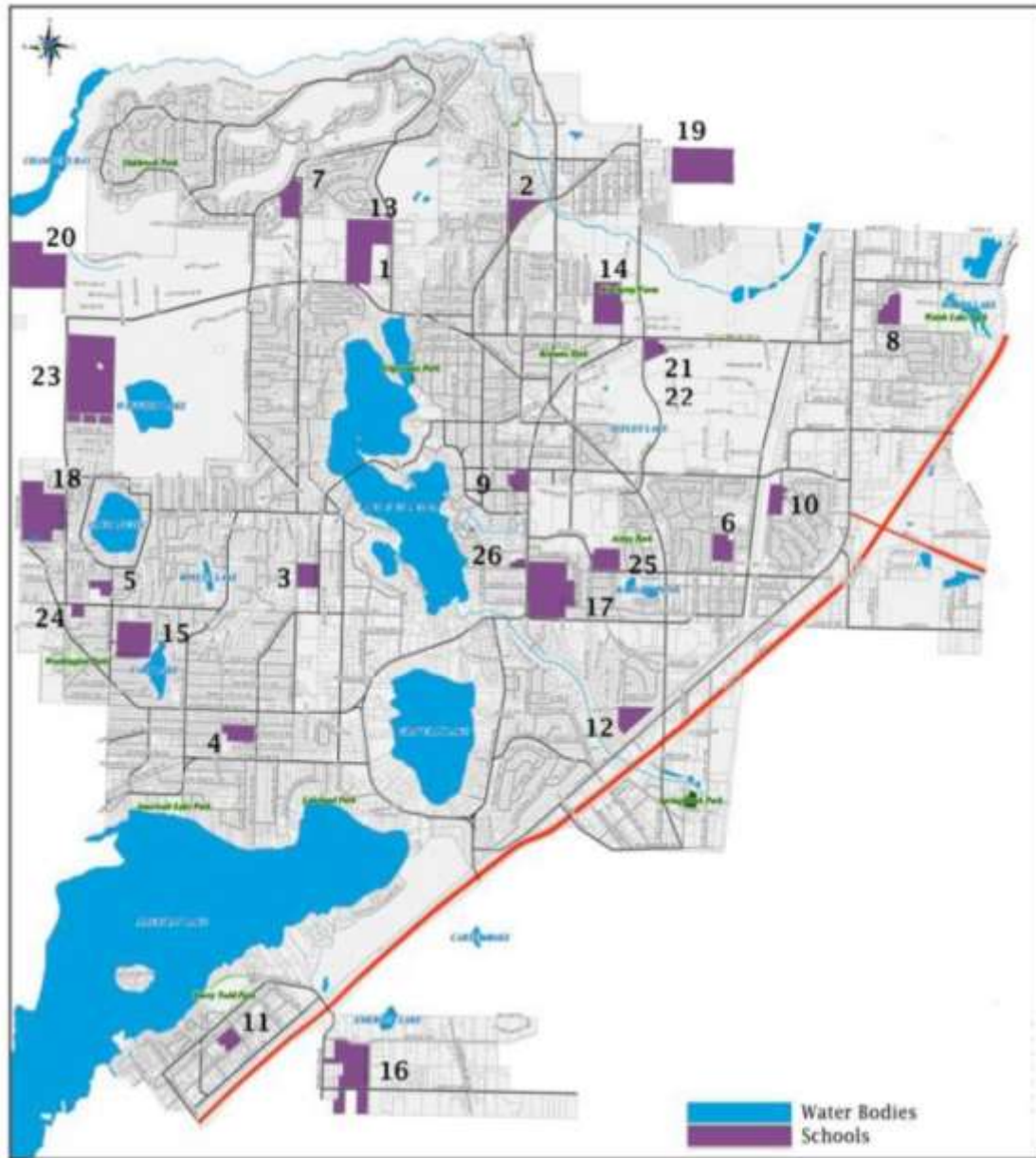
Figure 3.7 Street Ends



Figure 3.8 Golf Courses



[Figure 3.9 Schools]

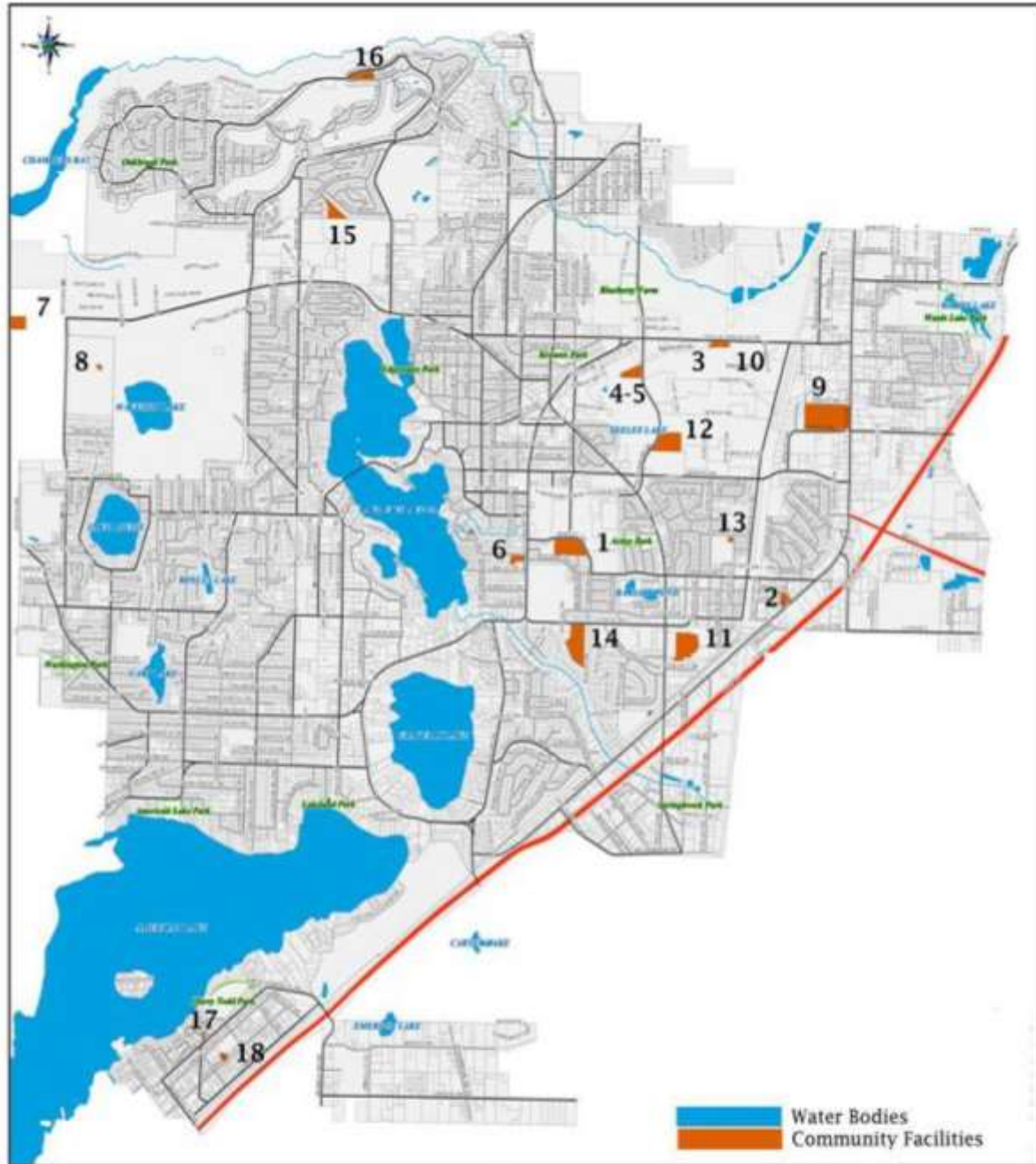


Schools

- | | | |
|--------------------------|-------------------------|-----------------------------------|
| 1 Custer Elementary | 10 Southgate Elementary | 19 Mt Tahoma High |
| 2 Dower Elementary | 11 Tillicum Elementary | 20 Steilacoom High |
| 3 Idlewild Elementary | 12 Tyee Park Elementary | 21 Harrison Preparatory |
| 4 Lake City Elementary | 13 Hudtloff Middle | 22 Lakewood Career Academy |
| 5 Lake Louise Elementary | 14 Lochburn Middle | 23 Pierce College Fort Steilacoom |
| 6 Lakeview Elementary | 15 Mann Middle | 24 Lakewood Lutheran School |
| 7 Oakbrook Elementary | 16 Woodbrook Middle | 25 St Francis Cabrini Elementary |
| 8 Oakwood Elementary | 17 Clover Park High | 26 St Mary Elementary |
| 9 Park Lodge Elementary | 18 Lakes High School | |

Figure 3.9

[Figure 3.10 Community Facilities]



Community facilities

- | | | |
|----------------------------------|------------------------------------|-------------------------------|
| 1 Lakewood City Hall | 7 Pierce County Steilacoom Library | 13 Lakewood Boys & Girls Club |
| 2 Lakewood Fire Station#20 | 8 Pierce College Health Ed Center | 14 Lakewood Tennis & Racquet |
| 3 Lakewood Fire Station #21 | 9 Pierce Transit Training Center | 15 Oakbrook Pool & Tennis |
| 4 Senior Activity Center | 10 McGavick Conference Center | 16 Oakbrook Pool on Ruby |
| 5 Lakewood Community Center | 11 St Clare Hospital Conference | 17 Youth for Christ Cmty Cntr |
| 6 Pierce County Lakewood Library | 12 Lakewood YMCA | 18 Tillicum/AL Community Cntr |

Figure 3.10

[Figure 3.11 Areas “Underserved” by Parks & Open Spaces]

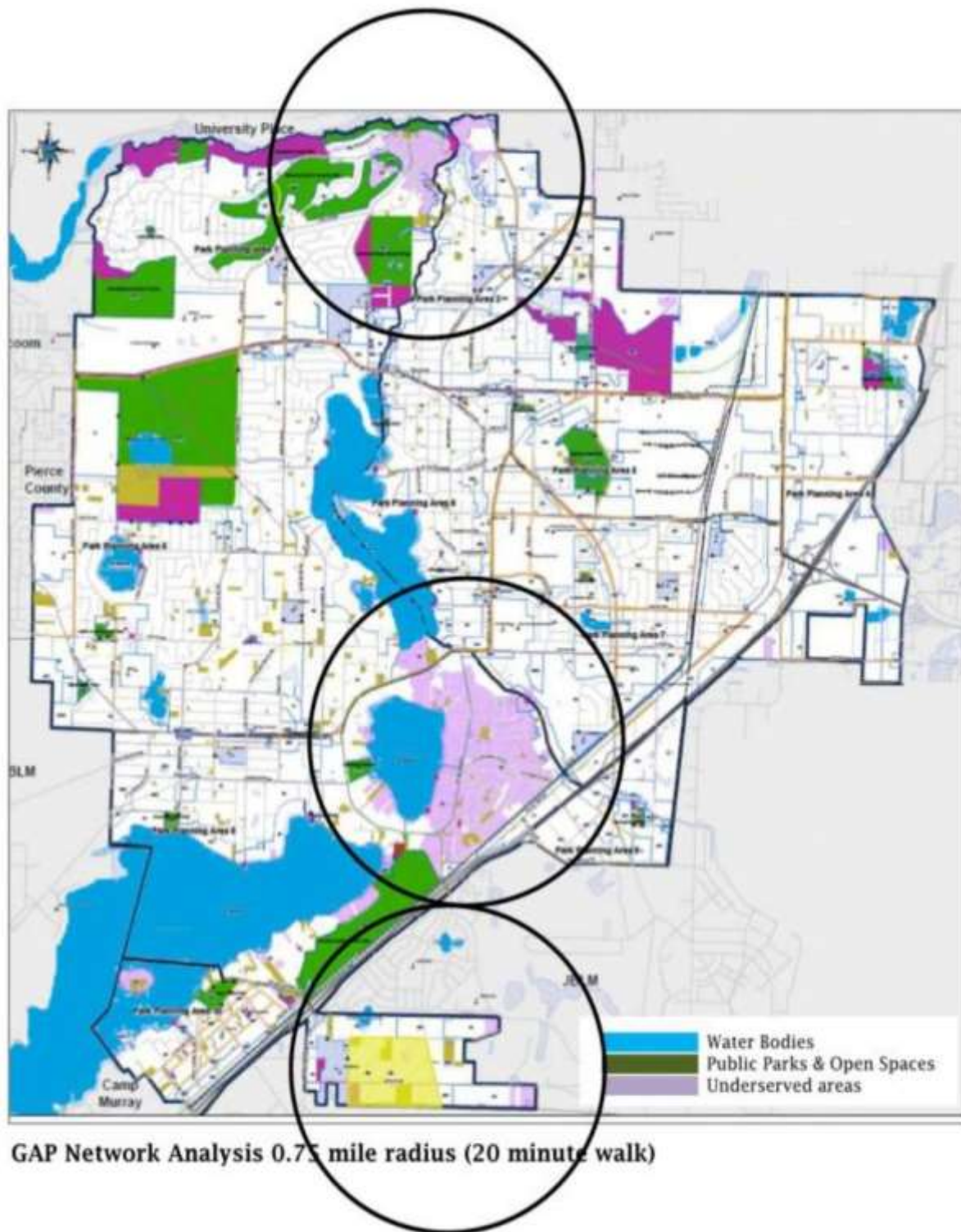


Figure 3.11

Current Comprehensive Plan Parks, Recreation & Open Space -related goals and policies follow:

GOAL CF-2: Provide and maintain adequate Type 1 capital facilities to meet the needs of existing and new development as envisioned in this plan.

Policies:

CF-2.5: Provide City facilities and parks and recreation capital improvements in accordance with this plan and the Legacy parks plan.

CF-2.6: Review proposed land use permits and/or development permits or approvals for impacts to parks and recreation capacity.

CF-2.7: Require new development to fund a fair share of costs to provide parks and recreation needs generated by that development.

CF-2.8: The City may consider public, on-site open space and recreational facilities provided at the developer's expense that are substantially in excess of those required by the City, or that provide a unique attribute to the city, as a full or partial substitute for a development's fair share funding for parks and recreation.

CF-2.9: Coordinate with public schools for jointly funded parks and recreation capital improvements and inclusion of jointly funded projects in the parks and recreation CIP.

GOAL CF-3: Require Type 2 providers to provide adequate service and capital facilities to meet the needs of existing and new development as envisioned in this plan.

Policies:

CF-3.3: Coordinate with public school providers for the provision of capital improvements.

CF-3.4: Incorporate the public school CIPs as appendices to the City CIP following review for consistency with this plan.

CF-3.5: Following review and adoption of a District master plan and CIP, coordinate with public schools for the collection, if applicable, of school impact fees as part of the project review process.

GOAL CF-6: Establish a City CIP consisting of separate CIPs for each service or utility that lists planned capital improvements and establishes a priority and dedicated funding source for the capital improvements for a six-year period.

Policies:

CF-6.4: The City shall not provide a capital improvement, nor shall it accept the provision of a capital improvement by others, if the City or the provider is unable to pay for subsequent annual operating and maintenance costs of the improvement.

GOAL CF-7: Provide, maintain, and improve City facilities to ensure efficiency safety, and to provide the best possible service to residents, employees, and the city while enhancing the physical landscape and quality of life.

Policies:

CF-7.3: To the extent possible, direct public investment toward the designated Regional Growth Center and residential areas targeted for high density residential growth, especially those with an existing substandard public environment, characterized by a lack of sidewalks, street lighting, open space, and other public amenities.

CF-7.4: Prioritize the acquisition and development of parks and recreation facilities to eliminate LOS deficiencies in densely populated areas of the city and provide amenities in areas designated for growth.

CF-7.5: Acquire properties and/or conservation easements in support of critical lands protection, salmon recovery, and floodplain management.

GOAL CF-10: Coordinate with other jurisdictions, agencies, and service and utility providers for the provision of urban services and utilities within the UGA.

Policy:

CF-10.1: Coordinate with other jurisdictions and agencies for the provision of services and utilities in accordance with the appropriate Type 1, 2, 3, or 4 goals and policies.

GOAL LU 41: Protect, preserve, enhance and expand parks and open space facilities.

Policies:

LU 41.1: Protect irreplaceable natural, cultural and historical assets.

LU 41.2: Preserve existing parks and facilities by using preventative maintenance and innovative and sustainable practices.

LU 41.3: Enhance parks by providing a variety of amenities that meet the diverse needs of a growing and changing population.

LU 41.4: Expand park systems by strategically acquiring land and proactively planning for future system needs.

GOAL LU 42: Provide equitable and community-driven services that are accessible for all.

Policies:

LU 42.1: Provide a wide variety of park amenities and programs to meet the various needs of the community.

LU 42.2: Continue to remove physical, financial, and social barriers that prevent or deter park and recreation use.

LU 42.3: Celebrate and support the cultural diversity of the community.

LU 42.4: Provide a variety of opportunities to involve residents, partners, and stakeholder groups in park and recreation planning, design, decision making, and program implementation.

LU 42.5: Develop policies to support active and healthy communities.

GOAL LU 43: Increase the connectivity of the community.

Connectivity means the state or extent of being connected or interconnected. For the plan, this means the ability to access parks and park amenities, and build and leverage social connections, for people to feel comfortable and welcome in the City's public spaces, and for people to have opportunities for civic engagement.

Policies:

LU 43.1: Develop and maintain a system of connected non-motorized trails that encourage physical activity and create safe routes to parks and public spaces.

LU 43.2: Build and leverage partnerships with other entities, organizations, community stakeholder groups, and other City departments to provide quality and accessible services.

LU 43.3: Create a sense of place at parks and in public spaces by incorporating art, culture, and history.

LU 43.4: Provide a variety of outreach and promotional materials to spread awareness of parks and recreation services.

LU 43.5: Assume a wide range of roles in the provision of services, including direct provider, partner, sponsor, and information clearinghouse.

GOAL LU 44: Leverage and invest in facilities, programs, and infrastructure that boost economic opportunities and improve quality of life.

Policies:

LU 44.1: Continue to develop and expand destination park amenities and community signature events that increase tourism and improve recreation opportunities.

LU 44.2: Develop park and public space amenities in the downtown and other mixed-use and commercial areas.

LU 44.3: Provide safe, clean, and green parks that attract visitors, businesses, and enhance property values.

GOAL LU 45: Provide transparent, accountable, and fiscally responsible services and facilities.

Policies:

LU 45.1: Make accountable, transparent, and responsible decisions that consider the environmental, economic, social, and cultural impacts to our community.

LU 45.2: Maintain and update the Legacy Plan goals, strategies, policies and procedures in response to changing needs, trends, performance outcomes and statutory requirements.

LU 45.3: Secure sustainable, diverse, and creative funding.

LU 45.4: Cultivate and leverage community partnerships to improve park and recreation services.

LU 45.5: Research, implement, evaluate, and improve park and recreation practices.

GOAL LU-49: Create a sense of place by encouraging private contributions and incorporating art and history in parks and public spaces.

Policies:

- LU-49.1: Create visually appealing gateways by integrating art work, way-finding signs and landscaping at City entry points and along major thoroughfares.
- LU-49.2: Incorporate art and history in public spaces and support local art exhibits and performances throughout the City.
- LU-49.3: Install interpretive signs with interactive features in parks and public facilities to show and tell the history of the area.
- LU-49.4: Display art work in various locations to reflect the unique character of neighborhoods and the community.
- LU-49.5: Provide opportunities for program participants to showcase completed (visual and performing) art work in public spaces and events.
- LU-49.6: Support the development of performing arts facilities in or near the CBD.
- LU-49.7: Address on-going maintenance and operation impacts before installing art displays in City parks and public spaces.