



**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

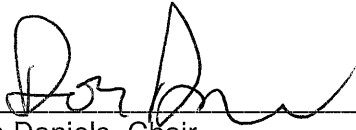
None

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