



## PLANNING COMMISSION MEETING MINUTES

February 15, 2023

Hybrid In-Person/Virtual Meeting via ZOOM

6000 Main Street SW, American Lake Room, Lakewood, WA

### Call to Order

Mr. Don Daniels. Chair called the hybrid ZOOM meeting to order at 6:36 p.m.

### Roll Call

Planning Commission Members Present: Don Daniels, Chair; Paul Wagemann, Brian Parsons, Phillip Combs, and Linn Larsen

Planning Commission Members Excused: Ryan Pearson, Vice-Chair; and Robert Estrada

Commission Members Absent: None

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

Council Liaison: Paul Bocchi (present via ZOOM)

### Approval of Minutes

The minutes of the meeting held on February 1, 2023 were approved as written by voice vote M/S/C Combs/Wagemann. The motion carried unanimously, 5-0.

**Agenda Updates** None

### Public Comments

Mr. Kris Kauffman, provided information on the increasing demand for water from aquifers affecting the Clover Creek flow.

**Public Hearings** None

**Unfinished Business** None

### New Business

#### Review of 2022 Shoreline Restoration Activities in Lakewood

Ms. Janet Spingath, Former President, Chamber-Clover Watershed Council and American Lake Improvement Club, expressed concerns for the many lakes in the City with regard to lake quality monitoring, invasive species of watermilfoil, and wake boat problems.

Dr. Derek Faust, Professor at Clover Park Technical College, shared information on the many projects completed in restoration of the Flett wetlands to include blackberry removal, construction of two bird blinds, and many hours of community stewardship events.

Mr. Al Schmauder, Stewardship Chair, presented an overview of the shoreline restoration update and information regarding the health of the shoreline along Clover Creek and his concerns over the lack of stream flow.

Mr. Schmauder made four recommendations to the Planning Commission to forward to City Council as follows:

- Continue supporting the Clover Creek Watershed Council Small Grants Program
- Consult with Lakewood Water District and Pierce County to use the USGS model on steps to improve creek flow
- Continue with annual review of the Lakewood Shoreline Restoration Plan and update if needed
- Support staff attendance at CCWVC meetings and provide updates on City activities



Review of Clover Creek Flood Plain Study

Mr. Paul Bucich, Public Works Engineering Director, presented information regarding recent flood plain mapping and modeling of Clover Creek as it relates to a 100-year storm event. Flood mitigation alternatives and costs were discussed. The next step would be to present recommended alternatives to City Council in March 2023 and initiate the next phase of engineering in support of environmental work and funding needs.

2024 Comprehensive Plan Periodic Review Process – Land Use Maps and Text; Community Character & Urban Design

Tiffany Speir introduced the Land Use Maps & Text and the Urban Design and Community Character Elements' discussion in the series of Planning Commission baseline discussions that began on September 2022 about the 2024 Comprehensive Plan Periodic Review (24CPPR) process.

Ms. Speir identified the current Land Use Element contains the official Land Use Map, the City's land use designations, Lakewood's regional urban center (Downtown Subarea), centers of municipal importance, and maps describing the City's urban growth areas. The Land Use Element text and maps will be reorganized and updated as needed during the periodic review for compliance with the GMA and consistency with the MPPs and CPPs.

Lakewood's Urban Design and Community Character Element currently contains 15 goals and 49 policies. Ms. Speir noted this element is not mandated by the GMA, but has valuable and foundational information for Lakewood's planning on many fronts.

Ms. Speir reported that the next steps in the 2023 Periodic review process before June 30, 2023 would include review of the updated Housing Element, Regulations and Residential Use Zoning as well as review of the Energy & Climate Change Climate Public Engagement Results and updated element.

**Report from Council Liaison**

Councilmember Mr. Paul Bocchi updated commissioners on the following topics:

On March 1, 2023 the new Police Chief, Mr. Patrick Smith would begin his tenure with the Lakewood Police Department. Chief Smith will be the fourth Chief of Lakewood Police Department and the first to be hired from outside the department.

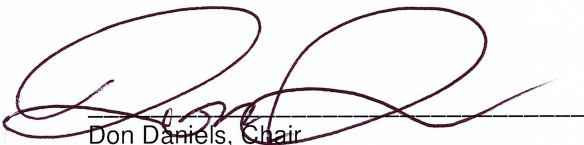
**Reports from Commission Members and Staff**

Ms. Speir reviewed the upcoming meetings schedule with commissioners:

March 1: Updated Housing Needs Assessment; Racial Disparate Impacts & Equity for all Elements


**The Next Regular Meeting** would be held as a hybrid in-person/ZOOM meeting on Wednesday, March 1, 2023. This meeting will be held in the American Lake Conference Room.

**Meeting Adjourned** at 8:23 p.m.



Don Daniels, Chair  
Planning Commission

03/01/2023



Karen Devereaux, Recording Secretary  
Planning Commission

03/01/2023