



City of  
Lakewood

**Lakewood Planning Commission  
April 3, 2024 Meeting Minutes**

**WELCOME/CALL TO ORDER**

Mr. Robert Estrada, Chair, called the meeting to order at 6:32 p.m.

**ROLL CALL**

**Planning Commission Members Present** Robert Estrada, Chair; Phillip Combs, Vice Chair; Linn Larsen, Mark Herr, Ellen Talbo, Sharon Wallace, and Philip Lindholm.

**Planning Commission Members Excused** None.

**Planning Commission Members Absent** None.

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

**Youth Council Liaison** None in attendance

**Council Liaison** Councilmember Paul Bocchi was not present.

**APPROVAL OF MINUTES**

The minutes of the meeting held on March 20, 2024, were approved by voice vote 7-0 as written. M/S/C Larsen/Lindholm.

**AGENDA UPDATES** None.

**PUBLIC COMMENT**

Renee Buck, Clover Creek Watershed Council (CCWC) spoke in favor of the CCWC's work and thanked Lakewood for conducting annual reviews of shoreline restoration activities.

Vicky Stanich spoke in favor of CCWC's work and submitted a memorandum describing successful work performed in that Lakewood could emulate.

Mr. Ebrahim Mirjalili, Edgewood Park neighborhood residence, spoke in opposition to the city's planned improvements to the park which will affect an area near his home.

**PUBLIC HEARING** None.

**UNFINISHED BUSINESS** None.

**NEW BUSINESS**

**2024 Shoreline Restoration Activities Update**

Dr. Derek Faust presented a summary of work performed by the CCWC in 2023. He also presented evidence about the loss of water flow in Clover Creek as well as lower water levels in lakes in the City. Dr. Faust also provided the CCWC's shoreline recommendations for action items to the City, including:

2022-2023 Recommendation	Accomplished
Support the CCWC Small Grants program	<b>YES</b> – Thank You!
Consult with Lakewood Water District and Pierce County to use the USGS model on steps that could be taken to improve creek flow	<b>Not yet</b> – model not yet released, but have not heard that Lakewood is pursuing doing this
Continue annual review & and update, if needed, the Lakewood Shoreline Restoration Plan	<b>Annual Review – Yes</b> (here we are) Update – <b>Is update needed or rather follow current plan?</b>
Support staff attendance at CCWC meetings and provide updates on City activities	<b>Occasional attendance.</b> Would be great to have consistent attendance and receive updates



**Follow Shoreline Restoration Plan  
Component of the Shoreline Master Program**

**CCWC contributed to its  
formulation**

**Comprehensive Plan goals and  
policies relating to shoreline and  
other natural features → serve as  
foundation of the City’s restoration  
strategy**

**Restoration policies**

- **System-wide**
- **Shoreline Management Act**
- **CCWC Action Plan**



**2019 Shoreline Management Plan includes:**






Targets for reducing shoreline armoring

Need for homeowner education about runoff (pesticides and fertilizers)

Value of native plants

Management plans for City’s lakes (water quality, aquatic vegetation management, & upland vegetation enhancement

BUT no management of the lakes, except for Waughop Lake (Alum treatments) & American Lake and Lake Loise (homeowner driven)

 <p><b>Better manage stormwater &amp; critical areas</b></p> <ul style="list-style-type: none"> <li>-e.g., retrofits, green stormwater infrastructure</li> <li>-Growth Management act requires protection of critical functions and values</li> <li>-Use best available science</li> <li>-Conservation and protection measures to preserve or enhance salmonid &amp; other anadromous fisheries</li> </ul>	 <p><b>Collaborate with Pierce Conservation District on shoreline restoration, management, and education</b></p> <ul style="list-style-type: none"> <li>-Including funding</li> <li>-Engage PCD-trained citizens &amp; PCD to work in areas needing restoration to use their training and educate the public</li> <li>-Education &amp; outreach (e.g., pamphlets, info sheets, mailers, etc.)</li> </ul>	 <p><b>CCW does not exist in isolation of municipality boundaries &amp; challenges are not limited to a city's jurisdiction → requires collaboration and communication between jurisdictions</b></p> <ul style="list-style-type: none"> <li>-Successful model with Chambers Creek trail system</li> <li>-Chambers Dam removal possibility</li> </ul>	 <p><b>Include CCWC in plans for the Edgewater Park renovation plans that should be in alignment with the Shoreline Management Plan</b></p>	 <p><b>Promote Water Conservation</b></p> <ul style="list-style-type: none"> <li>-Could include an analysis of Lakewood Water District pumping stats</li> </ul>
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Review of 2024 Lakewood Transportation Audit

Tiffany Speir summarized the 2024 Transportation Audit conducted in preparation for the 2024 Comprehensive Plan Periodic Review (24CPPR). The purpose of the audit was to utilize available data to:

- estimate likely transportation conditions in 2044 Lakewood to incorporate into the 2024 Comprehensive Plan;
- determine whether further travel demand analysis is necessary; and, if so,
- present options for moving forward to maintain the Lakewood Transportation Element in compliance with PSRC certification standards while ensuring alignment with other elements of the Comprehensive Plan.

In summary, the audit found:

- Household and employment increases between 2030 and 2044 are significant, but are concentrated into the Downtown and Station District Subareas could contribute to more sustainable transportation outcomes citywide in the long term. The overall estimated increase in vehicle miles traveled between 2030 and 2044 are not evenly distributed throughout the city's streets.
- By concentrating growth in specific districts, the city may achieve more sustainable transportation outcomes.
- The estimated 10% increase in overall vehicle miles traveled between the 2030 and the 2044 Comprehensive Plan planning horizons may be mitigated by recent traffic declines of about 5% on Lakewood's local streets observed between 2016 and 2022.

The Audit proposed three options for the City in its preparation of the 24CPPR:

- “Limited Effort”: Policy makers could decide that the likely increase in vehicular travel of about 10 percent is not significant enough to warrant further analysis. In that case, the prior analysis that was done for the currently adopted plan could be transferred to the new plan and thus not require further evaluation of project needs.
- “Selected Analysis”: A more focused analysis could be undertaken in areas where higher vehicle miles traveled (VMT) increases are planned (i.e., the Downtown and Station District Subareas.) Data plots could be used to identify locations of potential network gaps that could lead to congestion or other forms of mobility limitations.
- “Full Update”: Update the prior transportation needs analysis and confirm capital project needs across the City. This would require the development of a model dataset for the proposed Year 2044 plan and the subsequent transportation needs analysis, a much larger undertaking.

Ms. Speir reported that the City conducted a “selected analysis” of transportation impacts for the 24CPPR. The Commission discussed whether a full transportation analysis should be conducted when possible to investigate changes in transportation system needs in the future; the Commission’s consensus was that one was needed. Ms. Speir reported that Lakewood had applied for a federal RAISE grant to conduct a citywide transportation analysis, and would hear back on the results of the grant in June 2024.

## **REPORTS**

**Council Liaison Comments** None.

**City Staff Comments** None.

**NEXT MEETING** The Planning Commission would next meet on April 17, 2024.

**ADJOURNMENT** Meeting adjourned at 8:13 p.m.

  
Robert Estrada (Sep 17, 2024 15:35 PDT)

Robert Estrada, Chair

  
Karen Devereaux (Sep 18, 2024 08:46 PDT)

Karen Devereaux, Clerk