



City of
Lakewood

**Lakewood Planning Commission
October 2, 2024 Meeting Minutes**

WELCOME/CALL TO ORDER

Robert Estrada, Chair, called the meeting to order at 6:30 p.m.

ROLL CALL

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

Planning Commission Members Excused Sharon Wallace

Staff Tiffany Speir, Planning Division Manager; Angie Silva, Assistant Director, PPW; and Karen Devereaux, Administrative Assistant, PPW

Youth Council Liaison None assigned at this time.

Council Liaison Councilmember Paul Bocchi

APPROVAL OF MINUTES

MOTION: Approval of the September 18, 2024, meeting as written.

SECONDED. PASSED 6-0

AGENDA UPDATES None

PUBLIC COMMENT

James Foley, Lake Steilacoom property owner, Lakewood resident, spoke on the condition of the lake, specifically the forty submerged tree stumps just under the surface of the water. Mr. Foley questioned why the City staff have never removed them noting, they are dangerous for boaters.

Josh Friedman, attorney for Waste Connections/LRI, spoke to clarify the new request related to 25CPA 2025-11 that the Planning Commission add a zoning map amendment to return the easterly areas of parcel 0319061001 to be the split zoning designation it had prior to 2019 and not rezone the entire property to Industrial (I1).

Chair Estada closed the public comment segment.

PUBLIC HEARINGS

WA Department of Ecology/City of Lakewood Public Hearing on the 2024 locally initiated updates to the Lakewood Shoreline Master Program (SMP)

Ms. Tiffany Speir explained that as part of the 2024 Comprehensive Plan and Development Regulation Periodic Review, the City updated its CAO to reflect the best available science (BAS) now available about how to protect fish and wildlife habitat conservation areas (FWHCAs) and to directly regulate critical areas not governed under the SMP.

The City is conducting a locally-initiated SMP update to reflect the changes made to the CAO. The update is strictly limited and does not amend any other text of the SMP. The next full periodic update of the Lakewood SMP will be conducted in 2029 as required by state law.

Chair Estrada opened the hearing for comments.

Mr. James Foley submitted a written comment on the City of Lakewood's management of the lakes within the city, specifically the expansion of Edgewater Park.

Chair Estrada closed the hearing.

2025 Comprehensive Plan Amendment (25CPA) Cycle Docket List

Ms. Tiffany Speir presented an overview of the potential docket list and summarized the 25CPA legislative process schedule, which would run slightly earlier than in past years in order to meet the state-imposed deadline of June 30, 2025, for several amendments.

- 2025-01** Co-Living Housing Amendments for consistency with ESHB 1998
- 2025-02** Updates to Comprehensive Plan Capital Facilities Element, Parks element, and Utilities Element for consistency with 2024 ESHB 1181 (Climate Change & Resiliency)
- 2025-03** Updates to Lakewood Development Regulations for Middle Housing for consistency with 2023 E2SHB 1110
- 2025-04** Regulatory amendments for consistency with 2024 SB 5792
- 2025-05** Regulatory amendments regarding residential parking for consistency with SSB 6015
- 2025-06** Technical updates to the Municipal Code regarding civic uses
- 2025-07** Adoption of 2025-2029 Commute Trip Reduction (CTR) Plan
- 2025-08** Affordable Housing in commercial buildings zoning/regulations
- 2025-09** Consideration of expansion of Station District Subarea Boundaries
- 2025-10** Consideration of drafting a new subarea plan for the "District/Area North of Steilacoom Blvd and West of South Tacoma Way"

Chair Estrada opened the hearing for comments.

Josh Friedmann, attorney for Waste Connections/LRI, submitted written comments via email to create a new request that the Planning Commission add a zoning map amendment to return the easterly areas of parcel 0319061001 to the split zoning designation of AC1 and I1 that it had prior to 2019.

Chair Estrada closed the hearing.

UNFINISHED BUSINESS None

NEW BUSINESS

Action on regulatory amendments concerning SB 5290 "Consolidating Local Permit Review Processes." Ms. Angie Silva explained that the City is required to comply with 2SSB 5290 which amended Chapter 36.70B RCW. This state law requires certain procedures and actions for local land use and environmental project permit review.

2SSB 5290 went into effect July 2023 with exception to revised permit timelines and reporting further described in this memorandum.

The Planning Commission has hosted a September 2, 2024 study session and a public hearing on September 18, 2024 on the proposed code amendments. The proposed amendments are reflected in the attached Resolution 2024-06. The resolution includes several findings that were included in the September 2nd and September 18th staff reports. No additional refinements to the proposal have been received as of September 24th.

MOTION: To approve Resolution 2024-06 recommendations regarding 2SSB 5290 code amendments to Chapters 18A.10, 18A.20 and 18A.30 LMC and forward the recommendations to the Lakewood City Council for consideration and action.

SECONDED. PASSED 6-0.

Action on 25CPA Cycle Docket List Recommendations. Ms. Tiffany Speir reiterated that the City of Lakewood has begun its 2025 Comprehensive Plan and Zoning Map amendment (25CPA) cycle process. There are several legally required steps in order to complete this process once a docket of potential amendments has been approved:

1. City level SEPA review;
2. WA Department of Commerce review;
3. Planning Commission public hearing, review, and recommendation; and
4. City Council public hearing, review and action.

The period for the public to submit applications was open during the month of July 2024. No private applications for a Comprehensive Plan amendment were received during the open period.

The schedule for City Council action on the 25CPA docket is slightly accelerated to accommodate the required action on several of the amendments by June 30, 2025. The Planning Commission held a public hearing on September 18, 2024; due to an error in public noticing, a second public hearing was held October 2.

MOTION: To Approve Resolution 2024-07 recommending the 2025 Docket of Comprehensive Plan Land Use/Zoning Map and Policy Amendments and forward its recommendations to the Lakewood City Council for consideration and action.

SECONDED. PASSED 6-0.

Action on Recommendation regarding regulatory amendments to Lakewood Municipal Code Title 18A to readopt language erroneously removed in 2019 regulating manufactured home parks and camping and recreational vehicle parks. Ms. Tiffany Speir discussed Resolution 2024-08 that includes amendments to Lakewood Municipal Code (LMC) Title 18A to reinsert language erroneously removed during the 2019 development regulations code readoption process concerning:

- 1) development standards and operation and maintenance of manufactured home parks (including "Use of Recreational Vehicles as a Primary Residence") and,
- 2) camping and recreational vehicle parks.

The specific municipal code section references within LMC Title 18A will be added and/or corrected before the amendments are presented to the City Council.

MOTION: To Approve Resolution 2024-08 recommending to the City Council the Development Regulation amendments concerning Manufactured Home Parks and Camping and Recreational Vehicle Parks and forward its recommendations to the Lakewood City Council for consideration and action.

SECONDED. PASSED 6-0

REPORTS

Council Liaison Comments None.

City Staff Comments

Upcoming Meeting Schedule: November 6, November 20, December 4.

NEXT MEETING November 6, 2024.

ADJOURNMENT Meeting adjourned at 7:40 p.m.

Robert Estrada
Robert Estrada (Dec 18, 2024 20:56 PST)
Robert Estrada, Chair

Karen Devereaux
Karen Devereaux, Clerk