	PLANNING COMMISSION **REGULAR MEETING** **WEDNESDAY, March 18, 2015** **Council Chambers** **6000 Main Street SW** **Lakewood, WA 98499**

Call to Order
The meeting was called to order at 6:30 p.m. by Mr. Don Daniels, Chair.

Roll Call
Planning Commission Members Present: Don Daniels, Chair; Connie Coleman-Lacadie, Robert Estrada, James Guerrero and Paul Wagemann
Planning Commission Members Excused: Robert Pourpasand, Vice-Chair; and Christopher Webber
Planning Commission Members Absent: None
Staff Present: Dave Bugher, Assistant City Manager-Development, and Karen Devereaux, Recording Secretary
Council Liaison: Councilmember Paul Bocchi

Acceptance of Agenda
No changes were requested.

Approval of Minutes
Minutes of the meeting held on March 4, 2015, were approved as written by a unanimous voice vote, M/S/C Coleman-Lacadie/Wagemann.

Public Comments
Mr. Glen Spieth, Lakewood resident, queried what was proposed for the new building being erected next to the City Hall. Mr. Dave Bugher explained it is a new two-story office complex also part of a binding site plan between the City of Lakewood and MJR Properties. Along with a lot line adjustment, it involves a series of property transactions underway to amend the real estate agreement terms and conditions and provide for one large expansive field of parking to be used by anyone who uses these properties.

Public Hearing
None

Unfinished Business
Election of Chair and Vice Chair
Commissioners again agreed to table this vote until all seven commissioners are present to participate.

R1 and R2 Land Use Zoning Analysis

Mr. Dave Bugher explained this is a continuation of the previous discussion of the R1 and R2 zones in relation to cottage housing development to comply with the Growth Management Act projected population increase. Staff presented large-scale maps for the areas in the vicinity of Interlaaken Drive SW and Gravelly Lake Drive SW. No formal actions are being taken this evening. An open discussion between staff and commissioners allowed for a SWOT analysis which evaluated the strengths, weaknesses, opportunities and possible threats to any proposed comprehensive plan and zoning map amendments. The primary objective is to develop a full awareness of all factors, positive and negative, that may affect decision-making. This analysis will be used to develop a resolution of intent to amend land use documents.

New Business

None.

Reports from Commission Members and Staff

Mr. Dave Bugher provided the following project updates:

Council approved Lakewood Station Area as Tax Credit / Exemption 8-12 years

Three tax incentive areas within City of Lakewood are 1) Central Business District, 2) Springbrook neighborhood, and 3) Lakewood Station area. This is being done in an effort to spur re-development in areas that have not experienced growth in several years.

Oakbrook Neighborhood Golf and Country Club is nearing completion of removal of approximately 500 trees to improve the health of course greens. The next steps will be repair of golf course and removal of slash piles.

Ruby Drive Apartments HOA took action against a developer for violating the CC & R's. A Superior Court Judge ruled in favor of the HOA. No court action is being taken against the City.

SR 512 Business Park at South Tacoma Way has a new owner upgrading the appearance.

Tillicum Improvements continue with Habitat for Humanity and Starbucks projects, as well as roadway improvements at Berkeley & Union Ave SW.

Next Meeting: April 1, 2015, at 6:30 p.m. in Council Chambers. (Tentative, later replaced by the Short Course on Planning held on Thursday, April 2, 2015).

Meeting Adjourned at 7:44 p.m.

Don Daniels, Chair
Planning Advisory Board 4/15/2015

Karen Devereaux, Secretary
Planning Commission 4/15/2015