



**PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, June 3, 2015
Council Chambers
6000 Main Street SW
Lakewood, WA 98499**

Call to Order

The meeting was called to order at 6:32 p.m. by Mr. Don Daniels, Chairman.

Roll Call

Planning Commission Members Present: Don Daniels, Chair; Connie Coleman-Lacadie, Robert Estrada and James Guerrero

Planning Commission Members Excused: Paul Wagemann and Christopher Webber

Planning Commission Members Absent: Robert Pourpasand, Vice-Chair

Staff Present: David Bugher, Planning Director; Dan Catron, Principal Planner and Karen Devereaux, Recording Secretary

Council Liaison: Councilmember Mike Brandstetter

Acceptance of Agenda

No changes.

Approval of Minutes

Minutes of the meeting held on May 20, 2015, were approved as written by a unanimous voice vote, M/S/C Guerrero/Estrada.

Public Comments

Mr. Glen Spieth, Lakewood resident, provided some follow-up on his request at the previous meeting and thanked the commissioners for their follow through on his requests regarding roadway striping in front of his Steilacoom Blvd property. The work was completed last Friday and he has noticed a considerable improvement in the noise level since traffic has been directed away from his driveway and property line.

Public Hearing

None.

Unfinished Business

None.

New Business

2015 Comprehensive Plan Update - Introduction (no recommendations)

In 2014 staff updated and adopted the land use maps (Chapter 2) and element (Chapter 3), economic development chapter (Chapter 5) and the utilities chapter (Chapter 7) of the City's comprehensive plan. Planning Manager Dan Catron introduced the

commissioners to the rough-draft comprehensive plan updates and brief description of changes to four chapters to include:

a) Chapter 1 – Introduction

A section will be added describing the highlights of the recent efforts of the Community Visioning Plan which will be incorporated into this chapter. A series of pictures will be updated showing benchmark improvements from 2000 through 2015.

b) Chapter 4 – Urban Design

Substantive changes to this chapter include extending the civic boulevard designation to the full length of Bridgeport Way SW through Springbrook and north of Steilacoom Blvd. Expect significant realignment of roadways in Tillicum with changes from WSDOT congestion relief projects along JBLM frontage. This chapter is also reaffirming policies to prepare sub-areas plans for the Central Business District, Tillicum and Lakewood Station District.

c) Chapter 9 – Public Facilities

The proposed update clarifies that the City will use a two-part approach to this chapter. The chapter itself contains the general goals and policies regarding public facilities, but the implementation of plans and programs will be contained in the City's 6-Year Capital Improvement Program. That program is very detailed. The 6-Year Transportation Improvement Program has been incorporated into the City's adopted bi-annual budget. An explicit policy is added that directs the City to update the CIP with the budget every two years.

d) Chapter 10 – Implementation

This section will incorporate the action plan elements of the Community Visioning Plan.

In the future staff will be discussing the Transportation and Public Services elements, as well as a privately initiated comprehensive plan and zoning code amendment from Lakewood Racquet Club. The Club property is located on 112th St across from Clover Park High School. The Club wants to change the designation of their property from *Open Space and Recreation* to some kind of a residential zoning to accommodate development on the vacant lot of townhomes and condos. This location is also in a newly mapped flood zone (historic creek channel for Clover Creek) that has not yet been formally adopted. Staff is not sure how this will get resolved. There are endangered species act implications from this new flood plain designation.

Mr. Robert Estrada queried if this was just an introduction. Mr. Dan Catron noted questions can be asked at any time while explaining the next steps would be an environmental review, then a public hearing, after which the commissioners would give a recommendation to the City Council. Mr. Dave Bugher explained the PSRC Checklist is a working document and will continue to be updated until staff finalizes the

environmental review and starts the public hearing process, at which time the public and the commission will still have ample time to review it and suggest changes.

Mr. Dan Catron explained sub-area plans in response to Mr. Robert Estrada's query. Mr. Dave Bugher noted the plans include more detailed specific types of uses; which may include mixed-use residential/retail in the Towne Center. These sub-area plans could address new road systems, perhaps expanding the level of open space in the Towne Center and taking into account the new markets coming about as a result of the internet. Changes in the sub-area plans may include creating more of a sense of place and a higher level of walkability in the Towne Center itself.

Mr. Dave Bugher noted the sub-area plans are not just talking about the Towne Center but include everything in the designated CBD (Central Business District), such as the Colonial Center. It will likely address additional road improvements on Gravelly Lk Dr, how the City uses signals to manage traffic control to move people faster on Gravelly Lk Dr, 100th Street, and Bridgeport Way. Mr. Dave Bugher stated that the biggest change will be additional criteria for building construction to include what the buildings will look like and how they will be used. This will be a very large undertaking and a significant investment on the part of the City. The City will hire a consultant to do the work and will take approximately 18-24 months with an expected cost of around half a million dollars.

The sub-area plan will also require the Lakewood Water District, Tacoma Power and Pierce County Sewer Department to take a look at existing capital infrastructure and determine if it's sufficient to meet the demands for the kinds of development we are talking about. Mr. Dave Bugher commented that this may start a conversation about parking garages along Pacific Hwy.

Mr. Robert Estrada asked about future plans for high-density multi-family housing in and around the Lakewood Station, and wondered if it required zoning changes. Mr. Dan Catron stated that zoning allowing 54 units per acre was established in the existing Comprehensive Plan, with plans for development becoming more realistic since the Lakewood Station was built in the Lakeview neighborhood.

2015 CPA Site Tour

The five commissioners present, along with Mr. Dave Bugher and Mr. Dan Catron, toured two prospective areas of Lakewood that are subject to comprehensive plan amendments and land use zoning changes. The tour began at 6:55 p.m. and ended at 7:35 p.m. with all participants returning to the Council Chambers to conclude the regular meeting.

Reports from Commission Members and Staff

Staff shared the following project updates:

Mr. Bugher reminded commissioners the Economic and Community Development Department is hosting a Developer's Forum on Thursday, June 11, 2015.

The City Council will be viewing a report on the Multi-Family Tax Exemption Program at the June 8th City Council meeting.

Mr. Dave Bugher informed the group he is working on a 2-page document addressing fire-extinguisher and sprinkler requirements regarding upgrades to existing apartments as part of the Rental Housing Inspection Program expected to be implemented in 2016.

On June 8th new business licensing provisions will be implemented. Staff is currently working with the Star Lite Swap Meet to help with a smooth transition.

The focus of department staff is completing the comprehensive plan amendments, complete the environmental review, finalize specific chapters, and then move forward for public comment. Mr. Dave Bugher does expect to receive quite a bit of commentary from the property owners when reviewing land use amendments in the Interlaaken area.

The issue on the Racquet Club will also be problematic because of the underlying environmental aspects of the project. It is being considered to review the application but not take any action in 2015 but to wait until the adoption of the new flood plain and critical area regulations are contemplated. Then allow them to resubmit the application in 2016. That is one thought. It is not that staff is opposed to the proposal but the new wrinkle with the ESA implications for floodplains has caused significant concern as to how to move forward.

Mr. Robert Estrada queried comments made at a Council meeting about the 2-year terms of commissioners and required levels of expertise. Mr. Dave Bugher thought the reference was to amending the ordinance for the planning commission to have certain people with a certain level of expertise to be on the commission. Mr. Dave Bugher noted it may be difficult within a pool of applicants to find a specific mix of expertise.

Mr. Don Daniels asked for clarification on which group would handle the public hearing for the 6-Year TIP which was scheduled to be heard by the planning commission. Mr. Dan Catron explained the City Council has the original authority to hold the public hearing and in years past they have delegated it to the Transportation Advisory Board. This year the Council has decided to hold it themselves.

Mr. James Guerrero asked to be explained what drives public comment in a public hearing regarding the anticipated zoning changes. Mr. Dave Bugher explained that his experience is property owners are anxious over what it is the City is attempting to do because they don't understand it. We are keeping the density fairly low at 15,000 sq. ft. so to many of the houses it means no change whatsoever.

Mr. James Guerrero queried if there was any basis for the property values going up or down with such a zoning change. Mr. Bugher commented that generally increasing the density from R1 to R2 could potentially increase value and you have the opportunity to do more with your property. He reminded the group he is not an expert on the subject

and must be careful noting it is up to the assessor working the property to make those decisions.

Mr. Don Daniels added that in his experience the number one comment property owners make or ask about a zone change is how it will affect their property value, but that this is up to the citizen to research. Mr. Bugher commented that it is really not a finding that the commission makes when they look at this "will it increase property value?" Deliberations should be more in the general category of the public health, safety, and welfare, or much broader than that.

Mr. Robert Estrada commented they should be prepared to answer that question. Mr. Dave Bugher suggested they prepare the staff report, go through the findings, wait for the question and answer it at that point in time. Noting that this would be a very specific zone change to a very specific issue, and it would be difficult to discern if this change would impact the value of a specific property one way or the other at this time. The increase in the assessment would take place if property was ever sub-divided.

Next Meeting: June 17, 2015, at 6:30 p.m. in Council Chambers

Agenda items include:

- Cottage Housing Regulations – Public Hearing
- Economic Development Update

Meeting Adjourned at 7:50 p.m.



Don Daniels, Chair
Planning Commission 6/17/2015



Karen Devereaux, Recording Secretary
Planning Commission 6/17/2015