



**PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, June 17, 2015
Council Chambers
6000 Main Street SW
Lakewood, WA 98499**

Call to Order

Mr. Don Daniels, Chairman called the meeting to order at 6:30 p.m.

Roll Call

Planning Commission Members Present: Don Daniels, Chair; Robert Estrada, James Guerrero, Paul Wagemann and Christopher Webber

Planning Commission Members Excused: Robert Pourpasand, Vice-Chair

Planning Commission Members Absent: Connie Coleman-Lacadie

Staff Present: Dan Catron, Principal Planner; and Karen Devereaux, Recording Secretary

Council Liaison: Councilmember Paul Bocchi

Acceptance of Agenda

No changes.

Approval of Minutes

Minutes of the meeting held on June 3, 2015, were approved as written by a unanimous voice vote, M/S/C Estrada/Guerrero.

Public Comments

Mr. Glen Spieth, Lakewood resident, commented on the U.S. Open Golf Championship as it relates to the history of the Spieth name in the Lakewood area. He invited commissioners to visit the Lakewood Historical Society Museum display and learn about the reigning golf history associated with the Spieth name.

Public Hearing

Cottage Housing Regulations – Public Hearing

Mr. Dan Catron explained the notice of public hearing was posted at the City Hall and published in the News Tribune and the cottage housing topic has been discussed by commissioners at three separate meetings. It was noted the discussion would continue after the hearing as well as at subsequent meetings before the commissioners, and would culminate in a recommendation to the City Council. The issues before commissioners included zoning code amendments to increase density as well as limitations on the allowed size of cottage units. Mr. Catron added that a SEPA determination of non-significance had been issued.

As part of the public comments, Mr. Dan Catron also provided the commissioners with a copy of an email from Marilyn Henderson noting her concerns of density increases and smaller lot sizes in the R1 zones near lake areas and traffic impacts on Gravelly Lk Dr SW.

Chairman, Mr. Don Daniels, opened the floor to the public and invited them to comment on the topic.

Mr. Glen Spieth, Lakewood resident, cautioned commissioners about limiting the parking spaces availability of only 1.8 spaces per unit, allowed in cottage housing developments, noting he felt the City was not ready at this time to diminish reliance on automobile use and expect everyone to use transit to commute.

Mr. Charles Ames, Lakewood resident, supported the idea of cottage housing in his comments that he has observed the concept in other cities in the state and feels it's a good idea and can be a neighborhood asset.

Ms. Marie Barth, Lakewood resident and realtor, shared that Lakewood does not currently offer much to those local residents looking to downsize from larger homes in wooded areas and tree lined properties into a comfortable living space such as a cottage housing unit. Ms. Barth cautioned the commissioners to allow a larger unit of 1,500 to 2,000 sq. ft. to retain buyers; she stated 800 – 1,200 sq. ft. is more like an apartment.

Commissioners sought to clarify a few public comments before opening the floor to discussion.

Mr. Dan Catron clarified for the group the draft resolution currently allows the minimum number of parking stalls for cottage housing to be 1.8 per unit, apartment complexes is allowed 1.75 per unit, and a standard single-family residence requires 2 parking spaces dwelling.

Ms. Victoria Stanich, Lakewood resident, arrived late and was invited to address the commissioners. Ms. Stanich voiced concerns of minimum size requirements of each lot and how many units would be squeezed onto a smaller lot. Mr. Dan Catron explained the minimum lot size depended on the zone involved. He noted the draft resolution currently requires a minimum of 4 units and allows a maximum of 12 units for cottage housing projects.

It was noted Ms. Marie Barth, Realtor, has sold units to Lakewood residents who are now moving into University Place because Lakewood was unable to provide what the buyer wanted in a comfortably-sized, secure community. Ms. Barth suggested the commissioners visit the local Interlaaken Towers and a few other planned communities to get a better idea of her example for larger units in cottage housing.

Mr. Don Daniels, Chairman, closed the public hearing after thanking the public participants for their comments. The Chairman opened the floor for discussion among commissioners.

Mr. James Guerrero queried the design restrictions on the roofing of cottage housing units. Mr. Dan Catron explained he tried to create flexibility in the resolution to allow for a higher level of design compatibility within an existing neighborhood.

Mr. James Guerrero felt a couple downsizing into a cottage housing unit would likely have two cars and wondered if 1.8 parking stalls would be enough per unit. Mr. Robert Estrada commented that most would use the garage for storage and park on the street creating congested neighborhoods.

Mr. Don Daniels, Chairman, asked commissioners to list the items they would like staff to research and consider as changes for the draft resolution. Mr. Robert Estrada queried the possibility of getting data on the elderly population leaving Lakewood to live in University Place. Mr. Robert Estrada commented they may want to increase the square footage of cottage housing to larger units of 1,500 to 2,000 sq. ft.

Mr. Paul Wagemann queried if the request for larger units could be accommodated. Both Mr. James Guerrero and Mr. Dan Catron commented it could probably be done in an R3 or R4 zone in a broad spectrum of mixed residential or low-multifamily where you can build fairly densely or at medium density.

Mr. Dan Catron added he would like to research the queries made by commissioners for changes to the draft resolution while taking another look at the codes and consequences of the changes before another presentation.

Unfinished Business

None.

New Business

Economic Development Update

The presenter was unavailable and commissioners decided to reschedule the topic for a future meeting.

Reports from Commission Members and Staff

Commissioner Mr. Paul Wagemann commented that the gateways to the City look great. He specifically noted that Bridgeport Way looks remarkable and is a positive reflection of our community to those visitors to the U.S. Open Golf Championship.

Mr. Paul Wagemann observed the stop sign at Meadow Rd SW and Mt. Tahoma Dr SW is blocked by overgrown vegetation and needs trimming. Mr. Don Daniels, Chair, explained how to use the City website to report these types of observations, adding that a tracking number is provided and the response to requests is quick.

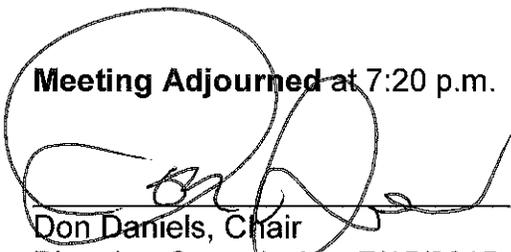
Mr. Dan Catron shared that a complete street request for proposals will be advertised next week to seek a consultant for the Motor Avenue SW right-of-way acquisition to better utilize the unused space as a "flexible" public street.

Next Meeting: July 1, 2015, at 6:30 p.m. in Council Chambers

Agenda items include:

- Further discussion regarding Cottage Housing
- Economic Development Update –Becky Newton

Meeting Adjourned at 7:20 p.m.


Don Daniels, Chair
Planning Commission 7/15/2015


Karen Devereaux, Recording Secretary
Planning Commission 7/15/2015