



**PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY September 2, 2015
Council Chambers
6000 Main Street SW
Lakewood, WA 98499**

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

Roll Call

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

Planning Commission Members Excused: Christopher Webber

Planning Commission Members Absent: Paul Wagemann, Vice-Chair

Staff Present: David Bugher, Assistant City Manager, Economic Development; Dan Catron, Principal Planner; and Karen Devereaux, Recording Secretary

Council Liaison: Councilmember Paul Bocchi

Acceptance of Agenda

No changes were suggested.

Approval of Minutes

Chairman, Mr. Don Daniels, opened the floor for discussion of the draft minutes of the meeting held August 19, 2015.

Ms. Connie Coleman-Lacadie made the motion to approve the minutes with the additional notation that she was excused, not absent, from the July 15, 2015 meeting. Mr. James Guerrero seconded. A unanimous voice vote carried the motion.

Public Comments

None.

Public Hearing

None.

Unfinished Business

2015 CPAs and Update – Study Session

Mr. Dan Catron outlined the 2015 updates noting a few of the highlights to the following chapters:

- *Chapter 1 Introduction*

Consists primarily of simple updates to language and references. Incorporation of conclusions from the City's 2015 Community Visioning Plan. A "Guiding Principles"

statement proposed to be replaced by "Community Values" identified in the 2015 Vision Plan.

- *Chapter 4 Community Design*

Consists primarily of simple updates to language and references. Adjusting the list of "Green Streets" and "Principal Arterials" noting the significant modifications to the freeway interchanges in Tillicum. Affirming the City's desire to see a commuter rail station in Tillicum.

- *Chapter 6 Transportation*

Rework language of General Transportation Goals and Policies. Modifications to classifications. Cross Base Highway. Development of energy efficiency goals. Non-Motorized Transportation Plan to consider adopting a "Complete Streets" ordinance. Recalibration of Level of Service for roadways.

- *Chapter 8 Public Services*

2015 updates recognize the creation of West Pierce Fire and Rescue. Acknowledges the discontinuance of the crime free housing program. Enhance policies regarding schools and redevelopment of surplus school sites. Promotion of construction of a new main library facility within the City's downtown core. Updates to goals and policies regarding health and human services together with policies regarding housing and community development programs.

- *Chapter 9 Public Facilities and Improvements*

Capital facilities related goals and policies of the Capital Improvement Plan, Parks Plan, and Utility Master Plan providing specific short term operational planning. Addition of a policy directing the City to update the CIP every two years in conjunction with approval of the City budget. Reflecting the fact that the Lakewood Police Station has been constructed.

- *Chapter 10 Implementation*

Reaffirming the City's desire to support the construction of a Sounder commuter rail station in Tillicum.

- *City Initiated Amendments*

In April 2015 the Planning Commission adopted a resolution of intent directing the Community and Economic Development Department to consider two amendments to the Land-Use and Zoning Maps:

1. Rezone 75 parcels located between Interlaaken Dr SW and Tower Rd SW, north of Washington Blvd from R1 to R2 to reflect the existing mix of lot sizes and provide for increased in-fill housing options; and
2. Re-designate and rezone 7 acres of mostly vacant land located on the southwest corner of Gravelly Lk Dr SW and Veterans Drive from *Residential Estate* to *Single Family*, and rezoned from R1 to R3.

- *Privately Initiated Amendment (Lakewood Racquet Club)*

The Lakewood Racquet Club is proposing to re-designate and rezone a portion of their 11.4 acre facility from *Open Space and Recreation/OSR2* and *Single Family/R3* to *Mixed Residential/MR1* in order to accommodate redevelopment of a portion of the site with residential uses.

Mr. Catron provided three maps of the City-initiated and privately-initiated proposed amendments and described the changes again to Commissioners. A copy of each of the Department of Commerce Comprehensive Plan Update Checklist, PSRC Checklist, and SEPA Checklist were also provided and discussed, as well as the 2015 CPA Determination of Non Significance.

The comment period deadline was August 13, 2015. Commissioners were provided copies of the 9 letters received from respondents during that period.

Cottage Housing – Revisions to Recommendation

Mr. Catron itemized a few of the minor changes suggested by the industry to the Cottage Housing Regulations as follows:

- Increase unit size to 1,500 sq. ft. in order to accommodate a third bedroom;
- Note that cottages are intended to be a maximum of 1-1/2 stories, not 2 stories. Any upper floor should be developed within the roof structure, not below the roof structure.
- Provide that developers must show a workable site plan using conventional development standards and addressing any environmental constraints in order to establish the base number of units that could be constructed under conventional zoning.

Staff recommends two additional adjustments be made to maintain continuity with the format of the zoning code:

- Adding cottage housing to the list of residential land use types
- Adding cottage housing to the list of uses allowed in the single family zoning district upon issuance of a conditional use permit

Mr. Robert Pourpasand made the motion to approve the amendments to the Resolution 2015-01. Ms. Connie Coleman-Lacadie seconded the motion. A voice vote was taken and passed 4 to 1 with Mr. Robert Estrada voting in opposition of the amendments.

Mr. Robert Estrada expressed his objection to the increase of the unit size to 1500 sq. ft. and the stipulation that any upper floor should be developed within the roof structure; no full size second floor.

New Business

Public Hearing Protocol

Mr. Catron provided a white paper from the Municipal Research and Service Center (MRSC) that described the parameters and issues related to the conduct of public hearings. Mr. David Bugher commented on the difference between a legislative and a quasi-judicial public hearing, explaining that the hearing for the comprehensive plan updates and the City-initiated amendments would be considered legislative, whereas the hearing for the Lakewood Racquet Club might be considered quasi-judicial because it involves a site specific rezone proposed by a private party.

Mr. Don Daniels, Chairman, elaborated on commissioner conduct during the hearings requesting everyone to follow Robert's Rules of Order and wait to speak and speak clearly so the recordings are very clear. It was reiterated that individual speakers are allowed 3 minutes and represented groups are allowed a total of 10 minutes.

Mr. David Bugher ran through a breakdown of the timeline and written comment periods giving the commissioners an understanding of the next steps of such proceedings to meet the goal of completing the amendments before the end of November 2015.

Reports from Commission Members and Staff

Mr. Bugher explained the Abatement Program was presented to Council and was well received.

Mr. Catron announced the Landmarks and Heritage Advisory Board would present Historic Fort Steilacoom with the "first ever" Community Landmark Designation in front of Council on Monday, September 21, 2015.

Mr. Bugher mentioned he is meeting with CPSD Southgate Elementary School to discuss their Oak Habitat and how to maintain it.

Mr. Robert Estrada commented that Bernese Rd SW had been closed long before Lakewood cityhood, but didn't remember why. He explained that closure has changed traffic flow. Bernese was used to connect Interlaaken to Tower Rd SW, where part of the roadway is now covered in vegetation.

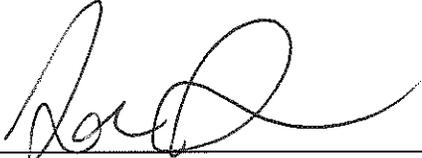
Mr. Don Daniels, Chair, described vehicle accidents on Bridgeport Way at Wal-Mart in the turn lanes between the two intersections controlled by traffic lights at either end of the property frontage. He queried Mr. Bugher if something could be done to alleviate the problem. Mr. Bugher explained he would ask Public Works Department staff to provide a response.

Mr. James Guerrero shared that he attended the WSDOT presentation in Tillicum last night regarding the Berkeley and Thorne Lane intersections. His comments indicated he felt the improvements would be very beneficial to area residents.

Mr. Bugher explained he attended a Point Defiance Rail Bypass Project meeting today to discuss the railroad trespass project and the availability of funds to address it.

Next Meeting: September 16, 2015, at 6:30 p.m. in Council Chambers

Meeting Adjourned at 7:17 p.m.



Don Daniels, Chair
Planning Commission 09/23/2015



Karen Devereaux, Recording Secretary
Planning Commission 09/23/2015