



**PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY September 23, 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 Estrada, Paul Wagemann, Vice-Chair; Connie Coleman-Lacadie, James Guerrero and Christopher Webber

Planning Commission Members Excused: Robert Pourpasand

Planning Commission Members Absent: None

Staff Present: David Bugher, Assistant City Manager, Community & Economic Development; Dan Catron, Long Range Planning Manager; and Karen Devereaux, Recording Secretary

Council Liaison: Councilmember Paul Bocchi

Acceptance of Agenda

Approval of Minutes

Chairman, Mr. Don Daniels, opened the floor for discussion of the draft minutes of the meeting held September 2, 2015.

Mr. Robert Estrada made the motion to approve the minutes as written. The second was made by Mr. Christopher Webber. A unanimous voice vote carried the motion.

Public Comments

Lorrie O'Brien, Lakewood resident, expressed concerns about the Cottage Housing proposals the planning commissioners have been discussing in recent months and asked how she could receive more information to understand the different zoning. Mr. Don Daniels, Chair, suggested she look at the City website then contact planning staff in the Community Development Department.

Dennis Haugen, Lakewood resident, emphasized that the Comprehensive Plan makes a basic assumption that the City of Lakewood is going to grow. Mr. Haugen cautioned commissioners in how they allowed the City growth commenting that there has been no regional planning.

Glen Spieth, Lakewood resident, queried commissioners for assistance in securing a viable solution to provide year-round bathrooms at the Kiwanis Skate Park and discourage park visitors from using his adjacent property to relieve themselves.

Public Hearing

2015 Comprehensive Plan Updates and Amendments

(Continued from September 16, 2015)

- *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:

Interlaaken Dr and Tower Rd SW Amendment

Mr. Dan Catron noted that he had provided copies of several letters the department had received over the last week from citizens on this proposal. It was noted these letters would be compiled into their next agenda packet for deliberations at their next meeting. The names were stated as follows: Baxter Shaffer, Arthur Peavey, Burton and Doris Johnson, Lakewood Water District, Merrit Lawson Jr., Mickey Porto, Preston and Elizabeth Carter, State Department of Transportation and Mr. Bruce Dayton of the Lakewood Racquet Club.

Mr. Dan Catron explained that in response to last week's unfortunate incidence with the recording equipment staff sent letters to everyone who had signed in with a full address mailed a letter announcing the continuation of the public hearing to Wednesday, September 23, 2015, as well as reposting the public notice signs at the parcel locations of the map amendments, reposting the information on the City website and revised notices on entrance doors of the City Hall.

Mr. Catron suggested the commissions allow testimony on the map amendments first, and then after all public comments have been heard on one amendment then moving to the next.

Mr. Catron described the City proposal to rezone 75 parcels located between Interlaaken Dr SW and Tower Rd SW, north of Washington Blvd from R1 (25,000 sq. ft. minimum lot size) to R2 (17,000 sq. ft. minimum lot size) to reflect the existing mix of lot sizes and provide for increased in-fill housing options. It was explained these areas were chosen because of the variety of existing lot sizes. However, a more detailed analysis of land and structure values in the area indicates that the proposed rezone is not likely to have much of a practical effect in terms of new development, and further up-zone to R3 is not appropriate. For this reason, staff is recommending that this amendment not be pursued at this time. Mr. Catron did urge the commission to hear the public comment on this issue at this time.

Mr. Don Daniels, Chair, opened the floor for testimony explaining to citizens they would be called forward in small groups by the Vice-Chair, Mr. Paul Wagemann, and requested citizens limit their speaking to 3 minutes, or 10 minutes if they represent a group.

Bob Lenigan, Lakewood resident opposed to the amendment, noted the Lake City area is a jewel and should not be disturbed from its present zoning. He wholeheartedly agrees with staff recommendation not to pursue rezoning.

Katie Howard, Lakewood resident opposed to the amendment, is strongly opposed to the rezoning, commenting that contractors do not care about the integrity of the area and feels Lakewood is robbing residents of equity in their private property.

Lorrie O'Brien, Lakewood resident opposed to the amendment, grateful staff is not recommending rezoning in this area. She read her letter describing the historic area known as Interlaaken Township in the early 1800's with beautiful, stately homes urging commissioners to never sub-divide these properties. She spoke about the natural beauty and that people come to her neighborhood to enjoy the natural rural settings, wildlife and beauty of the area.

Lissa Tommervik, Lakewood resident opposed to the amendment, related the history of beautiful expansive estates built in the 1920's around the lakes and in the wooded areas. It was noted how the 1950's brought many young families to the Lakewood area and the sub-dividing began. It was emphasized that rezoning would increase the loss of wildlife and a habitat of trees. Noting that the neighborhood encompasses the historical character of the City, Ms. Tommervik urged that the City leave it alone.

Marsha Evans, Lakewood resident opposed to the amendment, objected to developing in this neighborhood when there are areas of business that could be redeveloped.

Roberto Quintana-Leon, Lakewood resident opposed to the amendment, commented that most of Lakewood is very industrial and does not have an aesthetic feel. Mr. Quintana called the neighborhood a beautiful oasis in the middle of doom; noting many other areas in the City could consider the addition of small residences as a beautification, but the neighborhood would be downgraded if re-zoning were allowed to increase traffic in a pristine area.

Bill Clark, Lakewood resident opposed to the amendment, pointed out the infrastructure through the neighborhood is insufficient now and feels the neighborhood is not prepared for an increase in traffic volumes.

Veterans Dr and Gravelly Lk Dr SW Amendment

Mr. Catron noted that, as part of the City's effort to locate properties where additional single-family housing could be developed, the City proposes to 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 (25,000 sq. ft. minimum lot size) to R3 (7,500 sq. ft. minimum lot size).

Staff is recommending that the density be increased on this site partly in consideration of extensive street frontage improvements that would be required for the development of the site. That seems to be a limiting factor in enticing anyone to look at redeveloping the site. Staff is recommending these amendments.

Mark Pfeiffer, Lakewood resident opposed to the amendment, advocated that the re-zoning of the Barker estate lot goes against everything the Comprehensive Plan states it wants to uphold in the historic neighborhood such as preserving significant tree stands, providing visible open space in the urban environment, and lowering density around the lakes.

Don Russell, Lakewood resident opposed to the amendment, shared that his property has been in his family for 106 years, stated that a discontinuity would be caused in the neighborhood if smaller homes were allowed and urged commissioners to consider an R2 zoning allowing larger lots instead of an R3 zone.

John Kohler, Lakewood resident opposed to the amendment, expressed how he felt fortunate to live in a rural setting along Gravelly Lk Dr and Veterans area that is worth preserving.

Tom Coates, representing Garrett Homes, a Fircrest based custom homes builder, is in support of the amendment to make land available to build retirement sized homes on the smaller lots, but not build them out to the maximum density.

Preston Carter, Lakewood resident opposed to the amendment, noted the Barker property is unique and expressed concerns over increased traffic volumes and issues of noise if R3 zoning permitted 33 new homes to be built.

Kathryn Van Wagemen, Lakewood resident opposed to the amendment, stressed that no changes should be allowed to the current R1 zoning to preserve the heritage, beauty and health of the trees and forested land and all they provide the community.

Janet Spingap, Lakewood resident opposed to the amendment, stated she was born and grew up on an estate in the neighborhood playing in the woods of the property which has impacted her life proven by the fact she has taken a career in forestry and works for a lobbyist in Olympia, urged Lakewood to continue the continuity of the neighborhood.

Connie Wright, Lakewood resident, opposed the amendment because, as an architectural designer, she admires the current beauty and architecture on Gravelly Lake Dr. It was noted that sometimes when properties are redeveloped the new homes don't match an area very well and other properties are negatively impacted and wants to appeal to the City to keep Gravelly Lake beautiful just as it is.

Lakewood Racquet Club

This is a privately initiated amendment where the LRC is proposing to re-designate and rezone 5.5 acres of their 11.5 acre property from Open Space and Recreation and OSR2 zoning to Mixed-Residential and MR1 zoning to accommodate residential development on the site. The surrounding development is zoned R3.

The proposed Mixed-Residential 1 zone would allow for a variety of medium density housing types including single family detached, two-family and single-family attached residential development. Apartments or a multi-family development is not a permitted use type in the MR1 zone.

There has been a change in circumstances since the property was originally designated Open Space and Recreation in 2001, in that the Club was successful in removing a deed restriction affecting the property. The proposal is consistent with Comprehensive Plan policies that encourage infill development in urban areas with existing services and infrastructure. Staff believes that providing the Club with the possibility of developing a portion of the site in order to stabilize the Club financially and help retain the facility within the Lakewood community would be a net advantage to the City. Staff is recommending that the proposed re-designation and re-zoning of a portion of the Lakewood Racquet Club be approved.

Mike Cina, with Austin Cina Architects and representing Lakewood Racquet Club, in full support of the amendment, explained an approval of the request will help the LRC to create funds that will help to expand the facility and maintain it. Their proposal would support a number of the guidelines outlined in the Comprehensive Plan by reducing sprawl, encouraging infill projects and supporting economic development by promoting the retention and expansion of existing businesses. Their proposal offers to use infill land that will never be used by the club. Development on vacant land of a planned residential community comprised of smaller quality homes will create a much needed housing opportunity. It was urged that if granted the change their intent is to control the type of development on the property to ensure that it is compatible and complementary to the surrounding neighbors and to their club and its members. The upkeep and maintenance of these exteriors would be handled by the HOA ensuring the community will maintain its appearance for years to come.

Doug Cooke, Lakewood resident representing the Cloverdale Court HOA, who is also a long-time member of the LRC, noted they do not oppose the amendment but suggests it be rezoned to R3 zoning to make it similar to the surrounding area.

Robert Daly, Lakewood resident representing the Racquet Club Estates HOA, voiced concerns over privacy of the homeowners bordering the LRC property. The main concern stated was the stormwater drainage and instances of current flooding. They urged the development of retainage ponds to handle all the current and proposed runoff citing the problems with the amount of impermeable surface of an additional development.

An unidentified woman stated that she signed wrong sheet but sent a letter August 14 to the City. She stated she was a Lakewood resident opposed to the Interlaaken amendment and agreed with everything already said about the beauty of the neighborhood noting she is very happy to hear that staff has decided not to rezone the area.

Andrea Gernon, Lakewood resident and LRC member in full support of the amendment, pointed out the primary purpose of the proposal is to enable the LRC to generate resources to upgrade their facility. The 50-year-old structure must be brought up to current standards of the code. By selling the property and providing a middle market of housing to the community they will continue to be a viable asset to the City. She described prominent citizens with moderate income who have difficulty finding an appropriate home to downsize to within the City have moved to University Place as a result. LRC wishes to continue to be good neighbors, provide opportunities to new families with housing that is compatible to the neighborhood but not identical, and turn grass and blackberry bushes into homeownership. Ms. Gernon urged commissioners to approve the amendment.

William Kikillus, Lakewood resident in support of the amendment, explained the new development should blend in with the adjacent existing estates by increasing the proposed lot sizes. Additional comments were made regarding providing enough parking spaces to accommodate the additional tennis courts and tournament events to avoid causing traffic problems with all the visitors to the neighborhood.

Mr. Don Daniels, Chair, provided one more opportunity for citizens to comment on the proposed map amendments.

Mark Pfeiffer, suggested the developer with an interest in the Barker estate property on Interlaaken could get together with the trustee and request a zoning change along with at least a conceptual plan of how they would develop it.

Preston Carter, encouraged the staff to be mindful of the possible effect on the Gravelly Lake - American Lake aquifer with regard to the Barker property, although it is not lake front property, it is situated on the narrowest point between the spring fed lakes and the development would directly affect the health of the lakes.

John Kohler commented that the state pressures communities with their Growth Management Act to infill areas.

Bob Lenigan requested an explanation of the process of the amendments.

Mr. David Bugher explained once all comments have been received during this public hearing the commissioners have a few options of either closing the public hearing and begin debating the amendments, continue the public comments until next meeting on October 7th, or as has been the past practice of the planning commission is to close hearing for public comments but leave open for written comments until the next meeting

then close the acceptance of written comments and immediately begin the deliberation process at that meeting on October 7, 2015.

Mike Cina, representing Lakewood Racquet Club, reiterated that it is not his goal to put in large houses stacked up against each other and he stipulated that provision for appropriate stormwater systems will be addressed.

Roberto Quintana restated his concern with the aesthetics of the proposed new developments and poor planning.

Text updates to the 2015 Comprehensive Plan covering the six chapters listed below were reiterated and described by Mr. Dan Catron again:

- *Chapter 1 Introduction*
- *Chapter 4 Community Design*
- *Chapter 6 Transportation*
- *Chapter 8 Public Services*
- *Chapter 9 Public Facilities and Improvements*
- *Chapter 10 Implementation*

The commissioners have been in the process of reviewing these changes over the last several months, tonight's public hearing was held to hear the community's residents comments regarding the proposed amendments.

There were no comments on the proposed comprehensive plan updates.

Mr. Don Daniels, Chair, closed the floor for public comments on the proposed amendments. **Ms. Connie Coleman-Lacadie made the motion close the public comments section of the hearing but to hold the record open for written comments only until their next planning commission meeting on 10/7/15. Mr. Christopher Webber seconded the motion. A roll call vote was called and the motion carried unanimously.**

Unfinished Business

None.

New Business

None.

Reports from Commission Members and Staff

Mr. David Bugher quickly informed commissioners of staff projects updates:

Council did award the Motor Avenue Urban Street design project contract to KPG.

An advisory committee to assist in the charrette processes will be formed and be composed of two members each from the Planning Commission, Landmarks and Heritage Advisory Board and the Parks and Recreation Board.

Critical Areas and Flood Plain Regulation Update will be in front of the commission again by the end of the year.

Mr. Bugher gave the following list of topics that will be presented to the Council during a study session on October 12, 2015:

- Cost Recovery Report
- Pierce County Sewers permitting issues
- Economic Development Update Report
- Title IV Temporary Business Licensing implementation
- Street Trees in the City Rights-of-Way

The topic of trees was mentioned quite frequently in comments this evening. Mr. Bugher informed the commissioners when trees are cut down without permits fines are issued. The monies from those fines are put into the City tree conservation fund and used to replant more trees on public lands throughout the City of Lakewood.

Next Meeting October 7, 2015, at 6:30 p.m. in Council Chambers

Meeting Adjourned at 8:28 p.m.


Don Daniels, Chair
Planning Commission 10/07/2015


Karen Devereaux, Recording Secretary
Planning Commission 10/07/2015