



**PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY October 7, 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: None

Planning Commission Members Absent: Robert Pourpasand

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

Council Liaison: Councilmember Paul Bocchi

Acceptance of Agenda

No changes were made to the agenda.

Approval of Minutes

Chairman, Mr. Don Daniels, opened the floor for discussion of the draft minutes of the meeting held September 23, 2015.

Ms. Connie Coleman-Lacadie made the motion to approve the minutes as written. The second was made by Mr. James Guerrero. A unanimous voice vote carried the motion.

Public Comments

None.

Public Hearing

None.

Unfinished Business

Closure of Written Comment Period for 2015 Comprehensive Plan Amendments-Motion

Mr. Dan Catron provided copies of written comments received from John Kohler and Melissa Tommervik in opposition of the proposed zoning changes to the Gravelly Lk Dr and Veterans Dr areas.

Mr. Dave Bugher interjected information pertaining to Council approving a Vision Statement that needs to be incorporated into the Comprehensive Plan text amendment. A copy was provided to each commissioner to review.

Mr. Don Daniels, Chair, closed the written public comments period on the proposed Comprehensive Plan Amendments hearing.

2015 Comprehensive Plan Amendments and Update Recommendations-Resolution

Mr. Don Daniels opened the floor for deliberations among commissioners on the four separate parts of the 2015 amendments. Staff outlined the process for approving the resolution without changes, and if changes were requested, what steps would be taken next.

Planning Commissioners discussed and deliberated on each amendment, ultimately agreeing to move forward with the staff recommendations on each proposed amendment.

Ms. Connie Coleman-Lacadie moved to accept the Resolution as presented by staff and move forward to Council for recommendation. Mr. James Guerrero seconded the motion. A roll call vote was taken with 5 Ayes, 1 Nay. Mr. Paul Wagemann voted in opposition. The Resolution passed 5-1.

Floodplain Management and Critical Areas Ordinance Amendments (Study Session)

Mr. Frank Fiori, Planning Manager, explained to the group the Federal Emergency Management Agency (FEMA) has recently completed a new preliminary Flood Insurance Study and the creation of new Flood Insurance Rate Maps (FIRM) for Pierce County. The national Marine Fisheries Service (NMFS) filed legal action against FEMA over the implementation of the NFIP in the Puget Sound Basin. The NMFS prevailed in the action and as a result a Biological Opinion (BiOp) was prepared that provided guidance to FEMA regarding the implementation of the NFIP.

In order to continue participation in the NFIP, local jurisdictions within the Puget Sound Basin must meet procedural and substantive requirements of the BiOp. It is the responsibility of FEMA to review the codes of local jurisdictions and determine whether or not they meet the requirements of the BiOp. City has been preparing amendments to both LMC Title 18A and Title 14A using a model ordinance prepared by FEMA and guidance documents provided by Ecology in determining what amendments may be necessary to meet the requirements of both the BiOp and NFIP.

The proposed updated FIRM will increase the amount of land within the City that is classified as being in a special flood hazard area, in particular lands along Clover Creek in the Racquet Club Estates and Springbrook neighborhoods. The proposed amendments will bring the City's flood hazard area and critical area ordinances into compliance with the National Flood Insurance Program (NFIP), Federal Emergency Management Agency (FEMA), Endangered Species Act (ESA), and the Growth Management Act (GMA).

Commissioners were provided copies and discussed the language used in the environmental checklist application form, a determination of non-significance, and the proposed amendments in Title 18A and Title 14A. Proposed amendments to Title 18A and 14A have been submitted to FEMA for review and comment and staff is working with Ecology on the draft amendments. The proposed amendments have been sent to the Washington Department of Commerce for distribution in accordance with RCW 36.70A.106.

Commissioners felt strongly that the property owners affected by these map changes should receive prior notification. Mr. David Bugher explained the public comment period and hearing process that will be followed advising the Commissioner's a hearing is scheduled for early November 2015.

New Business

None.

Other

Mr. Paul Wagemann, Vice-Chair, provided the commissioners a letter of formal request for a leave of absence from the commission until the Clover Park School District, of which he is an elected member, publicizes their Facilities Advisory Committee Report in a couple of months. The planning commissions agreed to allow the leave of absence and reserve the opportunity to reassess the situation at a future date.

Reports from Commission Members and Staff

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

The City is taking action to close the Golden Lion Inn Motel which is located on South Tacoma Way.

A multi-agency inspection of the Karwan Village Mobile Home Park on 84th Street is scheduled for tomorrow.

The City is looking at some zoning code amendments to address charity bins for drop-off and collection of used books, clothing, and shoes which have been popping up around the City. The placement of these boxes is happening without business property owner consent and owners are paying for removal from their sites as it is difficult to reach the collection bin business contact.

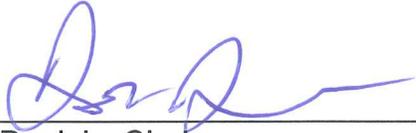
Another program underway is removal of abandoned signs from closed businesses along arterial streets. The signs will be removed in groups of 5 at a time.

The City's General Business License database is currently being cleaned up to dramatically improve proficiencies and reduce workloads at the permitting counter as we move forward to automated renewals in January 2016.

Mr. Robert Estrada requested additional information on the conversation regarding the purpose of closing Bernese Rd and Tower Rd. Mr. Bugher agreed to arrange for Public Works staff to provide an update at a future meeting.

Next Meeting October 21, 2015, at 6:30 p.m. in Council Chambers

Meeting Adjourned at 8:22 p.m.



Don Daniels, Chair
Planning Commission 10/21/2015



Karen Devereaux, Recording Secretary
Planning Commission 10/21/2015