



**PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY November 04, 2015
Council Chambers
6000 Main Street SW
Lakewood, WA 98499**

The meeting was called to order at 6:00 p.m. by Chairman, Mr. Don Daniels.

Roll Call

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

Planning Commission Members on Leave of Absence: Paul Wagemann, Vice-Chair

Planning Commission Members Excused: None

Planning Commission Members Absent: None

Staff Present: David Bugher, Assistant City Manager/Community and Economic Development Director; 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 October 21, 2015.

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

Public Comments

None.

Public Hearing

Flood Hazard Overlay and Critical Areas Amendments Public Hearing

Mr. Frank Fiori informed the commissioners a notice was posted in the local Tacoma News Tribune to alert citizens to these intended proceedings and prior to this public hearing 373 letters were sent directly to property owners who may be impacted in the future for flood insurance purposes.

Proposed amendments to Lakewood Municipal Code (LMC) Title 18A and Title 14A were introduced to the Planning Commission at their August 19, 2015 meeting. Mr. Frank Fiori reiterated the background information so the public hearing attendees would

understand that the Washington Growth Management Act (GMA) requires that cities periodically review and update their Critical Area Ordinances (CAO) to ensure they are in compliance with current regulations and legislative changes that may have occurred.

As a participating jurisdiction in the National Flood Insurance Program (NFIP), the City of Lakewood is required to maintain a floodplain management program and associated ordinances that meet the requirements of the NFIP as established by the Federal Emergency Management Agency (FEMA) and the National Marine Fisheries Service Biological Opinion (BiOp).

City staff has been preparing amendments to both the LMC Title 18A and LMC 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 the BiOp as well as the requirements of the NFIP.

Discussion ensued regarding the proposed updated Flood Insurance Rate Map (FIRM) which 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).

Mr. Frank Fiori suggested the staff recommendation to move forward with the proposed amendments, indicating DOE is in agreement with the proposed changes and FEMA has requested a few language changes staff is completing. Mr. David Bugher commented both Department of Ecology and FEMA were invited to attend the hearing but declined participation.

Mr. Frank Fiori described to property owners how to acquire a map indicating where the flood zone may touch or impact their specific properties and offered prepared cards detailing those instructions. Mr. Frank Fiori explained the next steps would involve these preliminary maps becoming final in mid-2016. Six months after that date the final maps become effective then FEMA would notify lending institutions who would notify property owners of requirements, not the City of Lakewood.

Mr. Don Daniels, Chair, thanked staff for sending the advanced notification letters to the property owners and opened the floor to hear public comments on this subject.

Jack Schneider, Lakewood citizen, asked how the zones are determined on the flood zone maps and how does he determine if his house is affected. Mr. Frank Fiori gave another detailed explanation of how to view the FIRM maps on the City website for a clearer understanding. Mr. Frank Fiori explained it is possible only a small piece of the parcel is in the flood zone and the structure may not be in the flood zone.

Glen Spieth, Lakewood citizen, noted the map on the website wasn't easy to understand and suggested more information be added to the website. He commented from a historical standpoint that he believed the Lakewood Mall area was flooded in 1933. Mr. Dave Bugher clarified for the citizen audience the pink areas on the map mean you are most likely subject to the 100 year flood, noting the predominantly impacted properties are found in Springbrook and along portions of Clover Creek, other than that, most of the areas haven't changed much.

Jozef Belsak, Lakewood citizen, affirmed that his questions about the map were now answered but was concerned about a public works pump on Clover Creek near Seattle Avenue where blackberry and vegetation over-growth should be better maintained, but FEMA will not help to improve the flow of the creek waters. Mr. Dave Bugher provided an explanation of conflicts between environmental regulations and stormwater maintenance. Contact information for Mr. Greg Vigoren, Surface Water Division Manager, Public Works, was provided to Mr. Jozef Belsak.

David Wilcox, Lakewood property owner, also owns property on Seattle Avenue and commented that he is within a FEMA Alpha II flood zone and has purchased insurance because of concerns about the flow of Clover Creek and the problems it is already having with flooding in that area.

Mr. Don Daniels, Chair, stopped the public hearing portion of the meeting for the evening and asked for a vote from commissioners to continue the public comments to the next scheduled meeting date of November 18, 2015. Mr. Dave Bugher recommends allowing staff to gather more information on the questions and concerns posed during public comment of how to determine exactly where property structures are located in relation to flood lines as well as the issue of vegetation blocking the flow of the water and the potential of creating flood problems that could otherwise be resolved if the channel was maintained properly.

The motion for the continuance of the public hearing to the November 18th meeting was made by Ms. Connie Coleman-Lacadie and seconded by Mr. Christopher Webber. A voice vote was taken 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 project updates:

Noting a significant increase in development activity, Mr. Dave Bugher informed the commissioners the Lakewood Towne Center will become home to five new restaurants in the next three to six months.

Marriott Hotels is moving forward with their plans to build on Pacific Hwy SW.; building permits have been submitted for review.

Lakewood Ford is expanding their site on Pacific Hwy SW.

Chick-fil-A Restaurant has been issued a conditional use permit for their drive-through service at the Schooner location on 100th and Bridgeport Way SW.

A remodel is scheduled for the development at the south side of 100th Street SW near Gravelly Lk Dr SW.

Numerous abatement actions are underway, in particular, on South Tacoma Way. The City has also initiated action to close the Golden Lion Motel also located on South Tacoma Way.

Mr. Dave Bugher informed commissioners a couple of items will be coming back to them for consideration:

1. The Joint Land Use Study was reported to Council on Monday night stating satellite parking in the Air Corridor II Zone is okay in that particular location. However, the Swap Meet exceeds its intensity limitations on Saturday's and Sunday's and this may not be what the City should allow. The Joint Land Use Study will come before the Planning Commission for review again in the near future.

2. The Housing Report will come before you in December.

Mr. Don Daniels, Chair, reminded commissioners quorum must be met to conduct business at meetings and urged everyone to contact staff if they are unable to attend for any reason, noting the group is down one member until after the first of the year.

Ms. Connie Coleman-Lacadie requested clarification as to why Council postponed the decision on Cottage Housing Regulations until February 2016. Mr. Dave Bugher explained there is concern over increased densities in the residential estates zone and are seeking extensive collection of additional information on impacts to that neighborhood which will take some time. Mr. Dave Bugher stated they would be kept informed.

Mr. Don Daniels, Chair, queried the results of the commission recommendation to Council to move forward with the 2015 Comp Plan Amendments. Mr. Dave Bugher explained Council has questions regarding transportation concurrency and a whole menu of other questions. This topic will be discussed again at a study session on Monday when Council will reveal which action or direction they plan to take.

Ms. Connie Coleman-Lacadie advocated for fine dining in Lakewood and Mr. Dave Bugher noted Hop Jack's classic American food restaurant is considering a building site right across the street from City Hall soon. While another fine dining restaurateur is considering relocating to Lakewood due to the minimum wage increase in Tacoma.

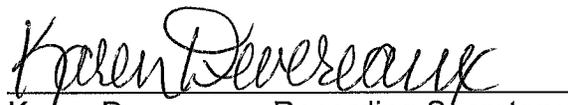
Mr. Robert Estrada queried the role of the commission, as it relates to Council postponing decisions on the commissioners recommendations on the cottage housing, asking if the commission is now just out of the picture. Mr. Dave Bugher explained to the commission that staff is responding to a motion and a second that Council requested information be brought back to Council on February 1, 2016. He assured Mr. Robert Estrada that Council values the commissioner's input but the motion played out that the information would be brought directly to Council for consideration.

Next Meeting is to be held November 18, 2015 at 6:30 p.m. in Council Chambers.

Meeting Adjourned at 7:18 p.m.



Don Daniels, Chair
Planning Commission 11/18/2015



Karen Devereaux, Recording Secretary
Planning Commission 11/18/2015