



**PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY November 18, 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 and Robert Pourpasand

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

Planning Commission Members Excused: Robert Estrada

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 November 4, 2015.

Mr. Robert Pourpasand made the motion to approve the November 4, 2015 minutes as written. The seconded was made by Mr. James Guerrero. A unanimous voice vote carried the motion.

Public Comments

None.

Public Hearing

Flood Hazard Overlay and Critical Areas Amendments Public Hearing
(Continuance from November 4, 2015)

Mr. Frank Fiori addressed questions which were raised by a concerned citizen at the November 4th hearing regarding the flooding in certain parts of the City due to what was believed to be an inoperable City maintained pump facility as well as an unmaintained channel adjacent to Clover Creek. Community Development staff contacted Public Works staff that promptly confirmed proper operation and noted that recent heavy rains were appropriately cleared and suitably handled by the pump. Public Works staff was also familiar with the unmaintained channel area adjacent to Clover

Creek disclosing that the channel is located on private property thus preventing the City staff from performing any maintenance work.

Mr. Frank Fiori provided to the commissions a Washington Department of Fish and Wildlife document entitled "2015 Aquatic Plants and Fish", a pamphlet that establishes rules for aquatic plant removal and control. The pamphlet serves as the Hydraulic Project Approval (HPA Pamphlet Permit) for some types of aquatic weed or plant control and removal including physical and mechanical methods and is a guide for property owners wishing to remove aquatic plants. This pamphlet is available to the public on the City website. Chair, Mr. Don Daniels requested that staff provide the document directly to the concerned citizen from the previous hearing. (That citizen was not in attendance at this hearing).

Mr. Frank Fiori noted over the last two weeks agreement has been reached with FEMA in regards to Title 14A and no changes were made to this document since the last meeting. Regarding Title 18A, two changes to the provided language have been made in sections 18A.40.170.6 (b), page 15 and 18A.40.170.6(c), page 15. It was also noted two definitions were struck with two new more comprehensive definitions added in section 18A.40.190.

Mr. Frank Fiori noted FEMA is in agreement with most of the Title 18A amendments. We are still working one issue of the buffers established in our Shoreline Master Program (SMP) as opposed to the ones in the state water typing program that are in the setbacks and buffers for water bodies.

Mr. Frank Fiori concluded after discussions today with representatives from FEMA those issues will be resolved within the next few weeks. Mr. Frank Fiori sent extensive documentation of 144 page shoreline analysis report that was done in October 2014 which breaks down every shoreline under Lakewood's jurisdiction and discusses the ecological value of those and the reasons for our buffer widths that we placed in our SMP, which were then approved by the State and Department of Ecology. We now just need to make that case with FEMA. Mr. Frank Fiori is confident agreement will be reached once it is understood that the ordinances we have in place, both through our Title 14A, Title 18A and our Shoreline Master Program, offer the protection FEMA is looking for through the Biological Opinion (BiOp). Mr. Frank Fiori advocates forwarding these amendments as written to City Council with a recommendation for approval.

Mr. David Bugher informed the commissioners that City Council is scheduled to discuss this item at the next study session November 23rd. Council may decide to take action on December 7th to be in compliance with some of their GMA responsibilities.

Mr. Don Daniels, Chair, queried staff if any other public written testimony had been received in the last two weeks to which staff replied none had been received.

Mr. James Guerrero referenced a letter in the packet from Terrence Roarke regarding a man-made pond on his Lakewood property. Mr. Frank Fiori explained the pond is in a

Zone X where the flood regulations do not pertain to him. Mr. Roarke would be able to develop other areas of his property outside of a flood zone, just not on the ponded area. He will not be required to have flood insurance. This map correction was an error on FEMA's part, had the City noted it earlier changes could have been made but the comment period has since passed and is closed. Mr. David Bugher noted follow-up conversations included these explanations to the citizen who is satisfied with the information.

Ms. Connie Coleman-Lacadie made the motion to accept the Draft Resolution 2105-03 recommending approval of various amendments to the City's Land Use Development Code, Chapter 18A, and the Critical Areas and Natural Resource Lands Regulations, Chapter 14A, of the Lakewood Municipal Code as presented. Mr. James Guerrero seconded the motion. 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:

The City will be seeking two volunteers from each of the Planning Commission, Parks and Recreation Advisory Board and Landmarks and Heritage Advisory Board to participate in the Motor Avenue Urban Design Project task force. Three meetings are planned to be held in 2016, and possibly a tour on a Saturday. Both Ms. Connie Coleman-Lacadie and Mr. Robert Pourpasand volunteered.

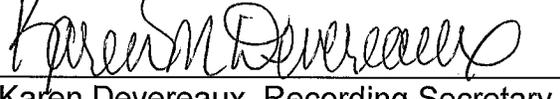
Staff met with the Department of Commerce today to discuss Joint Land Use issues. As part of that meeting an interesting discussion was held on the population allegations in relationship to the air corridor and Lakewood's unique situation needed to reduce population. Additional meetings will be held to discuss this topic in the near future.

Next Meeting is to be held December 2, 2015 at 6:30 p.m. in Council Chambers. (The December 2 meeting has since been cancelled and all commissioners have been notified. The next meeting will be held December 16, 2015.)

Meeting Adjourned at 6:58 p.m.



Don Daniels, Chair
Planning Commission 12/16/2015



Karen Devereaux, Recording Secretary
Planning Commission 12/16/2015