



**PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY December 16, 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.

s/b 6:30 as noted by J. Guerrero *(KOD)*

Roll Call

Planning Commission Members Present: Don Daniels, Chair; Connie Coleman-Lacadie, James Guerrero, Christopher Webber and Robert Estrada
Planning Commission Members on Leave of Absence: Paul Wagemann, Vice-Chair
Planning Commission Members Excused: Robert Pourpasand
Planning Commission Members Absent: None
Staff Present: David Bugher, Assistant City Manager/Community and Economic Development Director; 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 18, 2015.

Mr. Christopher Webber made the motion to approve the November 18, 2015 minutes as written. The seconded was made by Ms. Connie Coleman-Lacadie. A unanimous voice vote carried the motion.

Public Comments

None.

Public Hearing

None.

Unfinished Business

None.

New Business

Star Lite Satellite Parking (Zoning Text Amendment)

Mr. Bugher presented the staff report and provided background information. Key points are listed below:

- In December 2014, the City Council considered Ordinance No. 601, a zoning text amendment, to allow satellite parking in the Air Corridor II zoning district. The text amendment originated as a privately initiated request by the owner of Star Lite Swap Meet to allow the use of a vacant parcel for satellite parking.
- Both the Community and Economic Development Department and the Planning Advisory Board, now called the Planning Commission, had recommended denial of the amendment.
- The City Council, after reviewing the public record, and taking into account the recommendations, postponed action on Ordinance No. 601 until completion of the Joint Land Use Study (JLUS) and reconsideration by the Planning Commission of the requested amendment.
- The JLUS was accepted by the South Sound Military Communities Partnership (SSMCP) Elected Officials on October 2015.
- A copy of Ordinance 601 was provided to commissioners, as well as a copy of the JBLM Implementation Appendix B. It was suggested to commissioners to examine the section listed "Detailed Compatibility Guidelines." Maps were provided depicting the Air Corridor and Clear Zones AICUZ CZ, APZ I, and APZ II. Lakewood's boundaries are based on property lines and less restrictive while the APZ I and APZ II boundaries are not based on property lines and are more restrictive.
- There was a review of the existing swap meet operations with the other data tables within the JLUS Implementation Plan. It was pointed out that the swap may exceed intensity limitations (number of people per acre) during weekend operations throughout the months of May to early/mid-October. Thus, the inclusion of new parking facilities could actually exacerbate existing conditions, representing an encroachment upon McChord Field at least in the APZ II location.

After Mr. Bugher's presentation, Mr. Steven Burnham, attorney representing the swap meet owner, provided comments. Mr. Burnham could not provide information as to the exact number of patrons who attend the swap meet. He indicated that the provision for satellite parking would ameliorate existing pedestrian traffic and safety issues that already exist in and around the swap meet, and, the proposal, if approved, would be of benefit to the City.

Mr. Hank Bardon, the owner of swap meet spoke. He provided a brief history of the project to-date.

Since the agenda advertised the topic for discussion purposes only, no action was taken. Commissioners decided to bring this topic back on January 6, 2016 agenda for further discussion and possible action.

Reports from Commission Members and Staff

Mr. Bugher provided an update on the following projects: action by the City Council on the 2015 comprehensive plan amendments; action by the City Council on the critical areas and flood plain regulations; an upcoming housing report to be presented to the planning commission.

Mr. Bugher indicated that the Commission may be directed by the City Council to consider new planned unit development regulations in 2016.

He also pointed out that the commission will soon be required to elect a new Chair and Vice-Chair.

Mr. Daniels, Chair requested an update on the removal of abandoned business signs throughout Lakewood. Mr. David Bugher explained that CSRT has been active in contacting property owners to remove abandoned signs.

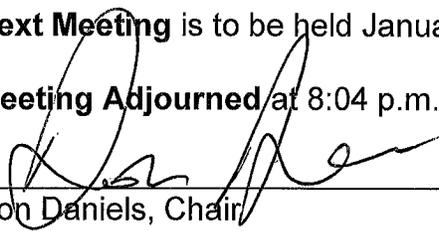
Mr. Estrada queried how the adoption of the critical areas and flood plain regulations would affect the Racquet Club new zoning. Mr. Bugher commented a flood permit would need to be obtained from the City. The permit would ensure that the construction of the units would not cause flood waters to relocate onto other people's property. He explained that the Racquet Club may be required to provide open space areas.

Mr. Estrada noted *The Suburban Times* printed incorrect information about Council meeting actions on the Tower Rd & Interlaaken decision.

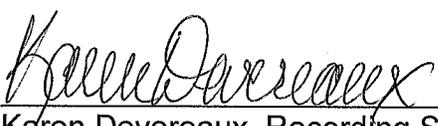
Mr. Estrada requested follow-up information regarding the closure of Bernese Road SW.

Next Meeting is to be held January 6, 2016 at 6:30 p.m. in Council Chambers.

Meeting Adjourned at 8:04 p.m.



Don Daniels, Chair
Planning Commission 01/06/2016



Karen Devereaux, Recording Secretary
Planning Commission 01/06/2016