

# 1998 12 1 Joint Council/PAB Mtg

## JOINT LAKEWOOD CITY COUNCIL AND PLANNING ADVISORY BOARD MINUTES

Tuesday, December 1, 1998

St. Clare Hospital

Classrooms A & B

11315 Bridgeport Way SW

Lakewood, WA 98499

### CALL TO ORDER

The meeting was called to order at 6:10 p.m.

### ROLL CALL

Councilmembers Present: 7 - Mayor Bill Harrison; Deputy Mayor Claudia Thomas (arrived at 6:11 p.m.); Councilmembers Ann Kirk Davis; Larry Humphrey; JosÃ© Palmas; Doug Richardson and Sherri Thomas.

Planning Advisory Board Members Present: Chair Herb Stumpf; John Brooks; Charles Hinds; Carolyn Holliday; Steven Lawson; Ann DeFee; Bob Sandquist; Bob Arndt and Gerry Auger.

Planning Advisory Board Members Present: Chair Herb Stumpf; John Brooks; Charles Hinds; Carolyn Holliday; Steven Lawson; Ann DeFee; Bob Sandquist; Bob Arndt and Gerry Auger.

City Staff Present: City Manager D. Scott Rohlfs; Deputy City Manager Andrew Neiditz; City Attorney Dan Heid; Finance and Systems Director Galen Kidd; Community Development Director David Bugher; Principal Planner Roger Blaylock; Associate Planner David Forte; Engineering Manager Bill Larkin; Assistant Police Chief Eileen Bisson; Human Resources & Services Director Debi Young and General Services Director/City Clerk Alice Bush.

### FLAG SALUTE

The Pledge of Allegiance was led by Mayor Harrison.

### ITEMS FOR DISCUSSION:

Progress of the City of Lakewood's Comprehensive Plan.

Principal Planner Blaylock reviewed the Comprehensive Plan guiding principals:

Â· Preserve existing character of most single-family residential neighborhoods and strengthen the neighborhood character and community vitality.

\* Clover Park

\* Oakpark

\* Fairlawn

\* Barlow Lakes/Paradise Park

\* Barlow Lakes #2

\* Estate Residential

\* Lakeview

Â· Focus and reduce commercial areas to increase economic vitality and develop a "Heart of Lakewood" along with a regional focus of anticipating 13,000 new jobs.

\* Lakeview

\* Barlow Lakes

\* Central Business District

\* Corridor Commercial - Pacific Highway

Â· Create a regional focus around the Lakewood Commuter Rail Station to encourage transit oriented development within 3,000 feet of the transit station.

Create a regional focus around the Lakewood Commuter Rail Station to encourage transit oriented development within 3,000 feet of the transit station.

Â· Improve transportation access.

Improve transportation access.

\* Reconstruct the I-5 / SR 512 interchange to provide increased capacity to and from the regional freeway system.

\* Create gateways to Lakewood along Bridgeport Way Southwest and South 100th Street.

Â· Extend sewer services to Tillicum and American Lake Gardens.

Councilmember Davis asked what the Planning Advisory Board's (PAB) thoughts were during their discussions on growth in the areas of duplexes and multi-family housing. PAB Chair Stumpf indicated that areas above Custer Road and west of Gravelly Lake Drive, near the Colonial Center, were suggested as areas for multi-family zoning and growth.

Deputy Mayor Thomas asked if the PAB discussed land uses for high-rise buildings. Principal Planner Blaylock indicated that significant discussions have not occurred. Mr. Hinds indicated there isn't very much vacant land in Lakewood for development, and the Committee focused on changing the uses in eastern Lakewood.

Community Development Director Bugher indicated that the proposed growth of an additional 15,000-20,000 individuals is somewhat "pushed" toward eastern Lakewood because of the geographic layout of the City with the lakes, large amounts of traffic on Steilacoom Boulevard, and the American Lake/Tillicum neighborhood "island". Mayor Harrison questioned the land use designations for the Lakeview neighborhood. Principal Planner Blaylock reviewed the redevelopment potential for the area. Councilmember Humphrey indicated that the Comprehensive Plan needs to have a commitment for development north and south of Lakeview for economic development.

Councilmember Palmas asked if property assessments would change for properties designated Residential Estate. Councilmember Palmas commented that old parking

City Council/Planning Advisory Brd Minutes -3- December 1, 1998

lots along arterial streets do create some visual blight. City Manager Rohlfs noted that with new developments, developers are required to apply new landscaping standards.

Associate Planner Forte reviewed alternatives for land use designations for the McChord Gate Park area which proposes

designating neighborhood business districts; providing parks; combining gateway and storm water treatments with the Department of Transportation Water District, Pierce County and Surface Water Management funds; providing buffers to I-5 with landscaping and providing streetscapes and pedestrian amenities.

\*\*\*\*\*

Mayor Harrison asked for public comments.

## **PUBLIC COMMENTS**

Speaking before the Council were:

*Don Swartz, Lake Louise, expressed concern about the process being used for revisions to land use zones, direction being taken on the Comprehensive Plan, and the lack of communication to inform citizens of code changes.*

\*\*\*\*\*

\*\*\*\*\*

Councilmember Humphrey suggested that public forums and presentations on the Comprehensive Plan be given to associations, clubs, churches and other groups to better reach the public and get citizen involvement.

Associate Planner Forte then reviewed land designation alternatives for the American Lake Gardens area. Councilmember Thomas expressed concern about American Lake Gardens being an isolated island and having immediate access for emergency services. Discussion ensued on the alternative for designating American Lake Gardens as industrial. Councilmember Richardson asked to also allow for some commercial designation.

## **ADJOURNMENT**

There being no further business, the meeting adjourned at 9:00 p.m.

---

BILL HARRISON, MAYOR

ATTEST:

---

ALICE M. BUSH, CMC

CITY CLERK

.....