

**PLANNING COMMISSION  
REGULAR MEETING MINUTES  
September 1, 2021  
Hybrid In-Person/Virtual Meeting  
6000 Main Street SW, Lakewood, WA 98499**

**Call to Order**

Mr. Don Daniels, Chair called the hybrid in-person/virtual meeting to order at 6:30 p.m.

**Roll Call**

Planning Commission Members Present: Don Daniels, Chair; Paul Wagemann, Linn Larsen, Phillip Combs, Ryan Pearson and Connie Coleman-Lacadie.

Planning Commission Members Excused: None

Commission Members Absent: None

Staff Present: David Bugher, Assistant City Manager, Development Services; Tiffany Speir, Long Range & Strategic Planning Manager; and Karen Devereaux, Administrative Assistant  
Council Liaison: Paul Bocchi (present)

**Approval of Minutes**

**The minutes of the meeting held on July 7, 2021 were approved as written by voice vote M/S/C Wagemann/Larsen. The motion passed 6 - 0.**

**Agenda Updates** None

**Public Comments**

This meeting was held as a “hybrid” in-person/virtual meeting. Citizens were encouraged to attend and/or to provide written comments prior to the meeting. No virtual public comments were received.

Mr. Glen Spieth, Lakewood resident, expressed concern for the Lakewood community commercial apartment buildings and condos replacing single-family homes.

**Public Hearings** None

**Unfinished Business** None

**New Business**

*Follow Up to 2021 Comprehensive Plan Amendments Adoption*

On July 6<sup>th</sup> City Council adopted Ordinance 756 that included Comprehensive Plan amendments. Ms. Tiffany Speir reviewed several follow up items that stemmed from the 21 CPA amendment cycle for the Planning Commission.

*Planning Commission Work Plan Review*

City Council has identified several new significant items for the Planning Commission to address, including:

- 5-year Implementation Plan for Energy & Climate Change Chapter
- Comprehensive Review of the City's Housing policies and programs

Within the 2022 Comprehensive Plan Amendment Cycle:

- Western State Hospital Master Plan Update
- Tree Preservation (LMC Title 18.A.70 Article III)
- Location of Adult Family Homes within the Air Corridor 1 and 2 zones
- Review of the Tillicum Neighborhood Plan and Tillicum Center of Local Importance

### 2022 Comprehensive Plan Docket Introduction

Lakewood has begun its 2022 Comprehensive Plan and Zoning Map amendment (22CPA) cycle process. There are several legally required steps in order to complete this process:

- City level SEPA review;
- Department of Commerce (DoC) review;
- Planning Commission public hearing, review, and recommendation; and
- City Council public hearing, review and action.

The period for the public to submit applications ran July 19 – August 20, 2021. Currently (and subject to change), the following proposed amendments are included within the 2022 Comprehensive Plan and Zoning Map amendment cycle:

### **City-Initiated 2022 Text and Designation/Zone Applications**

*(Text and/or maps for each being prepared)*

- 2022-01** Review and update of Zoning, Policies and Code related to Tree Preservation, including the redesignation and rezoning zone of acreage hosting Garry Oaks near St. Clare Hospital from Public Institutional (PI) to Open Space & Recreation 1 (OSR1)
- 2022-02** Update of Tillicum Neighborhood Plan and Tillicum Center of Local Importance (CoLI)
- 2022-03** Review and update of Housing Chapter and related amendments to LMC Title 18A development regulations
- 2022-04** Review of Zoning, Policies and Code related to Adult Family Homes (focus on potential allowance of AFHs in Air Corridor 1 (AC1) and Air Corridor 2 (AC2) zones)
- 2022-05** Update sections of the Comprehensive Plan to reflect the adoption of VISION 2050 by the Puget Sound Regional Council (see, e.g., Section 1.6.7.1)
- 2022-06** Update Comprehensive Plan Figures 3-5, 3-6, and 3-8 to reflect adoption of the 2020 Parks Legacy Plan; update Figure 4.1 with an updated Urban Focus Area map depicting the Downtown and Lakewood Station District Subareas, the Tillicum Neighborhood, and the City Landmarks listed in Section 4.4 text.

### **City-Initiated Land Designation/Zone Applications**

1. TBA

### **Privately-Initiated Text and Designation/Zone applications**

1. A request to rezone 1 parcel in Tillicum (15206 Portland Ave SW.) This will likely not be included in the docket list because it is a site-specific rezone and subject to the review process per LMC 18A.30 Article VII and subsection .680.

**Report from Council Liaison** None

### **Reports from Commission Members and Staff**

#### Future Planning Commission Agenda Topics

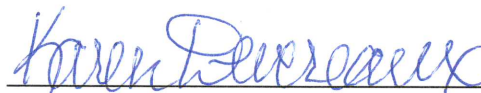
09/15/21 Planning commission Public Hearing on the 2022 Comprehensive Plan Amendments Docket and Adult Family Homes (AFHs) in AC1 & AC2 zones introductory discussion

**Next Regular Meeting** The next regular meeting would be held on September 15, 2021.

**Meeting Adjourned** at 7:10 p.m.



Don Daniels, Chair  
Planning Commission 09/15/2021



Karen Devereaux, Recording Secretary  
Planning Commission 09/15/2021