



**PLANNING COMMISSION
REGULAR MEETING MINUTES
November 17, 2021
Virtual Meeting via ZOOM
6000 Main Street SW, Lakewood, WA 98499**

Call to Order

Mr. Don Daniels, Chair called the virtual meeting to order at 6:30 p.m.

Roll Call

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

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; Courtney Brunell, Planning Manager; Ramon Rodriguez, Associate Planner; and Karen Devereaux, Administrative Assistant

Council Liaison: Paul Bocchi

Approval of Minutes

The minutes of the meeting held on November 3, 2021 were approved as written by voice vote M/S/C Wagemann/Larsen. The motion passed unanimously, 7 - 0.

Agenda Updates

None

Public Comments

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

Public Hearings

None

Unfinished Business

Continued Discussion on 5-Year Energy & Climate Change Implementation Plan

Mr. David Bugher discussed his analysis of the top action items based on the categories of timeframe, effort and need. Six action items received six votes. Four action items received four votes. Seven action items received three votes. In sum, 17 action items were the commissioner's top choices. 20 action items received only two votes. Commissioners have begun to prioritize the top 17 with the highest number of votes and discussed choices for final selection and category in the work plan matrix.

Mr. Bugher brainstormed new ideas for public outreach and participation with commissioners. A few of the ideas included using natural gas differently, a school district idling-buses policy, and a proactive website offering information on simple things residents can do in their own households.

Opportunity to edit the language and make a detailed work plan will be provided prior to the public hearing. Recommendations would then be forwarded to City Council for consideration.

New Business

Introduction to Development Agreements

Mr. Ramon Rodriguez, Associate Planner, presented information on the Housing Incentives Program, LMC 18A.90 and review of LU-20-00206 Gravelly Lake Gardens Design Review (a 36-unit multifamily housing project.) Mr. Rodriguez explained the program offers inclusionary density bonus, development standards modifications and fee reductions. The project is requesting to utilize the density bonus and development standards modifications. These were discussed with commissioners. Mr. Rodriguez explained the density bonus would allow for 4 units to provide extremely low income families with affordable housing for 20 years (A family of four with an annual income of \$27,250 would be considered as extremely low income.)

Next steps would be a Public Hearing before the Planning Commission and then Commission action on a recommendation to the City Council on December 1. In January 2022, the City Council would review the recommendation and proposed development agreement.

Report from Council Liaison

Councilmember Mr. Paul Bocchi updated commissioners on the following topics:

- On November 15, the City Council passed the 2022 Comprehensive Plan Amendment Docket.
- The City Council awarded Burke Consulting Company the contract to facilitate the work to update the Tree Preservation Code and referred the Commission to the Council agenda packet to review the project’s scope and timeline.
- The Colonial Art project has been completed and installation is being scheduled for the summer of 2021.

Reports from Commission Members and Staff

Ms. Tiffany Speir reminded Commissioners with expiring terms on 12/15/2021 to respond to City Clerk’s office if they wish to return for another term. Ms. Connie Coleman-Lacadie decided not to make re-application and the next meeting would be her last. Mr. Linn Larsen shared he has sent in his application for the next term. Mr. Phillip Combs did not inform the group of his decision.

Future Planning Commission Agenda Topics

12/01/2021 Public Hearing on Gravelly Lake Gardens Multifamily Housing Project

12/01/2021: Introduction to Tree Preservation Code

12/15/2021: Planning Commission Meeting Cancelled

Next Regular Meeting The next regular meeting would be held on December 1, 2021.

Meeting Adjourned at 7:31 p.m.

Don Daniels, Chair
Planning Commission 12/01/2021

Karen Devereaux, Recording Secretary
Planning Commission 12/01/2021