



PLANNING COMMISSION REGULAR MEETING MINUTES
December 1, 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, CED Director; Tiffany Speir, Long Range & Strategic Planning Manager; Courtney Brunell, Planning Manager; and Ramon Rodriguez, Associate Planner

Council Liaison: Paul Bocchi (absent)

Approval of Minutes

The minutes of the meeting held on November 17, 2021 were approved as written by voice vote M/S/C Wagemann/Coleman-Lacadie. 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

Gravelly Lake Gardens Development Agreement: The Planning Commission held a public hearing on the proposed development agreement for Gravelly Lake Gardens, under which the applicant Claude Remy was requesting higher density to provide 4 extremely low income units and a reduction of 3 required parking spaces.

Public testimony was received in person from:

- | | |
|---|--|
| - Tichomir Dunlop | - Kyle Jolibois |
| - Christina Manetti | - Matthew McCarthy (read into the record by Christina Manetti) |
| - Christopher Huss | |
| - Thomas Mitchel (read into the record by James Dunlop) | |

Written comments were submitted by:

- | | |
|------------------------------|-------------------|
| - Kimberly and Byron Cregeur | - Tichomir Dunlop |
| - Nancy Brennan-Hubbs | - Bunchy Carter |
| - Thomas Mitchell | - Ursula Hair |
| - Addo Aequitas | - Karin Olsen |

The Chair closed the public hearing.

Unfinished Business

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

Mr. David Bugher presented an updated draft 3 year Energy & Climate Change Chapter (ECCC) implementation plan reflecting responses from Planning Commissioners about what to prioritize.

The draft action plan is divided into three parts. The first part lists out 17 new or proposed action plans that cover a range of subjects: environmental justice; GHG emissions and forecasting; a communications plan; proactively working with energy providers to enhance conservation; regionalism; an updated non-motorized transportation plan; pursue grant funding; revised land use codes; promoting/encouraging green development standards; resiliency planning; an urban forest management plan; and monetizing carbon capture and storage. The second part lists out 16 actions either completed or currently underway, many of which will be completed by the end of 2022. The third part discusses longer term (beyond 3 years) items underway.

The Commission members discussed the draft implementation plan. The Planning Commission would hold a public hearing on the plan on January 19, 2022.

New Business

Tree Preservation: Mr. Dave Bugher reviewed the tree preservation presentation provided to the City Council earlier on 2021. The City Council would be adopting a special ad hoc committee to handle the tree preservation code review and drafting of updates per LMC process. The Planning Commission would be presented with, and hold a public hearing on, recommended updates in spring/summer 2022, and then forward a recommendation to the City Council.

Action on Proposed Gravelly Lake Gardens Development Agreement:

MOTION: To recommend approval of the Gravelly Lake Gardens development agreement. (Combs)

SECONDED. (Larsen)

DISCUSSION. The Planning Commission discussed the proposed development agreement for Gravelly Lake Gardens.

PASSED 7-0.

Report from Council Liaison

None.

Reports from Commission Members and Staff

The Chair and members of the Planning Commission recognized and thanked Ms. Connie Coleman-Lacadie for her years of service on the Commission and invited her to attend on January 5 to receive a Resolution. Commissioners Combs and Larsen had applied to be reappointed in 2022.

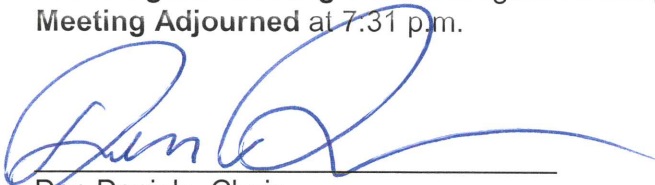
Future Planning Commission Agenda Topics

1/5/22: Election of Chair & Vice Chair, Review of 2022 Work Plan

1/19/22: Tree Preservation Code

Next Regular Meeting The next regular meeting would be held on January 5, 2022.

Meeting Adjourned at 7:31 p.m.



Don Daniels, Chair
Planning Commission 1/5/2022



Karen Devereaux, Recording Secretary
Planning Commission 1/5/2022