



**PLANNING COMMISSION
REGULAR MEETING MINUTES
May 18, 2022
Hybrid In-Person/Virtual Meeting via ZOOM
6000 Main Street SW, Lakewood, WA 98499**

Call to Order

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

Roll Call

Planning Commission Members Present: Don Daniels, Chair; Ryan Pearson, Vice Chair; Phillip Combs, Brian Parsons, Linn Larsen, Robert Estrada, and Paul Wagemann

Planning Commission Members Excused: None

Commission Members Absent: None

Staff Present: David Bugher, ACM, Director of Community and Economic Development; Tiffany Speir, Long Range & Strategic Planning Manager; Courtney Brunell, Planning Manager; Ramon Rodriguez, Associate Planner; and Karen Devereaux, Administrative Assistant

Council Liaison: Paul Bocchi (present)

Approval of Minutes

The minutes of the meeting held on May 4, 2022 were approved as amended by voice vote M/S/C Larsen/Parsons. The motion carried, 7 - 0.

Agenda Updates

Commission agreed to the staff request that the Tree Preservation Update be moved to immediately after the completion of the public hearings.

Public Comments

This meeting was held in a hybrid format, allowing both in-person and virtual testimony. No public comments were received.

Public Hearings

Meadow Park Project Public Hearing

Mr. Ramon Rodriguez explained that permit number 1622 Meadow Park 55 design review requested to utilize LMC 18A.90 Housing Incentive Program, which offers inclusionary density bonus, development standards and fee reductions. The applicant has submitted all required permit applications and is currently under review however cannot be approved until the required Housing Incentive Covenant is accepted and recorded subject to LMC 18A.90.050.

Staff Recommendation is that the project proposal is in compliance with requirements outlined in the Lakewood Municipal Code sections 18A.60 Site Planning and General Development Standards 18A.70 Community Design, Landscaping, and Tree Preservation, 18A.80 Parking and 18A.90 Housing Incentives Program. The Community Development Department recommends that the Planning commission recommend approval of the Housing Incentives Covenant to permit six additional extremely low-income units via resolution to the City Council.

No public comments were received.

2022 Comprehensive Plan Amendments 2022-01 through 2022-07 Public Hearing

Ms. Speir provided brief details on each of the seven proposed Comprehensive Plan Amendments:

- 01 Redesignate and rezone parcel hosting Garry Oaks near St. Clare Hospital from Public Institutional (PI) to Open Space & Recreation 1 (OSR1) *CEDD recommendation = Approve*
- 02 Update Tillicum 2011 Neighborhood Plan and Tillicum Center of Local Importance (CoLI) *CEDD recommendation = Approval, provided that the Planning Commission identifies which parcels to rezone. Per Comprehensive Plan Policy LU-52.5, incorporate an update of the Tillicum Neighborhood Plan, including consideration of whether to adopt accompanying development regulations, into the 2024 Comprehensive Plan periodic update process.*
- 03 Review and update of Housing Chapter and related amendments to LMC Title 18A development regulations *CEDD recommendation = Continue to 2023 and/or 2024 CPA cycle*
- 04 Review Comprehensive Plan Zoning and Policies and Municipal Code related to Adult Family Homes (AFHs) to determine whether to allow AFHs in Air Corridor 1 (AC1) and Air Corridor 2 (AC2) zones) *CEDD recommendation = Approve*
- 05 Update text of the Comprehensive Plan to reflect the adoption of VISION 2050 and renaming Centers of Local Importance per the 2018 Regional Centers Framework and the 2019 Countywide Planning Policies *CEDD recommendation = Approve*
- 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 *CEDD recommendation = Approve*
- 07 Parking requirements in LMC Chapters 18A.80 (Citywide) and in 18C.600 (Lakewood Station District Subarea Plan) *CEDD recommendation = Approve*

Mr. Don Daniels, Chair opened the floor for the public hearing comments.

Written comments were received from Mr. John Ficker, Adult Family Home Council, regarding amendment 2022-04 expressing concerns for the existing operators and those applications made and denied approval for adult family homes within the City Air Corridor land use zones.

Mr. Vicker also spoke via virtual attendance during the meeting of the same concerns.

Written comments were received from Ms. Mellani McAleenan, Tillicum resident, with concerns over proposed Comprehensive Plan Amendment 2022-02. Dave Bugher explained that the staff would provide the Commission the City's responses to her comments for the June 1 meeting.

No other public comments were received. Mr. Don Daniels, Chair, closed the public hearing.

New Business

Tree Preservation Code Introduction and Update

Ms. Courtney Brunell, Ms. Lisa Grueter (BERK Consultants) Mr. Chris Peiffer (PlanIT GEO), and Ms. Alex Hancock (PlanIT GEO) presented an overview of the Tree Preservation Code Ad hoc Committee's recommendations to the Commissioners. The Commission would discuss the Tree Code updates at multiple future meetings; a public hearing was scheduled for July 6.

Unfinished Business**Updates to Climate Change Implementation Plan**

Mr. Bugher provided a brief update on the Climate Change Implementation Plan. Commissioners were given the 1) Adopted Implementation Measures, 2) Planning Commission's January 5, 2022 Work Plan Recommendations; 3) Revised Excel Work Plan with Notes; and 4) Draft Resolution.

Discussions would continue through the final review; action was scheduled for July 20, 2022.

Report from Council Liaison

Councilmember Mr. Paul Bocchi did not provide any additional updates.

Reports from Commission Members and Staff

Ms. Tiffany Speir reviewed the following topics slated for discussion at future meetings:

Future Planning Commission Agenda Topics

06/01/2022: Action on Meadow Park 55 Project; Discussion of 2022 Comprehensive Plan Amendments; Review of Tree Preservation Code Updates

06/15/2022: Action on 2022 Comprehensive Plan Amendments; Public Hearing on Tree Preservation Code Updates; Downtown Subarea Plan Biennial Review Introduction

07/06/2022: Public Hearings on Downtown Subarea Plan Biennial Review; Discussion re Tree Preservation Code Updates

07/20/2022: Action on DSAP Biennial Review; Action on Tree Preservation Code; Review and Action on Climate Change Implementation Plan

Next Regular Meeting would be held as a hybrid in-person/ZOOM meeting on June 1, 2022.

Meeting Adjourned at 8:36 p.m.


Don Daniels, Chair
Planning Commission

06/01/2022


Karen Devereaux, Recording Secretary
Planning Commission

06/01/2022