



**PLANNING COMMISSION  
REGULAR MEETING MINUTES  
June 1, 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 6:32 p.m.

**Roll Call**

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

Planning Commission Members Excused: None

Commission Members Absent: Linn Larsen

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

Council Liaison: Paul Bocchi (not present)

**Approval of Minutes**

The minutes of the meeting held on May 18, 2022 were approved as recommended by voice vote M/S/C Estrada/Combs. The motion carried, 6 - 0.

**Agenda Updates**

None

**Public Comments**

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

**Public Hearings**

None

**Unfinished Business**

Action on Meadow Park 55 Project

Ms. Courtney Brunell explained that the design review permit number 1622 is currently under review as related to this project however cannot be approved until the required Housing Incentive Covenant is accepted and recorded subject to LMC18A.90.50. included in the meeting agenda packet and discussed during several past meetings.

Staff clarified the project is in compliance with the 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 recommended that the Planning commission recommend approval of the Housing Incentives Covenant to permit 6 additional extremely low income units via resolution to the City Council.

The motion was made to accept and approve Resolution 2022-03 by voice vote M/S/C Combs/Estrada. The motion carried, 6 - 0.

Discussion re 2022 Comprehensive Plan Amendments 2022-01 through 2022-07

The Planning Commission reviewed the seven draft proposed amendments and the City responses to the public comments received during the public hearing held May 18.

Ms. Speir provided a recap of details on each of the seven proposed Comprehensive Plan Amendments and a summary of CEDD recommendations below:

**2022-01** Approval.

**2022-02** Approval, provided that the Planning Commission identifies which parcels to rezone. The Planning commission is also requested to recommend incorporating an update of the Tillicum Neighborhood Plan, including consideration of whether to adopt accompanying development regulations into the 2024 Comprehensive Plan periodic update process.

**2022-03** *Continue Amendment 2022-03 to the 2023 and/or 2024 Comprehensive Plan amendment cycle.*

**2022-04** Approval.

**2022-05** Approval.

**2022-06** Approval.

**2022-07** Approval.

The Commission would take action on Resolution 2022-04 regarding the amendments on June 15.

Discussion re Tree Preservation Code Review (presentation of Ad Hoc Tree Committee's Recommendations 1-7)

Ms. Courtney Brunell along with consultants Lisa Grueter, BERK Consulting; Alex Hancock, PlanIT Geo; and Chris Peiffer, PlanIT Geo presented the materials for discussion which included a series of potential code amendments based on the Ad Hoc Tree Committee Report.

It also explored other options the ad hoc committee considered as they made their recommendations in order to answer some Planning Commission questions asked during the May 18, 2022 meeting.

Presentations covered potential options (three for each recommendation) and redlines organized around seven of the twelve recommendations made by the committee. Commissioners will hear the remaining five recommendations on June 8th.

Mr. Don Daniels, Chair requested that staff allow Commissioners additional time to digest the presentation materials and options and to hear the remaining recommendations, 8 – 12, before making recommendations of their own. Also requested was a spreadsheet to score or chose from the 3 different options for each proposed recommendation, to clearly view where the commission was in agreement. Mr. David Bugher offered to work with staff to provide the requested document.

**New Business**

Planning Commission Schedule in June & July 2022 (adding 3<sup>rd</sup> meetings on June 8<sup>th</sup> and July 13<sup>th</sup>)

During the Joint Council meeting members of the Planning Commission expressed an interest in having more discussion meetings during a heavy workload of complex topics. Commissioners requested additional meetings to allow for opportunity to study topic materials and ask additional questions. Staff arranged for third meetings in June and July (June 8 and July 13.) No meetings

would be held during the month of August 2022. Meetings would resume on September 21, 2022.

**Report from Council Liaison**

None

**Reports from Commission Members and Staff**

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

**Future Planning Commission Agenda Topics**

**06/08/2022:** Tree Preservation Code Changes

**06/15/2022:** Action on 2022 Comprehensive Plan Amendments; Discussion of Tree Preservation Code Updates; Downtown Subarea Plan (DSP) Biennial Review Introduction

**07/06/2022:** Public Hearings on Tree Preservation Code Update; Discussion re Tree Preservation Code Updates

**07/13/2022:** Public Hearing on Downtown Subarea Plan Biennial Review; Action on Energy and Climate Change Chapter Implementation Plan; Discussion on Tree Preservation Code Updates

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

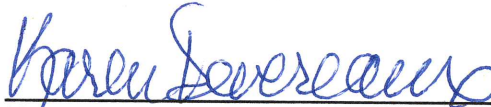
**Next Regular Meeting** would be held as a hybrid in-person/ZOOM meeting on June 8, 2022.

**Meeting Adjourned** at 8:43 p.m.



Don Daniels, Chair  
Planning Commission

06/08/2022



Karen Devereaux, Recording Secretary  
Planning Commission

06/08/2022