



**PLANNING COMMISSION
SPECIAL MEETING MINUTES
July 6, 2022
Hybrid In-Person/Virtual Meeting via ZOOM
6000 Main Street SW, Lakewood, WA 98499**

Call to Order

Mr. Ryan Pearson, Vice-Chair called the hybrid ZOOM meeting to order at 6:30 p.m.

Roll Call

Planning Commission Members Present: Ryan Pearson, Vice-Chair; Paul Wagemann, Brian Parsons, and Robert Estrada

Planning Commission Members Excused: Don Daniels, Chair; Phillip Combs and Linn Larsen
Commission Members Absent: None

Staff Present: Tiffany Speir, Long Range & Strategic Planning Manager; Courtney Brunell, Planning Manager; Heidi Wachter, City Attorney; and Karen Devereaux, Administrative Assistant

Council Liaison: Paul Bocchi (not present)

Approval of Minutes

The minutes of the meeting held on June 15, 2022 were approved as recommended by voice vote M/S/C Parsons/ Wagemann. The motion carried, 4 - 0.

Agenda Updates

Staff requested that New Business topic of Downtown Subarea Plan Biennial Review Introduction be moved ahead of the Public Comments section of the agenda. Vice-Chair, Mr. Ryan Pearson, agreed.

Unfinished Business

Downtown Subarea Plan Biennial Review Introduction

Ms. Tiffany Speir presented the 2022 Biennial Review of the Downtown Subarea Plan, Development Code and SEPA Planned Action.

Ms. Speir discussed current and future projects planned for the Downtown Subarea, to include Gravelly Lk Dr SW improvements, a Central Park and Green Streets Loop, and touched briefly on the new owners of Lakewood Towne Center, KITE Realty, and its interest in mixed-use development along with adding restaurant pads mixed with green space for outdoor dining and entertainment.

Ms. Speir explained that the City was not recommending any substantive changes to the DSAP package; rather, the City was recommending changes to the timing of future reviews:

- Incorporate review of the DSAP package into the 2024 Comprehensive Plan periodic update versus conducting it separately in 2024;
- Change the DSAP package review cycle from every 2+ years to every 5+ years, so after 2024, so after 2024 the next review would occur in 2029; and
- If urgent, time sensitive issues are identified in the future, it is recommended that they be considered within the City's annual Comprehensive Plan, development regulations, and fee schedule amendments.

Next Steps for 2022 DSAP Review:

July 13: Planning Commission Public Hearing

July 20: Planning Commission Action

Public Comments

City Attorney, Ms. Heidi Wachter explained the differences in process for both the public comment period of a meeting and the public comments received during a public hearing.

Ms. Christina Manetti, Lakewood resident, commented that her emails to make public comments online through the Action Network were blocked before the 6/30/22 deadline prior to tonight's meeting. It was noted that another 80 fake emails were received. Christina Manetti described correspondence she had received from the City Legal Department and asked to receive an apology for being called an agitator.

Mr. James Dunlop, Lakewood resident, commented on 5 specific corrections he felt needed to be changed in a staff report provided by Tiffany Speir for the meeting packet regarding the 80 fake emails received.

Ms. Carole Else, Lakewood resident, voiced concern over being unable to send in written comments she had made online and asked to have her written comments submitted in person. These were received and would be forwarded to the commissioners.

Ms. Shawn Hill, Lakewood resident, via Zoom, spoke in favor of protecting trees, eliminating bad air, and stopping the development of more heat islands.

Ms. Heidi Wachter stated that public comments received outside of the public hearing would not be in the legislative record of the hearing.

No other public comments were made or received. Vice-Chair Pearson closed the public comments portion of the meeting.

Public Hearings

Tree Preservation Code Update

Ms. Courtney Brunell introduced Ms. Lisa Grueter, Principal Planner, BERK Consulting, who then provided a brief project background and summary of the proposed changes to the City's tree preservation requirements. Ms. Grueter reviewed all the proposed revisions made from the last discussion with Commissioners.

The next steps would be to hold the public hearing and review comments, and forward final recommendations to the City Council.

Ms. Heidi Wachter reiterated again that only the comments made during the public hearing would be in the legislative record of the Hearing.

Ms. Brunell provided a statement of the summary of written comments received prior to the hearing as follows:

- 204 public written comments were received and published online Friday, July 1st. In advance of the public hearing, a postcard notification was mailed to every Lakewood resident, it was published in the Tacoma News Tribune, and posted on the City's website and social media.
- Of the 204 written comments were submitted, 88 were submitted separately by individuals via email. 116 were submitted via the action network that contained similar verbiage, and 44 from the Action Network were sent from unconfirmed email addresses and/or unconfirmed individuals.

- Some comments were submitted under the names of City Council members and city staff. Due to the large volume of messages received at one time the City cyberware software prevented the messages from going directly into staff in-boxes. Ms. Brunell confirmed that she did not submit comments via this platform. Additionally, confirmation has been received from Tiffany Speir, Heidi Wachter, City Council Members, City Manager John Caulfield, David Bugher, Paul Bucich, Tho Krause, Briana Schumacher, Mary McDougal and Rafik Gindy that they did not use this platform to submit written comments on this topic, although their names were listed with an "lalewood.us" email address.
- Once the City became aware of the blocked messages, the IT Team recovered all of the Action Network email addresses and provided them to CED. Ms. Brunell stated that platforms such as Action Network are commonly used by advocacy groups - once a person fills out the required information, a copy of the signed letter is typically sent directly to City staff via email. This type of correspondence is likely a wave of the future and something Lakewood would see more of particularly as the City reviews projects that garner a lot of public attention.
- CED staff compiled the Action Network 116 messages and created a table of contents for reference. A full table of contents for all 204 written comments was also posted online in the packet for this evening and was printed on the back table for the public for reference.

Vice Chair, Mr. Ryan Pearson, opened the floor for the public hearing comments.

Public Hearing Comments made in person during the hearing record:

- Mr. Ken Severe, Lakewood resident, spoke in favor of a tree preservation code and commented on the need for a certified arborist to approve removal of trees and approval from utility entities to plant trees under wires.
- Ms. Karen Colleran, Lakewood resident, thanked the tree advisory committee for their work and in support of a tree preservation code and canopy goals.
- Ms. Helen Wagner, Lakewood resident, thanked the tree committee and spoke of heritage tree and not fining home owners that cut down significant Garry Oak trees illegally.
- Mr. Tom Galdabini, Lakewood resident, spoke in support of the tree committee recommendations, noting that Garry Oak trees are suffering due to large development and noted adequate regulation is lacking.
- Mr. Mark Pfeiffer, Lakewood resident, spoke in support of the ad hoc committee recommendations of tree canopy and incentives to preserve trees vs. punishment.
- Lynn Meyer, Lakewood resident, just made a comment that she would like to see the stand of Garry Oak trees by John Dower Elementary stay.
- Mr. Bob Warfield, Lakewood resident, spoke about a Garry Oak on his own property and spoke in favor of the revision to the tree preservation code.
- Ms. Christina Manetti, Lakewood resident, spoke in favor of revising the tree preservation code and to push for further amendments, as well as voiced concern that

only Oaks over 20" would be considered for critical areas that receive inadequate mitigation.

- Mr. James Dunlop, Lakewood resident, spoke in support of the recommendations by the ad hoc tree committee and commented on the importance of proper licensing of all tree contractor businesses.
- Mr. Matthew McCarthy, Lakewood resident, comments read by Christina Manetti. Mr. McCarthy's written comments supported the tree preservation code and asked that the actions go further to preserve natural habitat.
- Mr. Vito Iacobazzi, Lakewood resident, spoke in favor overall with the tree advisory board's recommendations, praising the heritage tree recommendations and the need for better health of trees education.
- Mr. Kenneth Tokach, Lakewood resident, spoke about incorrect planting of trees in locations under telephone wires and cables on the roadways.
- Mr. Addo Aequitas, Chairman of the Panther Party, Lakewood resident, spoke in favor of a tree preservation code that the people will benefit from. Mr. Aequitas commented on Christina Manetti emails, treatment of her by legal staff, better tree protections should be written, and the fact he feels the people should be heard.
- Mr. Jesse Passmor, Lakewood resident, told a story of how the tree he planted in his front yard wrapped around his water line and he had to replace it along with various stories of having to cut trees because the canopy took the sunlight away from the yard.

Public Hearing Comments made via Zoom during the hearing record:

- Mr. Carlo Manetti, Lakewood resident, spoke in support of the ad hoc tree committee recommendations and requested the City to draft additional amendments of stricter protections and higher fines for illegal removal.
- Mr. Tichomir Dunlop, Lakewood resident, spoke in favor of the ad hoc tree committee recommendations and added the tree contractors should be fined as well as the homeowner in unauthorized removal of trees. He commented that Lakewood does not have a proper tree inventory.
- Mr. Eric Seibel, Lakewood resident, Pierce County Audubon Society, spoke to urge the City Council to go forward with ad hoc tree committee's tree canopy goal of 40% by 2050, adding that the City and citizens would benefit by creating an urban tree forest with an adequate watering system and using the tree fund to accomplish it.
- Ms. Patricia Fetterly, Tacoma resident, Tahoma Audubon Society & Tacoma Garden Club, spoke noting that both organization strongly support the ad hoc tree committee's recommendations and urges City Council to move forward to establish the ambitious goal of 40% tree canopy by 2050.
- Ms. Judith Manetti, Lakewood resident, spoke in strong support of the tree committee recommendations and to press the City to draft additional amendments with stricter regulations protecting Garry Oaks on either private or public lands.

- Ms. Shawn Hill, Lakewood resident, spoke in favor of the ad hoc tree committee recommendations adding that the City should adopt some of the regulations instituted by Oak Harbor in the area of ivy mitigation and removal.
- Ms. Pepper Lisowski, California resident, spoke asking the commissioners to listen to the community about recommendations for the tree code, noting that by protecting trees you are protecting all human beings, animals, nature, the environment, and the earth.
- Mr. Matthew Couch, Lakewood resident, spoke declaring his strong support in protection of trees through the recommendations from the ad hoc tree committee noting that one of the primary reasons he purchased property in Lakewood was because of the 300-year-old Garry Oak tree in his backyard.
- Ms. Rachel Mackey, Lakewood resident, spoke in support of the ad hoc tree committee recommendations and asked that further work be done to preserve the Garry Oaks suggesting the City follow the guidelines of Department of Natural Resources and institute tree protection zones to prevent further canopy loss.

Ryan Pearson, Vice-Chair closed the public hearing.

Ms. Courtney Brunell acknowledged that several questions had come up related to an urban forestry program, and also some concerns regarding to the preservation of Garry Oak trees and essentially allowing a fee in lieu for critical areas. There has been a proposal to allow for critical use exception. Many comments were made about the 40% tree canopy coverage goal whereas the current Planning Commission draft reads at 30% coverage by 2050.

Ms. Courtney Brunell invited commissioners to send additional questions and comments directly to her to by July 8 to allow time to compile a report to address answers to them prior to the next meeting on July 13th.

New Business: None

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

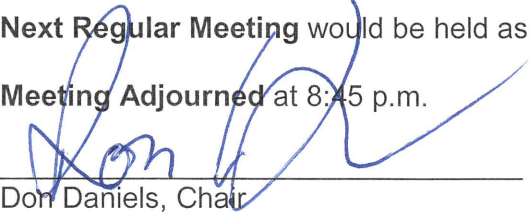
07/13/2022: Public Hearing on Downtown Subarea Plan Biennial Review; Action on Energy and Climate Change Chapter Implementation Plan; Discussion on Tree Preservation Code Updates

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

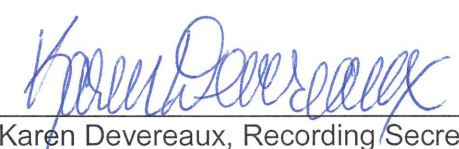
08/01/2022: No meetings were scheduled for August 2022; the next scheduled meeting would be September 21, 2022

Next Regular Meeting would be held as a hybrid in-person/ZOOM meeting on July 13, 2022.

Meeting Adjourned at 8:45 p.m.


Don Daniels, Chair
Planning Commission

07/13/2022


Karen Devereaux, Recording Secretary
Planning Commission

07/13/2022