



**PLANNING COMMISSION  
SPECIAL MEETING MINUTES  
June 15, 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 and Paul Wagemann

Planning Commission Members Excused: Linn Larsen, Brian Parsons and Robert Estrada  
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; and Karen Devereaux, Administrative Assistant

Council Liaison: Paul Bocchi (present)

**Approval of Minutes**

The minutes of the meeting held on June 8, 2022 were approved as recommended by voice vote M/S/C Pearson/ Wagemann. The motion carried, 4 - 0.

**Agenda Updates:** None

**Public Comments**

This meeting was held in a hybrid format, allowing both in-person and virtual testimony.

Mr. James Guerrero, Lakewood resident, spoke on behalf of the Silcox Island Corporation in favor of Comprehensive Plan Amendment 2022-02.

No other public comments were made or received. Chair Daniels closed the public comments.

**Public Hearings:** None

**Unfinished Business**

Action on 2022 Comprehensive Plan Amendments

Planning Commissioners held a public hearing on May 18<sup>th</sup>. Chair Daniels asked for a motion to approve Resolution 2022-04 including recommendations on the amendments for the City Council.

**Mr. Philip Combs made the motion to accept Resolution 2022-04 with Mr. Ryan Pearson seconding. Discussion ensued.**

**Mr. Philip Combs made the motion to accept Option 2 of the 2022-04 amendments adding additional parcels to the rezoning of parcels from Single Family (SF)/Residential 3 (R3) o mixed Residential (MR)/Mixed Residential 2 (MR2). Mr. Ryan Pearson seconding. A voice vote was taken and the motion passed for "Option 2", 4-0.**

**Mr. Philip Combs made the motion to amend the Tillicum Neighborhood Plan, Item B8, to change notations from "Done" to "Ongoing". Mr. Ryan Pearson seconded. A voice vote was taken and the motion passed, 4-0.**

**A voice vote was taken and the motion to adopt Resolution 2022-04 as amended passed, 4-0.**

Discussion of Tree Preservation Code Update

At the June 8, 2022 meeting Commissioners provided feedback on all the identified key items, which included the following:

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|--|--|
| 1. Tree Canopy                           | 8. Maximum Removal on Developed Single Family Properties |
| 2. Residential Lots Exemption            | 9. Replacement   |
| 3. Industrially Zoned Property Exemption | 10. City Tree Fund                                       |
| 4. Easement and ROW Exemptions           | 11. Violations and Enforcement                           |
| 5. Tree Permit Process                   | 12. Incentives   |
| 6. Significant Tree Definition – Oaks    | 13. Permit Fees (outlined in City’s fee schedule)        |
| 7. Heritage / Historical Tree            |  |

The Planning Commission had been asked to review the options and individually provide input on the matrix prior to June 15. The answers to the matrix were combined and staff developed a draft tree code for Planning Commissioner’s review. This document would be the subject of the hearing on July 6<sup>th</sup>.

Review of Climate Change Action Plan

Due to time constraints and length of the discussions of this meeting, Mr. David Bugher offered, and the commission agreed, to table this topic to the July 20 meeting.

**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

**07/06/2022:** Public Hearing 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

**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 6, 2022.

**Meeting Adjourned** at 8:33 p.m.

 FOR 

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Don Daniels, Chair  
Planning Commission                      07/06/2022



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Katen Devereaux, Recording Secretary  
Planning Commission                      07/06/2022