



**PLANNING COMMISSION  
MEETING MINUTES  
April 5, 2023  
Hybrid In-Person/Virtual Meeting via ZOOM  
6000 Main Street SW, Lakewood, WA**

**Call to Order**

Mr. Robert Estrada, Chair pro tem, called the hybrid ZOOM meeting to order at 6:34 p.m.

**Roll Call**

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

Planning Commission Members Excused: None

Commission Members Absent: Phillip Combs

Staff Present: Dave Bugher, Community Development Director and Assistant City Manager; Tiffany Speir, Long Range & Strategic Planning Manager; and Karen Devereaux, Administrative Assistant

Council Liaison: Paul Bocchi (present via ZOOM)

**Approval of Minutes**

**The minutes of the meeting held on March 15, 2023 were approved as written by voice vote M/S/C Wagemann/Larsen. The motion carried unanimously, 6-0.**

**Agenda Updates**

None

**Public Comments**

Dr. Paul Whittaker, Lakewood Racquet Club, originally requested rezoning the property from Mixed Residential (MR)/Mixed Residential 1 (MR1) to Open Space & Recreation (OSR) / Open Space & Recreation 2 (OSR2); now is changing the request to Neighborhood Commercial 1 (NC1) to allow for more indoor courts.

Naomi See, had submitted written comments via email and wanted to confirm they were received and would be recorded as part of the public hearing. (Her written comments were recorded and forwarded to the Commissioners).

**Public Hearings**

*Proposed 2023 Comprehensive Plan Amendments*

Ms. Tiffany Speir gave a brief background on each of the nine (2023-01 through 2023-09) proposed amendments being considered before Mr. Don Daniels, Chair, opened the floor for public comment.

Dr. Paul Whittaker, Lakewood Racquet Club, spoke regarding proposed amendment 2023-03 requested to have his written comments from his earlier testimony recorded as part of the public hearing. (His written comments were recorded and forwarded to the Commissioners).

Bill Parretta, architect for the Lakewood Racquet Club, spoke regarding proposed amendment 2023-03 and believes NC1 is a perfect fit for the parcel which exceeds the OS2 allowances, with 70% more impervious surface. (A sketch was provided to Commissioners).

Ken Enslow, Lakewood Racquet Club volunteer, spoke regarding proposed amendment 2023-03 describing the many activities and residents who use the club and support the expansion explaining they need the NC1 zoning to move forward.

Kerry Hills, spoke in opposition regarding proposed amendment 2023-05 stating emergency shelters should not be allowed in residential neighborhoods suggesting the facilities be kept in the business districts.

Ms. Faaluaina Pritchard, Executive Director, Asian Pacific Cultural Center, spoke regarding proposed amendment 2023-05 in favor of changing language to the proposed '23CPA 2023-05 to eliminate the ½ mile separation on requirements as well as removing "high barrier" requirements. Ms. Pritchard believes both services of housing and treatment should be allowed in the facilities. 2023-05

Matthew Sweeney, attorney representing developer Claude Remy, spoke in favor of proposed amendment 2023-02 and rezoning the additional 18 parcels for redevelopment.

Sharon Lee, Executive Director of Low-Income Housing Institute (LIHI), spoke in opposition of Comprehensive Plan Amendment 2023-05 which she stated discriminated against specific groups of people in need of permanent supportive housing.

Mr. Jon Grant, LIHI Chief Strategy Officer, spoke in opposition of Comprehensive Plan Amendment 2023-05 stating the draft language of proposed permanent supportive housing and transitional housing, emergency housing and emergency shelters within specific zones in the city currently has language that creates conflicting conditions on types of activities by residents that would make the facilities a high-barrier situation

Mr. John Brown, LIHI Program Manager, spoke in support of revised language for the proposed '23CPA 2023-05 to support low-barrier operating facilities.

Ms. Amanda DeShazo, Affordable Housing Consortium, spoke in opposition of Comprehensive Plan Amendment 2023-05 urging the City to remove conditional use requirements causing high barriers to facilities.

Ms. Jen Hutchins, LASA spoke in opposition of Comprehensive Plan Amendment 2023-05 and the requirement for a special needs housing conditional use permit.

For the record, Ms. Speir read the names of those who submitted written public comment via email prior to the meeting to include Lorne Coody, Barris Harms, Cynda Jahner, Laura Kinard, Allison Reynolds, Naomi See, and Theresa Tanoury. These documents were forwarded to Commissioners.

The public hearing was left open through the April 19 Planning Commission meeting.

### **Unfinished Business**

None

### **New Business**

#### Results from Public Outreach regarding Lakewood Climate Change Implementation Plan

Ms. Tiffany Speir shared that in the beginning the City's Energy & Climate Change Chapter and Implementation Plan were mostly developed internally without a lot of citizen input. A steering committee had been created for the 2024 Periodic Review process that had met twice to date and was currently focused on providing feedback on the Lakewood climate change policies and implementation plan. Additional information would be to be shared with the Commission once the steering committee developed its recommendations on the climate change implementation plan.

### Report from Council Liaison

No updates given by Councilmember Mr. Paul Bocchi.

### Reports from Commission Members and Staff

Ms. Speir reviewed the upcoming meetings schedule with commissioners:

April 19:	Continue Public Hearing and Discussion
May 3:	Planning Commission Discussion and Action on Recommendation to City Council
May 22:	City Council Introduction
June 5:	City Council Public Hearing
June 20:	City Council Action

Commissioners discussed the Joint Council Meeting held March 27, 2023. Members stated Mr. Estrada did a great job as Chair pro tem in representing the Commission.

It was noted that Councilmember Mr. Michael Brandstetter offered an extension of term for an additional year to the five commissioners whose terms expire in December 2023; Mr. Don Daniels, Mr. Ryan Pearson, Mr. Paul Wagemann, Mr. Brian Parsons, and Mr. Robert Estrada. Mr. Don Daniels, Chair encouraged those members to reapply and continue serving with the Planning Commission.

**The Next Regular Meeting** would be held as a hybrid in-person/ZOOM meeting on Wednesday, April 19, 2023.

**Meeting Adjourned** at 7:46 p.m.

  
Don Daniels, Chair  
Planning Commission 04/19/2023

  
Karen Devereaux, Recording Secretary  
Planning Commission 04/19/2023