



**PLANNING COMMISSION
MEETING MINUTES
April 19, 2023
Hybrid In-Person/Virtual Meeting via ZOOM
6000 Main Street SW, Lakewood, WA**

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; and Ryan Pearson, Vice-Chair; Phillip Combs, Robert Estrada, Paul Wagemann, Brian Parsons and Linn Larsen

Planning Commission Members Excused: None

Commission Members Absent:

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

Council Liaison: Paul Bocchi (not present)

Approval of Minutes

The minutes of the meeting held on April 5, 2023 were approved as written by voice vote M/S/C Pearson/Larsen. The motion carried unanimously, 6-0.

Agenda Updates

Staff requested that the Economic Development Multifamily Tax Exemption (MFTE) Program presentation be moved forward on the agenda to directly before the unfinished business item.

Public Comments

None. No one in person or virtually attending wished to comment.

Public Hearings, Continued

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.

Mr. Jon Grant, Chief Strategy officer, Low Income Housing institute (LIHI), stated that LIHI appreciated and supported changes made to proposed 2023-05 since the April 5 meeting. LIHI's continuing concerns included requirements for a community meeting, inspections by the Fire Marshal and Building Official, and for an operations plan. He voiced LIHI's concerns regarding Lakewood's compliance with the Federal Fair Housing Act with the draft 2023-05 language. Mr. Grant requested that the restriction on housing court-supervised individuals be removed, that the requirement to follow CPTED rules on existing structures be removed; and requested that emancipated minors be listed as allowed residents in special needs housing.

Amanda DeShazo, Tacoma-Pierce County Affordable Housing Consortium Executive Director, testified on proposed 2023-05. She thanked City staff for removing the conditional use permit requirements on special needs housing. She requested that the court supervised individual prohibition, the occupancy cap on PSH and TH projects, the 1,000 foot distance between facilities, and the development and operations conditions be removed from code.

Ms. Barbara Wyatt testified in opposition to the proposed rezoning in 2023-03 to NC2 due to the allowed uses of parcels in that zone aside from a fitness facility. She requested that the parcels be rezoned to OSR2.

Written public comment was received via email from Ms. Allison Reynolds, Stoel Rives, LLC, representing LIHI, spoke in favor of '23CPA 2023-05 removing specific language to achieve a lower barrier requirement for the facilities.

The Commission closed the public hearing on proposed 2023 Comprehensive Plan amendments 2023-01, -02, -04, -06, -07, -08, and -09. The public hearing on amendments 2023-03 and 2023-05 was held open through the May 3 Planning Commission meeting.

New Business

Presentation re Updates to Lakewood Multifamily Tax Exemption (MFTE) Program

Ms. Becky Newton, Economic Development Manager, presented information summarizing potential changes to the City's MFTE program to comply with state law and also to make the program more attractive to developers. Ms. Newton would provide draft language to the Commission to react to and provide her feedback about prior to the May 17 public hearing.

Unfinished Business

Commission Discussion re 2023 Comprehensive Plan Amendments

Ms. Speir and CED Director Dave Bugher provided updated information regarding proposed amendment 2023-05 to the Commission following meetings city staff held with the Department of Commerce as well as stakeholders. Ms. Speir stated that the Commission would receive an updated version of the amendment in advance of the May 3 meeting. Commissioners reviewed the latest draft language and discussed it.

Report from Council Liaison

None.

Reports from Commission Members and Staff

Ms. Speir reviewed the upcoming meetings schedule with commissioners:

May 3:	Planning Commission Discussion, Continued
May 17:	Planning Commission Action on 2023 Comprehensive Plan Amendments Recommendation to City Council
June 12:	City Council Introduction
June 20:	City Council Public Hearing
July 3:	City Council Action

The Next Regular Meeting would be held as a hybrid in-person/ZOOM meeting on Wednesday, May 3, 2023.

Meeting Adjourned at 7:46 p.m.



Don Daniels, Chair
Planning Commission

05/03/2023



Karen Devereaux, Recording Secretary
Planning Commission

05/03/2023