



**JOINT PLANNING COMMISSION
MEETING MINUTES
May 17, 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, Paul Wagemann, Brian Parsons, and Linn Larsen

Planning Commission Members Excused: Robert Estrada

Commission Members Absent: None

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 May 3, 2023 were approved as written by voice vote M/S/C Parsons/Pearson. The motion carried unanimously, 4-0. (Linn Larsen arrived just after the vote was taken.)

Agenda Updates

None

Public Comments

Lakewood Racquet Club members, Mr. Scott Baird, Mr. Bill Parretta, Ms. Connie Wortham, and Mr. Ken Enslow all spoke in support of changing the zoning to NC2 which would allow for height and impervious surface measurements they need to have regulation sized tennis facilities and urged the commissioners not to recommend OSR2 zone because it would create problems for their project.

Public Hearings

Updates to Lakewood Multifamily Tax Exemption (MFTE) Program

Ms. Becky Newton, Economic Development Manager, provided a review of the draft MFTE Program updated per 2021 Legislature Senate Bill 5287 and recommendations by BERK Consulting, City Staff, and the Planning Commission. Ms. Newton also provided 2021-2023 MFTE updates which included a state work plan chart, legislative updates and impacts to Lakewood, major areas for additional strategy consideration, and a list of MFTE projects in Lakewood.

Mr. Don Daniels, Chair opened the hearing. No comments were submitted. Mr. Don Daniels, Chair closed the hearing.

Commissioners made comments and debated the benefit of the 12-year sunset provision plan versus the 20-year plan.

Unfinished Business

2023 Comprehensive Plan Amendments

Ms. Tiffany Speir, Long Range & Strategic Planning Manager reviewed the updated draft information and summarized each amendment and discussion ensued regarding providing some language for a conditional use clause in the 2023-03 recommendation.

Mr. Philip Combs made the motion to approve 2023 Comprehensive Plan Amendments 2023-01, -02, -04, -06, -07, -08, and -09 as presented. Mr. Linn Larsen seconded. A voice vote was taken and the motion passed unanimously, 5-0.

Mr. Philip Combs made the motion to approve 2023-03 Comprehensive Plan Amendment with conditional uses with the OSR2 zoning. Mr. Ryan Pearson seconded. Chair Daniels tabled the vote due to lack of a quorum.

A special meeting would be held on May 31, 2023 just for the purpose of voting on the 2023 Comprehensive Plan Amendment 2023-03 due to the fact that two commissioners have recused themselves from the vote and discussion of this amendment.

Mr. Linn Larsen made the motion to approve the 2023-05 Comprehensive Plan Amendment as presented. Mr. Brian Parsons seconded. A voice vote was taken and the motion carried unanimously, 5-0.

New Business

Status Update on 2024 Comprehensive Plan Periodic Review Housing Element/Regulations

Tiffany Speir presented information on the comprehensive plan element and development regulations status. Ms. Speir explained the state bills affecting Lakewood's comprehensive planning and how they relate to State housing policy, zoning and regulation.

24CPPR Next Steps:

By June 30, 2023

- Draft updated housing element, Regulations and Residential Zoning
- Energy & Climate Change Public Engagement Results and Updated Element

By December 30:

- Review of Updated Critical Areas
- Review of need for updates to other City Development Regulations
- Status reports on 2011 Tillicum Neighborhood Plan update
- Review of need for updates to other Comprehensive Plan Elements

Report from Council Liaison

None.

Reports from Commission Members and Staff

Ms. Speir reviewed the upcoming meetings schedule with commissioners:

- May 31: Special meeting to hold the vote on 2023 Comprehensive Plan 2023-05 Amendment
- June 7: Action on MFTE updates; 6-year Transportation Improvement Plan; Middle Housing Update

The Next Regular Meeting would be held as a hybrid in-person/ZOOM meeting on Wednesday, June 7, 2023.

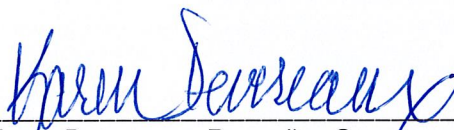
Meeting Adjourned at 8:18 p.m.

 FOR

Don Daniels, Chair
Planning Commission

06/07/2023

City of Lakewood



Karen Devereaux, Recording Secretary
Planning Commission

06/07/2023

Planning Commission

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