



City of  
Lakewood

**Lakewood Planning Commission**  
**February 21, 2024**  
**Meeting Minutes**

**MEETING PLACE/DATE**

Lakewood City Hall (6000 Main St SW, Lakewood, WA) on 2/7/24.

**WELCOME/CALL TO ORDER**

Mr. Robert Estrada, Chair, called the meeting to order at 6:36 p.m. This was due to minor technical difficulties experienced with broadcasting on ZOOM.

**ROLL CALL**

**Planning Commission Members Present** Robert Estrada, Chair; Philip Combs, Vice Chair; Sharon Wallace, Mark Herr, Ellen Talbo, Philip Lindholm, and Linn Larsen.

**Planning Commission Members Excused** None

**Staff** Tiffany Speir, Long Range & Strategic Planning Manager; Becky Newton, Economic Development Manager; and Karen Devereaux, Administrative Assistant

**Youth Council Liaison** None in attendance

**Council Liaison** Councilmember Paul Bocchi

**APPROVAL OF MINUTES**

The minutes of the meeting held on February 7, 2024, were approved by voice vote 7-0 as written. M/S/C Larsen/Herr.

**AGENDA UPDATES** None.

**PUBLIC COMMENT**

No one was present in person or online requesting to make comments.

**PUBLIC HEARING**

*Proposed Expansion of Downtown Residential Target Area (RTA) Map for Multifamily Tax Exemption (MFTE) Program*

To introduce the public hearing, Ms. Becky Newton summarized the MFTE Program and proposed expansion of the CBD Residential Target Area (RTA.) The area proposed to be expanded is specifically along a small piece of Whitman Ave SW, a larger piece of Gravelly Lk Dr SW, and another small piece along 112<sup>th</sup> St SW near the Clover Park High School.

Ms. Newton included an overview of information along with photos of successful Lakewood projects with tax exemptions currently in place.

Mr. Robert Estrada, Chair opened the public hearing for comment and testimony. No one in person or online requested an opportunity to speak. No comments were received.

With consensus from the Commission, Chair Estrada left the public hearing open until the March 6 meeting to allow for continued public comment.

**UNFINISHED BUSINESS** None.

## **NEW BUSINESS**

### *Draft Biennial Reviews of Downtown and Station District Subareas and Updates re 2024 Tillicum Woodbrook Subarea Plan*

Ms. Tiffany Speir explained that simultaneous with the state-required review of the City's Comprehensive Plan and development regulations, Lakewood is conducting:

- a biennial review of both the Downtown Subarea Plan, Planned Action Ordinance, and development regulations (DSAP package);
- a biennial review of the Station District Subarea Plan, Planned Action Ordinance, and development regulations (LSDS package); and
- replacing the 2011 Tillicum Neighborhood Plan with the 2024 Tillicum Woodbrook Subarea Plan (TWSP.)

Commissioners reviewed a map depicting the 2023 boundaries of the City's three subareas. The 2024 TWSP boundaries, when adopted, will incorporate the Woodbrook area.

Ms. Speir described how the City would analyze whether the subarea plans' growth targets needed to be updated in light of the 2044 housing units and employment targets assigned to the City. Ms. Speir also reviewed the vision and concept for each of the subareas. Some questions from Commissioners were answered; others would be answered at the March 6 Planning Commission meeting.

## **REPORTS**

**Council Liaison Comments** None.

### **City Staff Comments**

Ms. Speir reviewed the upcoming meeting schedule with the Planning Commission:

March 6:

- Continuation of Public Hearing re Proposed Expansion of Downtown Residential Target Area (RTA) Map for Multifamily Tax Exemption Program (MFTE);
- City of Lakewood Annual Housing Report; and
- Responses to requests for information regarding Downtown and Station District Subarea Plans.

**Commission Members Comments** None.

**NEXT MEETING** The Planning Commission would next meet on March 6, 2024.

**ADJOURNMENT** Meeting adjourned at 7:55 p.m.

Robert Estrada                    29/02/2024

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Robert Estrada, Chair 03/06/2024

Karen Devereaux  
Karen Devereaux (Feb 29, 2024 15:11 PST)  
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Karen Devereaux, Clerk 03/06/2024

**Signature:** Robert Estrada  
Robert Estrada (Feb 29, 2024 13:20 PST)

**Email:** romestrada@comcast.net