



**Lakewood Planning Commission
February 7, 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 6:30 p.m.

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 January 17, 2024, were approved by voice vote 7-0 as written. M/S/C Combs/Wallace.

AGENDA UPDATES None.

PUBLIC COMMENT

Mr. Paul Krakow, Tacoma Golf and Country Club, spoke regarding a gated entry the private club would like to install. The current Lakewood Municipal code does not allow such. Mr. Krakow informed commissioners he is working with planning and legal department staff to create a code amendment which would allow others to put in gates. He stated property owners are making more requests for security measures to include lighting, fencing and secured entry gates for their communities.

UNFINISHED BUSINESS None.

NEW BUSINESS

Introduction to Lakewood Multifamily Tax Exemption (MFTE) Program

Ms. Becky Newton started the discussion with an overview of the MFTE Program to bring the newly appointed Commissioners up to date. Ms. Newton reviewed the latest updates to State code and explained the requirements for more comprehensive

reporting and auditing processes. Ms. Newton answered questions regarding the application and approval processes for these types of projects. A list of current and pending projects was provided.

Central Business District Proposed Expansion

During the November 6, 2023, City Council Public Hearing on MFTE public comment was received in support of expansion in the Central Business District (CBD) Residential Target Area (RTA) along Gravelly Lake Drive SW. Ms. Newton explained that City Council requested that this be addressed in the first quarter of 2024. It was explained that there is high potential to attract one or more projects within the designated expansion area. The CBD has the highest need for residential and commercial development per subarea plan.

The Planning Commission is to hold a public hearing on the topic at the February 21 meeting at 6:30 p.m. Their recommendation would then be forwarded to City Council.

REPORTS

Council Liaison Comments None.

City Staff Comments

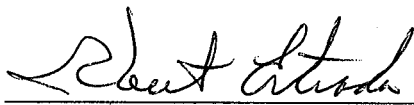
Ms. Spier reviewed the upcoming meeting schedule with the Planning Commission:

- February 21: Public Hearing re MFTE Downtown RTA Map; 2024 Subarea Biennial Reviews

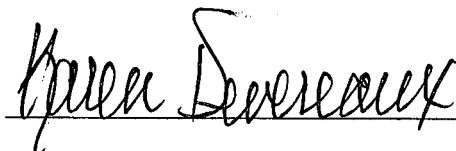
Commission Members Comments None.

NEXT MEETING The Planning Commission would next meet on February 21, 2024.

ADJOURNMENT Meeting adjourned at 7:49 p.m.



Robert Estrada, Chair



Karen Devereaux, Clerk