



**Lakewood Planning Commission
March 6, 2024 Meeting Minutes**

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; Phillip Combs, Vice Chair; Sharon Wallace, Mark Herr, Ellen Talbo, Linn Larsen, and Philip Lindholm.

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 21, 2024, were approved by voice vote 6-0 as written. M/S/C Herr/Lindholm. (Mr. Combs arrived one minute after the vote.)

AGENDA UPDATES None.

PUBLIC COMMENT None.

PUBLIC HEARING

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

Tiffany Speir and Becky Newton summarized the issues being considered during the continued public hearing.

Mr. Robert Estrada, Chair, opened the public hearing for comment and testimony.

Mr. James Guerrero, Lakewood resident and local architect, spoke in support of the expansion of the CBD RTA. Mr. Guerrero stated he supported the idea of such density in the CBD and getting into a walkable neighborhood with localized amenities.

Mr. Dave Iverson, Lakewood resident, testified in support of the staff recommendation to expand the CBD residential target area.

No one was present online requesting to make comments. The public hearing was closed.

UNFINISHED BUSINESS

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

Motion and second were made to approve the expansion of the Downtown Residential Target Area Map as shown by voice vote, 5-2. M/S/C Herr/Lindholm.

NEW BUSINESS

Review of City of Lakewood Annual Housing Report

Ms. Tiffany Speir presented the CED 2024 Annual Housing Report, explaining that it was related in many ways to the 2024 Comprehensive Plan Periodic Review and provides information on the following topics:

- Lakewood Resident and Workforce Demographics
- Regional and Local Housing Market Conditions
- Lakewood Housing Production 2013 – 2023
- 2024 10-year Comprehensive Plan Period Review, PSRC Centers Review, and City Subarea Reviews related to Housing
- Changing State Laws affecting Planning for and Permitting Housing
- Regional Affordable and Subsidized Housing Efforts
- Short Term Rentals in Lakewood -Policies and Regulations
- Residential Parking in Lakewood – Policies, Regulations, and Funding

Discussion ensued. Ms. Speir would provide responses to several questions asked for the March 20 Planning Commission meeting.

REPORTS

Council Liaison Comments

Councilmember Bocchi updated commissioners on the following topics:

The City Council approved adoption of the 2021 Building Codes on Monday, March 4, 2024, and these will be in place March 15, 2024. Depending on a pending Thurston County Judge decision regarding specifically the Wildland Urban Interface Code, the Lakewood City Council might have to rescind their decision to adopt it.

The City Council would hold a facilitated retreat on March 30, 2024.

City Staff Comments

Ms. Speir reviewed the upcoming meeting schedule with the Planning Commission: March 20:

- Guest presentation on Climate Change 101
- Guest presentation on Annual CDBG Action Plan

NEXT MEETING The Planning Commission would next meet on March 20, 2024.

ADJOURNMENT Meeting adjourned at 7:59 p.m.



Robert Estrada, Chair



Karen Devereaux, Clerk