



## Lakewood Planning Commission June 5, 2024 Meeting Minutes

### **WELCOME/CALL TO ORDER**

Mr. Philip Combs, Vice Chair, called the meeting to order at 6:30 p.m.

### **ROLL CALL**

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

**Planning Commission Members Excused** Sharon Wallace

**Planning Commission Members Absent** None.

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

**Youth Council Liaison** None in attendance.

**Council Liaison** Councilmember Paul Bocchi was present.

### **APPROVAL OF MINUTES**

The minutes of the meeting held on May 15, 2024, were approved by voice vote 5-0 as written. M/S/C Larsen/Lindholm. (Ellen Talbo arrived after the vote was completed.)

**AGENDA UPDATES** None.

**PUBLIC COMMENT** None.

### **PUBLIC HEARING** *2024 Comprehensive Plan Periodic Review*

Ms. Speir reviewed the 24CPPR Package which includes a) 2024 Policy and Plan Updates of a reorganized Comprehensive Plan with updated goals, policies, zoning, background documents and appendices, and policy audit; b) The 2024 Development Regulations Updates which include Critical Areas Ordinance (CAO) amendments in LMC Title 14; other 24CPPR required regulation amendments in LMC Titles 18A, 18B, and/or 18C; Short Term Rental regulations; and Public Noticing regulations (HB1105); and c) The 2024 Supplemental Environment Impact Statement with a focus on transportation and parking impacts from housing densification, and information regarding Downtown Subarea Transportation Mitigation Fee (TMF) Program.

Ms. Speir noted that staff recommendations include holding the public hearing open until Commissioners will take action on July 10. A request will be made to City Council if adopted in July, to wait until January 1, 2025, to put it into effect so that staff can prepare for all the changes.

Mr. Robert Estrada, Chair, opened the floor for public comment from online viewers first.

Christinia Manetti, Lakewood resident, spoke in favor of saving the Garry Oak populations throughout Lakewood.

Walter Neary, Lakewood resident, spoke regarding the good communication practice of sending our postcards to alert residents to the public hearing and the opportunity to have their concerns heard.

Cindy Gardner, Lakewood resident, stated she did not receive a postcard. Ms. Gardner noted she had sent a letter with questions and wanted them answered, but staff had not yet received her inquiry.

Jan Cheer, Lakewood resident, spoke about creating community zones and building a focus core center.

Vicky Stanish, Lakewood resident, spoke in favor of daylighting the creek which flows under the Barnes & Noble property in the Lakewood Towne Center.

Phillip Fedderly, Lakewood resident, commented that the city is over-taxing businesses while streets are crumbling, adding that the focus should be on beautifying the community.

Shawn Ehlers, Lakewood resident, spoke against the residential zoning changes allowing so many structures upon one parcel, feeling that community will be lost.

The Chair closed the public hearing for the evening noting the hearing would be kept open and allow public comment through the June 26<sup>th</sup> meeting.

Ms. Speir reiterated that the commission should consider the three topics City Council specifically requested they review (Transportation Mitigation Fees, Short Term Rentals, and Parking Regulations) and state in their findings of fact why they voted on each topic and support each decision they recommend to City Council.

**UNFINISHED BUSINESS** None.

### **NEW BUSINESS**

*Preview of work to update Shoreline Master Program for consistency with 2024 Critical Areas Regulation Amendments*

Ms. Speir noted that no materials had been submitted for this discussion.

### **REPORTS**

#### **Council Liaison Comments**

Councilmember Bocchi updated Commissioners on the following topics:

City Council had passed the project to complete a tree inventory with funds of \$150,000 last year. Once completed, the inventory would analyze the current tree canopy and identify areas that need more trees, as well as looking at significant trees, such as Garry Oaks.

Councilmember Bocchi thanked the residents in attendance at the public hearing

for their participation in the evening's meeting.

**City Staff Comments** None.

**Future Meetings (Special Schedule)**

- 6/12 Discussion of 24CPPR Package
- 6/19 City Hall Closed
- 6/26 Discussion of 24 CPPR Package
- 7/10 Action on 24CPPR Package

**NEXT MEETING** The Planning Commission would next meet on June 12, 2024.

**ADJOURNMENT** Meeting adjourned at 7:50 p.m.

*Robert Estrada*

Robert Estrada (Sep 12, 2024 16:10 PDT)

---

Robert Estrada, Chair

*KD*

Karen Devereaux (Sep 18, 2024 07:54 PDT)

---

Karen Devereaux, Clerk