



## **Lakewood Planning Commission January 15, 2025 Meeting Minutes**

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

Robert Estrada, 2024 Chair, called the meeting to order at 6:30 p.m.

### **ROLL CALL**

**Planning Commission Members Present** Robert Estrada, Chair; Phillip Combs, Vice Chair, Mark Herr, Sharon Wallace, Philip Lindholm, Ellen Talbo, and Linn Larsen (arrived after roll call.)

**Planning Commission Members Absent** None

**Staff** Tiffany Speir, Planning Division Manager, PPW Department; Becky Newton, Economic Development Manager, PPW; and Karen Devereaux, Administrative Assistant, PPW

**Council Liaison** Councilmember Paul Bocchi (not present)

### **ELECTION OF 2025 CHAIR AND VICE-CHAIR**

Chair Estrada opened the floor for nominations for Chair.

- Sharon Wallace nominated Ellen Talbo
- Philip Lindholm nominated Mark Herr
- Robert Estrada nominated Phillip Combs

**VOTE:** By a vote of 5 (Combs)- 2 (Herr) – 0 (Talbo), Phillip Combs was elected 2025 Planning Commission Chair.

Chair Estrada opened the floor for nominations for Vice-Chair.

- Mark Herr nominated Philip Lindholm
- Sharon Wallace nominated Ellen Talbo

**VOTE:** By a vote of 4 (Talbo) – 2 (Lindholm), Ellen Talbo was elected 2025 Planning Commission Vice-Chair.

### **APPROVAL OF MINUTES**

**MOTION:** Approval of December 4, 2024, meeting minutes as written.

**SECONDED. PASSED 7-0.**

### **AGENDA UPDATES**

Members agreed with a staff request that the MFTE RTA Boundary Review Intro discussion take place before the review of Planning Commission 2025 Work Plan.

### **PUBLIC COMMENT**

James Dunlop, resident, spoke via Zoom in opposition of the Multifamily Tax Exemption program and questioned if the city and its residents really benefit if given to the developers.

Walter Neary, resident, former City Council member, spoke via Zoom to encourage the commissioners to bring their unique views and specific opinions to the deliberations

and rise to the challenge of listening to the feedback from citizens.

Christina Klas, resident and business owner, spoke in opposition to the Multifamily Family Tax Exemption program. She suggested to give the incentive to business owners instead of developers, noting if more residents live in the Central Business District, business services are needed by the community.

**PUBLIC HEARINGS** None

**UNFINISHED BUSINESS** None

**NEW BUSINESS**

Multifamily Tax Exemption (MFTE) Residential Target Area (RTA) Boundary Review Introduction

Ms. Becky Newton provided a presentation regarding proposed amendments to the MFTE program and to the City’s RTA boundaries. She noted that on October 21, 2024, the City Council adopted a motion directing the consideration of RTA expansions in the Central Business District/Downtown Subarea and Springbrook, as well as the consideration to add RTAs in the Oakbrook and Tillicum areas. She also shared the City Council’s expressed interest in amending LMC 3.64.020(G) to allow for a 12-year MFTE property tax exemption extension in the Central Business District outside of the Tax Increment Finance (TIF) area. Ms. Newton presented one additional code amendment for MFTE program process improvement.

A discussion of the MFTE program, RTA expansion potential, and code amendments followed. The Commission requested additional discussions prior to holding a public hearing; Tiffany Speir stated that the schedule at Planning Commission would be adjusted to allow for two more study sessions prior to the hearing.

Review of Planning Commission 2025 Work Plan

Ms. Tiffany Speir reviewed the 2025 Planning Commission work plan segmented into quarters and the projects identified to be completed within each quarter.

**REPORTS**

**Council Liaison Comments**

It was noted that on January 13, Councilmember Paul Bocchi was appointed as the Council Liaison to the Planning Commission.

**City Staff Comments**

Ms. Tiffany Speir shared the next regular meeting dates would be February 19, March 5, and March 19

**NEXT MEETING** February 19, 2025.

**ADJOURNMENT** Meeting adjourned at 8:12 p.m.

Phillip Combs

Phillip Combs, Chair

Karen Devereaux

Karen Devereaux, Clerk

**Signature:** Phillip Combs  
Phillip Combs (Feb 13, 2025 08:40 PST)  
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**Signature:** *Karen Devereaux*  
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