



Lakewood Planning Commission April 2, 2025 Meeting Minutes

WELCOME/CALL TO ORDER

Phillip Combs, Chair, called the meeting to order at 6:30 p.m.

ROLL CALL

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

Planning Commission Members Excused Robert Estrada

Staff Jeff Rimack, Director, PPW; Tiffany Speir, Planning Division Manager; Becky Newton, Economic Development Manager; and Karen Devereaux, Planning Commission Clerk

Council Liaison Councilmember Paul Bocchi (present via ZOOM)

APPROVAL OF MINUTES

MOTION: For approval of March 5, 2025, meeting minutes as written.

SECONDED. PASSED 6-0.

AGENDA UPDATES

At a past meeting a few commissioners queried if saying the pledge of allegiance would be allowed. Ms. Tiffany Speir informed the commissioners that if they wanted to start their meetings in this manner, they are welcome to do so. It was noted people have a choice to participate or not.

PUBLIC COMMENT

Chair Combs opened the floor for in-person and virtual public comment.

Christina Klas, Lakewood resident and business owner, stated she is not against new development in the residential target areas then urged commissioners to wait to expand the RTA along Gravelly Lk Dr SW until they can develop a mixed-use overlay.

Ms. Kim Lopez, Lakewood resident, spoke in opposition of the RTA expansion along Gravelly Lake Dr SW noting that she is upset the City possibly will tear down existing businesses that already provide for the community. Ms. Lopez also voiced concerns about increased traffic and unsafe intersections in the RTA.

Ms. Cindy Gardner, Lakewood resident, spoke both in favor and opposition of the RTA expansion along Gravelly Lake Dr SW. Ms. Gardner noted she loved the plan and thinks it will work, but thought the Alliance project should be built first and time taken to see what impact the large development would have on the neighborhood, schools, and traffic in the area before moving forward with expansion.

Jeff, stated representative of Mr. Terry Emmert of Emmert, LLC, opposed the use of the parcel recently purchased by the City for a park.

Chair Combs closed the public comment segment.

PUBLIC HEARINGS

2025 Comprehensive Plan Amendments

Ms. Speir provided a background overview of the 13 proposed 2025 Comprehensive Plan amendments and staff recommendations for each:

- 2025-01** Adopt "co-Living Housing" Amendments for consistency with ESHB 1998 ("Concerning co-living housing")
- 2025-02** Updates to Comprehensive Plan Capital Facilities Element, Parks Element, and Utilities Element for consistency with E2SHB 1181 (Climate Change & Resiliency) 2025-03
- 2025-03** Updates to Lakewood development regulations regarding "middle housing" for consistency with E2SHB 1110
- 2025-04** Adopt regulatory amendments for consistency with SB 5792 ("Concerning the definition of multiunit residential buildings")
- 2025-05** Adopt regulatory amendments regarding residential parking for consistency with SSB 6015 ("Concerning residential parking configurations")
- 2025-06** Adopt technical updates to the Lakewood Municipal Code (LMC) to: reincorporate previous Civic Use regulations; update LMC 18A.10.180 (Definitions) to include "religious assembly"; amendments to LMC 18A.40.080 (A) to allow religious organizations in various land use zones; and amendments to LMC 18A.40.080 (A) to allow day care centers in real property owned or controlled by religious organizations in the MR1 and MR2 zones
- 2025-07** Adopt the 2025-2029 Commute Trip Reduction (CTR) Plan
- 2025-08** Adopt redesignation/rezoning of parcel 0319061001 from exclusively Air Corridor (AC) / Air Corridor 1 (AC1) to "split zoning" of AC / AC1 and Industrial (I) / Industrial 1 (I1.)
- 2025-09** 2025-09 Review, and if needed, amend, the Lakewood Regional Urban Growth Center (RUGC)'s implementation through the Downtown Subarea Plan (DSAP) for consistency with PSRC's Regional Centers Framework Redesignation Requirements
- 2025-10** Adopt redesignation/rezoning of parcel 5140001191 from Downtown / Central Business District (CBD) to Open Space and Recreation (OSR) / Open Space and Recreation 2 (OSR 2.)
- 2025-11** Review LMC 18A.40.110 (B)(1)(e) to consider amending the minimum square footage for accessory dwelling units (ADUs.)
- 2025-12** Recognize RCW 35A.21.440 and RCW 36.70A.130 and adopt regulations regarding allowing new housing in "existing buildings", as defined herein, zoned commercial or mixed-use in the Lakewood Municipal Code.
- 2025-13** Rezone parcel 7025000161 from Open Space & Recreation 2 (OSR2) to Open Space & Recreation 1 (OSR1.)

Chair Combs opened the public hearing.

Samantha Winkle, LRI Waste Connections, spoke in favor of the requested rezoning and thanked the commission for working on the requested amendment 2025-08.

Chair Combs closed the public hearing comment segment during the hearing.

Discussion ensued and all the Commissioner's questions were answered, or staff offered to research and provide additional information at the next meeting. Ms. Speir described the next steps as reviewing the full docket of 13 proposed amendments and making a recommendation to the Council at a meeting on April 16, 2025.

UNFINISHED BUSINESS

Multi-family Tax Exemption (MFTE) Program Updates and Residential Target Area (RTA) Boundary Updates

Ms. Becky Newton provided the Planning Commission with a summary of public comments received with City responses to each for review prior to the April 2 meeting.

Commissioners discussed the amendments to the proposed resolution. However, during discussion three members recused themselves from the vote on the MFTE Program and RTA boundary changes due to conflict of interest in that they each live within or very close to the boundary of the RTA. Because of lack of a quorum, action was postponed to a future meeting.

NEW BUSINESS None.

REPORTS

City Council Liaison Comments

Councilmember Bocchi updated Commissioners on the following topics: City Council held a retreat on Saturday, March 29, 2025, during which they met with the consultant firm hired to conduct the search process to find a new City Manager. Mr. John Caulfield would be retiring on June 5th, 2025.

City Staff Comments

Ms. Speir provided the schedule of upcoming meetings: April 16, May 7 and No Meeting May 21.

Planning Commission Members

Commissioner Ms. Ellen Talbo invited members to celebrate Earth Month by attending the Lakewood Waughop Lake Cleanup on Saturday, April 12th from 9:00 a.m. to 12:00 noon. It was suggested to bring your gloves and boots to assist with removing invasive plant species.

ADJOURNMENT Meeting adjourned at 7:55 p.m.

Phillip Combs

Phillip Combs (May 1, 2025 08:13 PDT)

Phillip Combs, Chair

Karen Devereaux

Karen Devereaux, Clerk