



Lakewood Planning Commission September 2, 2026, Meeting Minutes

WELCOME/CALL TO ORDER

The meeting was called to order at 6:30 p.m. by Mark Herr, Chair

ROLL CALL

Planning Commission Members Present: Mark Herr, Chair; Linn Larsen, Vice Chair; Robert Estrada, Katie Crook, Christian Flores, James Merritt, and Sharon Wallace

Planning Commission Members Excused: None

Planning Commission Members Absent: None

Staff: Tiffany Speir, Planning Division Manager; and Karen Devereaux, Commission Clerk

Council Liaison: Councilmember Ellen Talbo (not present)

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

MOTION (Herr): To approve with correction to the votes showing the individual names in votes of the July 29, 2026, meeting minutes as presented.

SECONDED (Larsen). **PASSED 7- 0.**

AGENDA UPDATES None.

PUBLIC COMMENT None.

PUBLIC HEARINGS None.

UNFINISHED BUSINESS None.

NEW BUSINESS

Review of Draft 2027 Comprehensive Plan, Zoning Map, and Development Regulation Amendment Docket Items

Tiffany Speir provided an overview of the potential docket for the 2027 Comprehensive Plan, Zoning Map, and Development Regulation Amendment (27CPA) cycle:

27CPA #	Subject
2027-01 [From '26]	Review and update zoning and development regulations as needed regarding residential densities and building heights in Transit Areas per HB 1491, Promoting transit-oriented housing development . Compliance deadline: June 30, 2029 What State Law Requires: Defines station areas; updates definition of major transit stop; addresses floor area ratios, density requirements and bonuses, transit-oriented development regulations, affordability requirements, parking requirements, MFTE

	approvals, and establishes SEPA categorical exemptions. Identifies a grant program for local governments to implement, but does not fund the grant program.
2027-02	Review and update zoning and development regulations as needed per HB 2266: Encouraging permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters. Compliance deadline: June 2028. What State Law Requires: Regulating “STEP” housing types (permanent supportive housing and transitional housing as residential uses and indoor emergency shelters and housing as uses with external impacts.) The bill outlines what can be regulated through local government permitting versus regulating as a funder.
2027-03	Review and update zoning and development regulations as needed per HB 2418: Concerning permit review processes. Compliance deadline: June 30, 2027 What State Law Requires: Building from SB 5290, this bill further refines the Local Project Review Act (RCW 36.70B) to streamline permit review processes for residential development.
2027-04	Review and update zoning and development regulations as needed per SB 6026: Residential development in commercial and mixed-use zones. Compliance deadline: December 2027 What State Law Requires: Allowing more residential development in areas zoned for commercial or mixed-use with certain exceptions.
2027-05	Review and update zoning and development regulations as needed per House Bill 1974: Establishing land banking authorities. Compliance deadline: N/A (voluntary program) What State Law Requires: Helps reduce the time it takes to secure land for housing development through local land banking authorities in cities and counties. Land banks benefit neighbors and the community by managing abandoned or underutilized properties, allowing developers to purchase land and preserve it for later development of affordable housing.
2027-06 [From ‘26]	Consider adopting <u>optional</u> GMA Housing Element Compliance Review per SB 5148: Ensuring compliance with the housing element requirements of the growth management act. Compliance deadline: N/A (optional) What State Law Requires: N/A (optional)
2027-07	Review and update zoning and development regulations re certain funding and exemptions related to providing and maintaining affordable housing and related services as needed per SB 6027: Modifying certain funding and exemptions related to providing and maintaining affordable housing and related services. Compliance deadline: N/A What State Law Requires: See SB 6027
2027-08	Review and update zoning and development regulations re affordable housing on property owned by religious organizations as needed per 2SHB 1859: Expanding opportunities for affordable housing developments on properties owned by religious organizations. Compliance deadline: None stated. Bill effective date = June 11, 2026 What State Law Requires: Clarifies and updates city regulatory requirements for religious organizations seeking a density bonus for an affordable housing project.
2027-09 [From ‘26]	Update LMC to allow Pre-approved Accessory Dwelling Unit (ADU) Designs.

2027-10	Update Comprehensive Plan to incorporate 2024 Tree Canopy Assessment Data.
2027-11	Update LMC to incorporate updates to 18A.40.027 use table, associated development regulations, and cross-references.
2027-12	Update LMC to add “Construction Storage” as an allowed Commercial 3 / Industrial Use.
2027-13*	Update LMC at Chapter 2.90 to reduce terms of Planning Commissioners from 5 years to 4 years consistent with other City boards and commissions and with other jurisdictions’ planning commission terms.
2027-14	Review Comprehensive Plan Land Use Policy UD-2 for amendment per City Council Direction.
2027-15	Update Comprehensive Plan Energy & Climate Change and Natural Environment Elements to incorporate Natural Environment and Climate Change (NECC) Task Forces’ recommendations Compliance deadline: June 30, 2029 What State Law Requires: Requires major updates to city Comprehensive Plan elements and development regulations. See HB 1181, Improving the state's response to climate change by updating the state's planning framework .
2027-16	Update LMC to incorporate Natural Environment and Climate Change (NECC) Task Forces’ recommendations Compliance deadline: June 30, 2029 What State Law Requires: Requires major updates to city Comprehensive Plan elements and development regulations. See HB 1181, Improving the state's response to climate change by updating the state's planning framework .
2027-17 [From ‘26]	Update LMC to allow permanent or semi-permanent “food truck pods”
2027-18	Private rezone – Redesignate/rezone parcels 0220368009, -012, -013, -027, -029; and 0220364105 and -107 (Addresses: 3706, 3707, 3708, 3840, 3852, 3862, 3880, and 3884 Steilacoom Blvd. SW S.; and 9200 S. Tacoma Way.) Current designation/zoning: Commercial (C) / Commercial 2 (C-2) Proposed designation/zoning: Industrial (I) / Industrial 1 (I-1)
2027-19	Private rezone – Redesignate/rezone parcels 2200000172, -173, -192 (Address: 15515 Maas Ln. SW) Current designation/zoning: Neighborhood Business District (NBD) / Neighborhood Commercial 2 (NC2) Proposed designation/zoning: Commercial (C) / Commercial 2 (C2)
2027-20	Private Rezone – Redesignate/rezone the MR2 portion (the four-plex portion) of Parcel 5400000541 and all of Parcel 5400000610 (Address: 10240 Bridgeport Way SW) Current designation/zoning: Mixed Residential (MR) / Mixed Residential 2 (MR2) Proposed designation/zoning: Neighborhood Business District (NBD) / Neighborhood Commercial 2 (NC2)
2027-21 [From ‘26]	Private rezone - Redesignate/rezone parcel #0220364100 (Address: 3615 Steilacoom Blvd. SW) Current designation/zoning: Corridor Commercial (CC) / Commercial 2 (C-2) Proposed designation/zoning: Neighborhood Business District (NBD) / Neighborhood Commercial 2 (NC2.)

2027-22	Amend LMC 18A.60.090 (B) (12) and other code sections as appropriate to increase the maximum height of fences from 6 feet to 7 feet per the International Building Code.
2027-23	Amend LMC Section 13.04.160 (C) to allow collection of sewer lien appeal fees.

The Planning Commission would hold a public hearing on the potential docket and recommend a docket list via resolution on September 16.

Status Update on Natural Environment and Climate Change (NECC) Program Task Forces' Work

Tiffany Speir provided the Commission an update on the work performed to date by the NECC Program task forces.

City Staff Comments

- The next Planning Commission Meeting would be held September 16, 2026.

Planning Commission Members Comments None.

ADJOURNMENT Meeting adjourned at 7:41 p.m.

Mark Herr

Mark Herr, Chair

Karen Devereaux

Karen Devereaux, Commission Clerk