



**PLANNING COMMISSION  
REGULAR MEETING MINUTES  
June 16, 2021  
Zoom Meeting  
6000 Main Street SW, Lakewood, WA 98499**

**Call to Order**

Mr. Don Daniels, Chair called the ZOOM meeting to order at 6:30 p.m.

**Roll Call**

Planning Commission Members Present: Don Daniels, Chair; Paul Wagemann, Ryan Pearson, James Guerrero

Planning Commission Members Excused: Phillip Combs; Linn Larsen; Connie Coleman-Lacadie  
Commission Members Absent: None

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

Council Liaison: Paul Bocchi (present)

**Approval of Minutes**

**The minutes of the meeting held on June 2, 2021 were approved as written by voice vote M/S/C Wagemann/Guerrero. The motion carried, 4- 0.**

**Agenda Updates:** None

**Public Comments**

This meeting was held virtually to comply with Governor Inslee's Emergency Proclamations 20-28 and its addendums. Citizens were encouraged to virtually attend and to provide written comments prior to the meeting. No public comments were received.

**Public Hearings**

2021 Annual Development Regulation Amendments

Mr. Don Daniels, Chair, opened the floor for public comment. Ms. Speir confirmed no public in attendance were interested in making comments on the proposed amendments. No written comments had been received. Chair Daniels kept the public hearing open until July 7 to accept written comments.

Ms. Speir reviewed the answers to the questions Commissioners posed during the June 2 study session. The Planning Commission would consider taking action on the proposed amendments on July 7.

Then tentative City Council schedule was presented as follows:

7/26/2021: Council Study Session

8/02/2021: Council Public Hearing on Annual Development Regulation Amendments

8/16/2021: City Council Action on Annual Development Regulation Amendments

**Unfinished Business:** None

**New Business:** None

VISION 2050 Implementation and Regional Housing Efforts Status

Ms. Speir explained the region is expected to reach a total population of 5.8 million by the year 2050. Housing access and affordability are key policy areas in VISION 2050, the region's long-range plan for growth. Ms. Speir described VISION 2050 calls for the region to better assess and address housing needs through coordinated regional strategy and a regional housing needs

assessment. The development of the Regional Housing Strategy is a key implementation action in VISION 2050.

Ms. Speir gave details that the Regional Housing Needs Assessment (RHNA) seeks to answer the central question of “What are the gaps between current and projected housing needs and housing supply?” The needs assessment analyzes conditions, trends, and gaps in the region’s housing stock, and demonstrates how local and sub-regional housing need and supply fit into the regional picture. To view the PSRC’s Regional Housing Needs Assessment visit [psrc.org/sites/default/files/rhna.pdf](http://psrc.org/sites/default/files/rhna.pdf)

Ms. Speir noted the region needs a total of 810,000 new housing units to accommodate the region’s population growth by the year 2050. Pierce County will be responsible for 161,000 units. 34% of those new units need to be affordable to moderate and lower incomes. Ms. Speir described the City of Lakewood median income to be \$51,972 and the poverty rate at 16.6%.

### **Report from Council Liaison**

Councilmember Mr. Paul Bocchi updated commissioners on the following topics:

- Councilmember Bocchi informed commissioners the City Council will begin to meet in person starting with the July 5<sup>th</sup> meeting. Citizens will still be able to watch and participate via ZOOM with the hybrid style of meetings.
  
- Councilmember Bocchi stated he appreciated Ms. Speir speaking about the housing needs of Lakewood citizens and the ARPA funding becoming available. Council is looking forward to reviewing the public comments on where to spend the funds. Council is in agreement on giving 1% of funds directly to local social service agencies.

### **Reports from Commission Members and Staff**

#### Future Planning Commission Agenda Topics

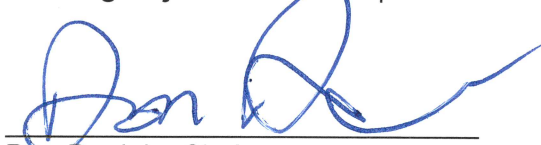
July 7: Special ZOOM meeting with Community Services Advisory Board and others regarding allocating Lakewood’s American Rescue Plan Act (ARPA) funds. The city is currently polling citizens on their ideas where to spend ARPA funds and these responses will be forwarded to Council. (Commissioners were encouraged to visit the ARPA website and take the 3 question survey prior to this meeting at [cityoflakewood.us/ARPA](http://cityoflakewood.us/ARPA) to help prioritize investments.)

July/Aug: No meetings until September 1, 2021

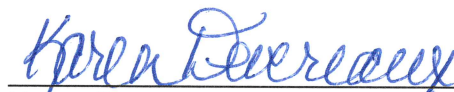
Ms. Speir informed commissioners City Council may request a future discussion on the Comprehensive Plan Energy & Climate Change Chapter and ask Planning Commissioners to create a 5-year Action Plan on implementation of how to invest or a list of resources needed.

**Next Regular Meeting:** The next regular meeting would be held on July 7, 2021.

**Meeting Adjourned** at 7:15 p.m.



Don Daniels, Chair  
Planning Commission 07/07/2021



Karen Devereaux, Recording Secretary  
Planning Commission 07/07/2021