



**PLANNING COMMISSION  
MEETING MINUTES  
October 5, 2022  
Hybrid In-Person/Virtual Meeting via ZOOM  
6000 Main Street SW, Lakewood, WA 98499**

**Call to Order**

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

**Roll Call**

Planning Commission Members Present: Don Daniels, Chair; Ryan Pearson, Vice-Chair; Paul Wagemann, Phillip Combs, Brian Parsons, and Linn Larsen

Planning Commission Members Excused: Robert Estrada

Commission Members Absent: None

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

Council Liaison: Paul Bocchi (not present)

**Approval of Minutes**

The minutes of the meeting held on September 21, 2022 were approved as written by voice vote M/S/C Wagemann/Larsen. The motion carried unanimously, 6 - 0.

**Agenda Updates**

None

**Public Comments**

None

**Public Hearings**

2023 Comprehensive Plan Amendment Docket

Ms. Tiffany Speir briefly reviewed the eight (8) applications submitted for inclusion in the 2023 Comprehensive Plan and Zoning Map amendment cycle; four (4) privately initiated and four (4) City initiated amendments as listed below.

- 2023-01** Request to redesignate /rezone Parcel 020352126 (8821 John Dower Rd SW) from Multifamily (MF) / Multifamily 1 (MF1) to Corridor Commercial CC)/Commercial 1 (C1).
- 2023-02** Request to redesignate/rezone parcel numbers 0219024020 and 0219024021 (5626 and 5634 Main St SW, respectively), and 0219024022 (1064 Davisson Rd SW) from Multifamily (MF)/Multifamily 3 (MF3) to Downtown /Central Business district (CBD).
- 2023-03** Request to redesignate/rezone parcel(s) 0219111038, -1040, and 3097000312 (5820 112<sup>th</sup> St SW) from Mixed Residential (MR)/Mixed Residential 1 (MR1) to Open Space & Recreation (OSR)/ Open Space Recreation 2 (OSR2).
- 2023-04** LASA request to redesignate/rezone parcel(s) for development of low income housing:
- 5130001640 (5516 Fairlawn Dr SW) and -1650 (5520 Fairlawn Dr SW) from

**Residential (R)/Residential 4 (R4) to Neighborhood Business District (NBD)/Neighborhood Commercial 2 (NC2); and**

**-5130001660 (8966 Gravelly Lake Dr SW), and -1671 (8956 Gravelly Lk Dr SW) from Arterial Corridor (ARC)/arterial Residential-Commercial (ARC) to Neighborhood Business District (NBD)/Neighborhood Commercial 2 (NC2)**

- 2023-05      Allow permanent supportive housing (PSH) and Transitional Housing (TH) within the City's Commercial 1, 2, and 3 zones.**
- 2023-06      Amend Policy LU-5.3 to reflect changes in allowed types of funding for financial and relocation assistance for people displaced as a result of construction and development projects**
- 2023-07      Rezone Parcel 880900340 from Residential/Residential 3 (R3) to Open Space & Recreation 1 (OSR1) for expansion of Wards Lake Park**
- 2023-08      Update of Comprehensive Plan text regarding Western State Hospital to reflect adoption of new Master Plan (continued from 2021 amendment cycle)**

Mr. Don Daniels, Chair, opened the floor for the public comment period.

- Mr. Matt Sweeney, representing Mr. Claude Remy, spoke on behalf of the proposed amendment 2023-02 project explaining how its completion would benefit the community and fit well with the Downtown Subarea Plan. Mr. Claude Remy spoke in favor of the project as well.
- Janne Hutchins from LASA testified in favor of 2023-04.

No one else present or online requested to speak during the comment period. Mr. Don Daniels, Chair, closed the floor for the public comment period. The public hearing would remain open for written comments to be received until 12:00 noon on Wednesday, October 19, 2022.

Ms. Speir presented the next steps in the 2023 CPA legislative process (subject to change):  
October 19: Closing of the open public hearing; and Planning Commission action on 2023 CPA docket recommendation;

November 7: City Council study session on Commission-recommended 2023 CPA docket

November 21: City Council public hearing on 23 CPA docket

### **Unfinished Business**

None

### **New Business**

#### 2024 Comprehensive Plan Periodic Review Process - Housing

Ms. Speir introduced guest speakers from Department of Commerce Ms. Anne Fritzel, Housing Programs Manager; and Ms. Shane Hope, Commerce Housing Specialist who presented information on the new requirements for local housing planning.

Discussion centered around the required element of a Growth Management Act comprehensive plan of housing. Cities must look at their inventory of existing housing and projected needs; identify sufficient land for all income levels and a variety of housing types.

Ms. Speir presented information regarding the main focus of expanding the scope and level of detail in planning for housing, specifically how RCW 36.70A.070(2) sets out the requirements for the housing element in a housing needs assessment; goals, policies and objectives; residential land capacity analysis; and provisions for all economic segments.

Ms. Speir also presented draft data from the 2022 Lakewood Housing Needs Assessment.

**Report from Council Liaison**

None

**Reports from Commission Members and Staff**

None

**Next Regular Meeting** would be held as a hybrid in-person/ZOOM meeting on October 19, 2022.

**Meeting Adjourned** at 8:23 p.m.

 FOR 10/19/22  
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Don Daniels, Chair  
Planning Commission 10/19/2022

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Karen Devereaux, Recording Secretary  
Planning Commission 10/19/2022