



**PLANNING COMMISSION
MEETING MINUTES**

March 1, 2023

Hybrid In-Person/Virtual Meeting via ZOOM

6000 Main Street SW, American Lake Room, Lakewood, WA

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, Brian Parsons, and Robert Estrada

Planning Commission Members Excused: Phillip Combs and Linn Larsen

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 February 15, 2023 were approved as written by voice vote M/S/C Wagemann/Pearson. The motion carried unanimously, 4-0. (Mr. Robert Estrada abstained from voting since he was not present at the February 15 meeting.)

Agenda Updates	None
Public Comments	None
Public Hearings	None
Unfinished Business	None

New Business

2024 Comprehensive Plan Periodic Review Process – Lakewood Housing Needs Assessment: Reviewing Racially Disparate Impacts & Equity for All Elements

Ms. Tiffany Speir introduced the draft Lakewood Housing Needs Assessment and reviewed the 24CPPR process requirements including an inventory and analysis of existing and projected housing needs, identification of capacity of land for housing, and adequate provisions for existing and projected housing needs for all economic segments of the community.

Ms. Speir noted Lakewood had an identified capacity of 11,371 housing units and a substantive amount of Lakewood's future growth (78%) will need to be accommodated through infill development and redevelopment. Future housing production can be accommodated to meet the city's growth targets, but the rate of development will have to increase significantly. A substantial amount of new housing will need to be targeted to high-income households in multi-family development. There are also significant needs for housing for extremely low-income households.

In discussion of the Racially Disparate Impacts and Risk of Displacement Findings Ms. Speir noted the largest risk of displacement areas are found on the eastern and southern edges of Lakewood. The most critical focus area for anti-displacement policies will be the Lakewood Station District and the Lakeview/Kendrick area. Businesses in the Lakewood Station area as well as in the International District may also be at risk.

Next steps before June 30, 2023:

- Review of updated Housing Element, Regulations and Residential Use Zoning
- Review of Energy & Climate Change Public Engagement Results and Updated Elements

Report from Council Liaison

No updates.

Reports from Commission Members and Staff

Ms. Speir reviewed the upcoming meetings schedule with commissioners:

March 15: 2023 Comprehensive Plan Proposed Amendments Review and
Annual Housing Action Plan Report

March 27: Joint City Council/Planning Commission Meeting at 7:00 p.m.

The Next Regular Meeting would be held as a hybrid in-person/ZOOM meeting on
Wednesday, March 15, 2023.

Meeting Adjourned at 7:35 p.m.



Don Daniels, Chair
Planning Commission

03/15/2023



Karen Devereaux, Recording Secretary
Planning Commission

03/15/2023