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LAKWOOD CITY COUNCIL STUDY SESSION

MINUTES

Monday, October 28, 1996

7:00 p.m.

City of Lakewood

City Council Chambers

9315 Gravelly Lake Drive SW

Lakewood, WA 98499

CALL TO ORDER

Mayor Harrison called the meeting to order at 7:15 p.m.

ROLL CALL

Councilmembers Present: 7 - Mayor Bill Harrison; Deputy Mayor Claudia Thomas; Councilmembers Ann Kirk Davis; Colleen Henry; JosÃ© Palmas; Doug Richardson and Sherri Thomas.

Staff Present: City Manager D. Scott Rohlfs; Deputy City Manager Andy Neiditz; City Attorney Dan Heid; Finance and Systems Director Galen Kidd; Community Development Director David Bugher; Police Chief Nik Dunbar; Engineering Manager Bill Larkin; Civil Engineer Ken Gunther; Human Resources Administrator Debi Young and General Services Director/City Clerk Alice Bush.

Staff Present: City Manager D. Scott Rohlfs; Deputy City Manager Andy Neiditz; City Attorney Dan Heid; Finance and Systems Director Galen Kidd; Community Development Director David Bugher; Police Chief Nik Dunbar; Engineering Manager Bill Larkin; Civil Engineer Ken Gunther; Human Resources Administrator Debi Young and General Services Director/City Clerk Alice Bush.

FLAG SALUTE

The Pledge of Allegiance was led by J. B. Layne by request of Mayor Harrison.

REPORTS BY THE CITY MANAGER

City Manager Rohlfs announced that the Pierce County Council will be considering the Arrowhead/Partridge Glen Urban Growth Area Boundary proposal on October 29, 1996, at 8:00 p.m. He noted that the City has informed interested citizens about the public hearing. City Manager Rohlfs distributed copies of a letter to the Pierce County Council on Lakewood's position regarding the Arrowhead/Partridge Glen Urban Growth Area Boundary proposal. It was agreed that Councilmember Richardson would attend the Pierce County Council hearing representing the City Council.

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City Manager Rohlfs reported that the City received a \$251,000 sales tax check for August 1996. He noted that the sales tax equalization check for the fourth quarter is going to be quite a bit higher than what was projected.

PROCLAMATIONS AND PRESENTATIONS

Briefing on land use inventory

Principal Planner Blaylock introduced the four interns who have been working on the City's land use inventory. He then provided a briefing on the status of the land use inventory and the process used to develop the inventory.

Intern Andy Bergsagel then reviewed the forms used to collect the data. Intern Tony Kantas noted that the land use inventory for the McChord Gate area, Tillicum and American Lake Gardens areas have been completed.

Fu Chang reviewed the key findings and sensitive areas around the McChord Gate area. The key findings were 1) residential multi-family predominates the McChord Gate area; 2) pockets of single-family residential dwellings are intermittently scattered throughout the area; 3) the west side of Bridgeport Way SW appears to have a stronger single-family focus, particularly along True Lane, while a multi-family emphasis lies adjacent to I-5; 4) there is a considerable amount of underdeveloped or underutilized land to the east of Bridgeport Way SW and access to this area is limited; 5) sensitive areas include the headwaters of Clover Creek are present in the eastern portion of McChord area; 6) commercial retail and services lie parallel to the southbound lane of Bridgeport Way SW and commercial uses have a predominant neighborhood focus, though many serve customers from out of the neighborhood commuting to and from McChord Air Force Base; 7) the area does not contain parcel devoted to open space or recreation; and 8) only two parcels are devoted to quasi-public uses such as places of worship.

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Intern Stacy Tucker then reviewed key issues in the McChord Gate area: 1) the McChord Gate area lacks a strong neighborhood/community focus; 2) Bridgeport Way SW acts as a divider between two large sections of the McChord Gate area; 3) There is potential for redevelopment to the east of Bridgeport Way SW where considerable vacant or underutilized land can be found and the trend is toward the development of multi-family residences; 4) community need for open space and recreation is likely not being met; 5) there is little infrastructure (in terms of lighting sidewalks or streetscapes); and 6) the future role of commercial development along Bridgeport Way SW is unclear. The area lacks a smooth transition from commercial to residential uses. Bridgeport Way SW acts as a major traffic connector to McChord Air Force Base. There is a potential for greater commercial development.

Principal Planner Blaylock indicated that the goal of the interns is to have the land use inventory of the City completed by March 1997.

ITEMS FOR DISCUSSION:

Authorizing the execution of an interlocal agreement with Pierce County for surface water management.

Engineering Manager Larkin reviewed the proposed surface water management agreement with Pierce County to operate a surface water management utility. Discussed ensued on the distribution of service charge billings; the thirty percent overhead costs; the need to monitor the contract; and potential rate increases in 1997.

Authorizing the execution of an interlocal agreement with Pierce County for parks and recreation properties.

City Manager Rohlfs reviewed the interlocal agreement with Pierce County for the transfer of various parks within the City of Lakewood. The agreement also provides for a division of responsibility between the City and the County as it relates to park facilities and property. He noted that the Lakewood Community Center, Seeley Lake Park and Fort Steilacoom Park were considered regional facilities and will be maintained under County authority and responsibility. He noted that the neighborhood parks under the City's responsibility include the Lakewood Kiwanis, Lakewood Active, Edgewater Drive Park, Lakeland Park, Forest Park and Primley's Replat Park (known as Ponce De Leon Park) effective January 1, 1997. He also noted that the City will accept ownership of the Harry Todd Park and American Lake North Park and Marina. City Manager Rohlfs

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indicated that discussions will continue with Pierce County on the transfer of or joint operation of Fort Steilacoom Park, Fort Steilacoom Golf Course and the Old Settlers Cemetery. Discussion ensued on potential environmental issues and the Council's position on Fort Steilacoom Park. Councilmember Palmas indicated that it may be advantageous to stipulate in the agreement that there not be a time limit set on the continual discussions between the

County and the City regarding the potential transfer of Fort Steilacoom Park, Fort Steilacoom Golf Course , Seeley Lake Park and the Old Settlers Cemetery. It was agreed that a memorandum of understanding would be drafted between the City and County to spell out the intentions of both parties to continue further discussions in good faith on the potential transfer of these areas.

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The Council recessed at 8:45 p.m. and reconvened at 8:50 p.m.

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Amending Title 18 of the Lakewood Municipal Code relative to moderate density single family zoning classifications.

Community Development Director Bugher described the proposed changes to the moderate density single family zoning classification in the proposed ordinance. He explained that at the time of the City's incorporation, the base density in the moderate density single family zoning classifications were reduced from six dwelling units per acre to four dwelling units per acre. He indicated that based on submitted project developments for Idlewild Terrace and Ward's Lake in the Sylvan Park area created strong opposition of such types of uses. The Planning Advisory Board held a hearing on amending the current zone regulations and eliminating duplexes from the moderate density single family zone and recommended a minimum lot size of 10,000 square feet and allowing only a minor variance (administrative) of up to ten percent.

Mayor Harrison asked if there were any citizens in the audience wishing to testify.

Speaking before the Council were:

Clara Hardy, Masters Builders Association, spoke against the proposed ordinance and suggested perhaps a PDD or PRD process be impletmented.

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Dan Simon, Simon Development and Construction, spoke in favor of developing duplexes. He indicated that he constructed the Lakewood Oaks and Crystal Oaks duplexes for primarily retirees. He indicated that 10,000 square feet was the minimum amount of space to develop a duplex rambler with 1500 square feet for each unit.

Lila Stewart, Interlaaken Drive, spoke against the Idlewild subdivision proposal and supported establishing development standards. She expressed concern about developing duplexes between single family housing.

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Rob Hackler, Lakewood resident, spoke in support of duplex condominiums. He indicated that they are usually of better quality, gated, and the age group of people living in these condominiums are generally 60+ and these condominiums hold there value.

Shirley Teming, John L. Scott, took offense to the statement that duplexes and two-family units have been viewed as being a transient population housing type and belonging to a different socioeconomic class than the typical single family residence.

Bill Stewart, Interlaaken Drive, spoke about concerns regarding single family zoned property that were dropped from eight to six to four dwelling units per acre. He indicated that he had no objection to planned development. He indicated that he was against intermingling duplexes between residential single family homes that would change the character of the neighborhood.

Frank Dukaren, Lakewood resident, indicated that he currently owns a home in Lakewood Oaks which has provided convenient access to stores and other areas. He indicated that he doesn't consider himself a transient.

Loren Hughes, Lakewood resident, also indicated that he is a resident of Lakewood Oaks. He indicated that Lakewood Oaks is a well-built gated development.

Bruce Barth, Woodbine Lane, indicated that it was the responsibility of the Council to vote for the proposed ordinance.

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Discussion ensued on the development of multi-family units under PDD zoning with a minimum of one acre within a MSF zone. This proposed ordinance would prevent PDD between single family homes. Council requested that the proposed

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ordinance be brought before the Council at the November 4, 1996, City Council meeting.

Establishing the City of Lakewood's position regarding alignment alternatives on the Cross Base Highway Project.

Councilmember Thomas reported on the Ad Hoc Committee's recommendation on the Cross Base Highway alignment alternatives. She indicated that the south central and alternative 2 alignments are being recommended for consideration with substantial modifications.

Speaking before the Council was:

Jim Taylor, Lakewood resident, spoke in support of the Ad Hoc Committee's recommendation.

Other Related Budget Matters.

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City Manager Rohlfs reviewed the 1997 budget amendments and distributed copies of the budget amendments. He noted that the proposed budget changes reflect projected revenues based on the lower projected population figures from the state and other budget amendments.

City Manager Rohlfs requested that the Council schedule budget workshops at 5:15 p.m. on November 4 and November 12, 1996, to continue discussions on the 1997 budget prior to the public hearing scheduled for November 18, 1996.

Councilmember Palmas requested that staff look into having the budget hearing or workshops televised.

ITEMS SCHEDULED FOR THE NOVEMBER 4, 1996, REGULAR CITY COUNCIL MEETING:

1. Authorizing the execution of an interlocal agreement with Pierce County for surface water management. - (Resolution)

2. Authorizing the execution of an interlocal agreement with Pierce County for parks and recreation properties. - (Resolution)

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3. Amending Title 18 of the Lakewood Municipal Code relative to moderate density single family zoning classifications. - (Ordinance)

4. Establishing the City of Lakewood's position regarding alignment alternatives on the Cross Base Highway Project. - (Resolution)

5. Formal public commentary on the City of Lakewood's position regarding alignment alternatives on the Cross Base Highway Project.

There were no comments.

BRIEFING BY THE CITY MANAGER

City Manager Rohlf announced that the Bridgeport Way and Pacific Avenue property will be transferred to the City. He indicated that the property was deeded from the state to the county for use as a right-of-way.

CITY COUNCIL COMMENTS

Councilmember Thomas commented on the holiday sweatshirt that she was able to obtain at the Dome.

Councilmember Richardson announced that on November 20, 1996, at 10:00 a.m., TCI would be videotaping holiday greetings from City Councilmembers and City staff.

Councilmember Palmas requested a status report on the bronze plaque.

Deputy Mayor Thomas announced that on November 2, 1996, at 7:00 p.m., in the Community Room at the Lakewood Mall, the Youth Task Force will be holding a forum on drugs and alcohol.

Mayor Harrison reported that the Lakewood Rotary Wives Club will be sponsoring a "Reading is Fundamental" activity at noon beginning November 1 through December 20, 1996. He indicated that the group will be reading to children at the Lakewood Mall. He indicated that the group has requested that Councilmembers sign up to read a story.

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Mayor Harrison announced that Council would recess to Executive Session for approximately 45 minutes to discuss personnel matters.

The Council recessed to Executive Session at 10:15 p.m. and reconvened at 12:15 a.m.

ADJOURNMENT

There being no further business, the meeting adjourned at 12:15 a.m.

BILL HARRISON, MAYOR

ATTEST:

ALICE M. BUSH, CMC

CITY CLERK

