

1998 03 09 SS

LAKWOOD CITY COUNCIL STUDY SESSION MINUTES

Monday, March 9, 1998

City of Lakewood

City Council Chambers

10510 Gravelly Lake Drive SW

Lakewood, WA 98499

CALL TO ORDER

Deputy Mayor Thomas called the meeting to order at 7:04 p.m.

ROLL CALL

Councilmembers Present: 5 - Deputy Mayor Claudia Thomas; Councilmembers Larry Humphrey; JosÃ© Palmas; Doug Richardson and Sherri Thomas.

Councilmembers Excused: 2 - Mayor Bill Harrison and Ann Kirk Davis.

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Staff Present: City Manager D. Scott Rohlfs; Deputy City Manager Andrew Neiditz; City Attorney Dan Heid; Finance and Systems Director Galen Kidd; Community Development Director David Bugher; Civil Engineer Ken Gunther; Associate Planner David Forte; Acting Police Chief Eileen Bisson; and General Services Director/City Clerk Alice Bush.

FLAG SALUTE

The Pledge of Allegiance was led by Councilmember Richardson by request of Deputy Mayor Thomas.

REPORTS BY THE CITY MANAGER

City Manager Rohlfs announced that the March 16, 1998 City Council meeting will be held at Lake City Elementary School.

City Manager Rohlfs announced that a new combination lock was installed in the employee lounge door and the combination to the lock was included in Councilmembers' mail packets.

City Manager Rohlfs provided an update on Senate Bill 6515 which initially started as a telecommunications bill and later was changed in the Senate Committee to include charging fees by electric utilities and revenue sharing between cities and electric utilities. He indicated that the Bill is now in Conference Committee and revenue sharing was taken out. He explained that the Bill as presently written is confusing and has a negative impact to the City.

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ITEMS FOR DISCUSSION:

City Hall site feasibility study analysis.

Associate Planner Forte reviewed the City Hall site feasibility study analysis. He explained that the study analyzed infrastructure issues, transportation and traffic impacts. He then reviewed a table summarizing the constraints on each of the four proposed sites and noted that the church site on 112th Street had a fatal flaw with regard to land use and policy. It also had a significant negative impact on traffic and transportation. He explained that the Thrift site, Colonial Center site and Fuchs site had positive or neutral impacts. He then reviewed a draft cost analysis for the

development of each site with a 30,000 square-foot building.

Discussion ensued on cost estimates for development; minimum requirement for parking spaces and building square footage; cost for the Fuchs site property as an independent purchase; and developing a schematic design of the Colonial Center site with parking.

Rezoning the property along Flett Creek between Lakewood Drive and Bridgeport Way from a Mixed Use District (MUD), Moderate Density Single-Family Residential (MSF) and High Density Residential (HRD) to Open Space and Recreation (OSR), amending the official zoning maps of the City and repealing the moratorium implemented by Resolution No. 1997-38.

Creating Chapters 18.38 and 18.39 of the Lakewood Municipal Code relative to a Temporary Residential-Urban Overlay Zone and a Temporary Residential-Urban/Commercial Overlay Zone and repealing the moratorium implemented by Resolution No. 1997-37.

Associate Planner Forte reviewed the rezoning of properties along portions of Flett Creek between Lakewood Drive and Bridgeport Way to Open Space and Recreation.

Associate Planner Forte noted that the properties at 3418-3508 84th Street be included in the Temporary Residential-Urban overlay zone. He then explained that properties at 11003 Occident and 4928 110th Street are recommended to be excluded from the TR-U overlay zone. He indicated that the property at 5233 Filbert Lane be retained within the TR-U overlay zone. Associate Planner Forte reviewed the proposed TR-U zone change on the proposed City Hall site at 112th Street.

Discussion ensued on whether an OLB-2 zone would better protect the neighborhood along 84th Street; the validity of a rezone application to Pierce County on the property at 5233 Filbert Lane and how it would impact the proposed temporary overlay zone changes; the placement of wireless communications towers; and whether to change the zone at one of the proposed City Hall sites at 112th Street.

Council recessed at 8:45 p.m. and reconvened at 8:55 p.m.

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ITEMS TENTATIVELY SCHEDULED FOR THE MARCH 16, 1998, REGULAR CITY COUNCIL MEETING: (TO BE HELD AT LAKE CITY ELEMENTARY SCHOOL, 8800 121ST STREET SW):

(TO BE HELD AT LAKE CITY ELEMENTARY SCHOOL, 8800 121ST STREET SW):

1. Rezoning the property along Flett Creek between Lakewood Drive and Bridgeport Way from a Mixed Use District (MUD), Moderate Density Single-Family Residential (MSF) and High Density Residential (HRD) to Open Space and Recreation (OSR), amending the official zoning maps of the City and repealing the moratorium implemented by Resolution No. 1997-38. - (Ordinance - Consent Agenda)

2. Creating Chapters 18.38 and 18.39 of the Lakewood Municipal Code relative to a Temporary Residential-Urban Overlay Zone and a Temporary Residential-Urban/Commercial Overlay Zone and repealing the moratorium implemented by Resolution No. 1997-37. - (Ordinance - Consent Agenda)

3. Greater Lakes Mental Healthcare presentation on an Adult Residential Treatment Facility.

4. Adopting the Parks and Recreation Master Plan. - (Motion)

5. Extending the moratorium relative to the issuance of permits for certain wireless communications facilities for six months and setting Monday, April 20, 1998, at approximately 7:00 p.m., as the date for a public hearing by the City Council on said moratorium. - (Resolution - Consent Agenda)

6. Resolution No. 1998-10 (tabled from the March 2, 1998 City Council meeting.)

**Amending the City of Lakewood fee schedule for inclusion of fees for tree removal and replacement permits.
(Resolution - Consent Agenda)**

Councilmember Richardson asked about changing the title of the Parks and Recreation Master Plan to the Parks and Recreation Conceptual Plan. City Manager Rohlfs indicated that the primary reason for calling the Plan a Plan was to put the City in a better position to qualify for State Inter-Agency Committee grant funding.

Deputy Mayor Thomas also asked if the Parks Plan could address access to the lakes and prioritize parks land acquisition.

BRIEFING BY THE CITY MANAGER

City Manager Rohlfs reported that House Bill 2698, which fixes the hotel/motel tax legislation, has passed both houses.

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CITY COUNCIL COMMENTS

Councilmember Palmas commented that as the City proceeds with building a City Hall facility, it might be advantageous for the City to consider building a convention center with City Hall in partnership with businesses.

Councilmember Richardson asked if staff looked into the question of providing a stipend for Planning Advisory Board members. Councilmember Richardson asked if staff found that the \$400 fee for the replacement of trees was comparable. City Manager Rohlfs replied in the affirmative.

Deputy Mayor Thomas announced that the Youth Forum will be held on March 13, 1998, at the Lakewood Mall. The topic for discussion will be teen pregnancy. She reported that on Friday, March 13, 1998, she will be taking a ride on a C-17. She also announced that the Prince of Wales concert will be held on Tuesday, March 10, 1998.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:25 p.m.

BILL HARRISON, MAYOR

ATTEST:

ALICE M. BUSH, CMC

CITY CLERK