

2000 07 24 Council Retreat

LAKEWOOD CITY COUNCIL AGENDA

Monday, July 24, 2000

8:00 a.m.

Ft. Lewis Golf Course

I-5 and Mounts Road

Ft. Lewis, Washington

CALL TO ORDER

Mayor Harrison called the meeting to order at 8:00 a.m.

ROLL CALL

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

Staff Present: City Manager D. Scott Rohlfs; Assistant City Manager Jeff Butzlaff; City Attorney Dan Heid; Community Development Director David Bugher; Engineering Manager Bill Larkin and Redevelopment/Economic Development Candice Bock.

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New Comprehensive Plan/Existing Interim Zoning Code/Redevelopment Plan

Discussion ensued on Council's quasi-judicial role in potential appeals. It was discussed that Council cannot be provided with certain information given the possibility that a matter may be appealed. Council discussed and determined that they would rather be involved in the appeal process to keep local control over local issues versus delegating that role to the Hearing Examiner or Superior Court.

Council agreed that while there is a need to get information to the public explaining the process and why the Council cannot hear or address certain issues that potentially will come before the Council during the appeal process, this can be challenging depending on how fragmented opponents/proponents are.

Discussion ensued on the use of the Comprehensive Plan prior to the adoption and implementation of the new zoning code.

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Councilmembers noted that the new Comprehensive Plan is the product of the citizens of Lakewood and more closely represents Lakewood interests over the current interim zoning code, which is largely based on codes originally promulgated by Pierce County on a countywide basis. Discussion ensued on the types of situations wherein an interpretation would need to be made. Council requested that a status of such interpretations be provided to the Council during the period prior to the adoption of the new zoning code.

Council directed staff to use the Comprehensive Plan in resolving conflicts with the existing Interim Zoning Code.

Redevelopment/Economic Development

Discussion ensued on the legislature's consideration of using sales tax versus property tax as a basis for redevelopment funding. Washington is one of only five states without a redevelopment funding mechanism. It was noted that the House version includes property tax; however, that component may be determined to be

unconstitutional. A redevelopment plan would provide additional tools for the City in pursuing redevelopment of currently underdeveloped areas to include: land assembly, design standards, more flexibility for parking, on and off site improvements, and establishing appropriate incentives.

Discussion ensued on including a historic preservation component in the plan, including the Tillicum area, and involving the Lakewood Chamber of Commerce and Downtown Business Network group in developing the Plan. The creation of a Task Force was discussed to include the Lakewood Chamber of Commerce, Redevelopment Advisory Board, Planning Advisory Board, Korean community, Pierce Transit and others.

It was the consensus of the Council to pursue developing a Redevelopment Plan.

Lake Steilacoom Treatment

Council commented that testing would be a positive solution because of the low cost. However, it was the consensus of the Council that the City withdraw from involvement due to public objections.

Council directed the City Manager to prepare a letter to lake residents for City Council's review and prepare a press release on the same subject.

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Fort Steilacoom Park

Discussion ensued on the remaining issues on the proposed transfer agreement with Pierce County to include liability issues both in terms of attractive nuisances as well as the County's remaining leasehold liabilities for the existing structures and the cemetery. Discussion also ensued on recreational programming, field scheduling, and the regional nature of the park.

Council expressed a desire to resolve the remaining issues, and not take on unfunded and undefined liabilities related to the County's existing leasehold commitments. The Council expressed a willingness to take on reasonable future liabilities but not deferred maintenance. Council agreed that while there is no urgency to reaching an agreement, the issue should be pursued as appropriate.

Bodies of Water in Lakewood

City Attorney Heid reviewed the State statutes on treatment of lakes. He explained that State statutes do not require any specific action by the City in the current situation. State statute does allow for the formation of assessment districts such as the Lake Steilacoom Improvement Club, the American Lake Improvement Club and others for the purpose of treating the lakes. Should the City engage in lake treatments, it does so under the control of the state.

He indicated that lake associations are tied to the statute for lake treatment and the statute defines the scope of what must be done.

Council concurred that the City's role would be to fulfill any legal obligations and to review any situational information that comes before the Council.

Watercraft Regulations and Noise Ordinance

Council agreed to allow time for interested parties to explore options about the noise ordinance and bring back recommendations. Meetings with interested parties will be organized through the police department.

Relocation Policy

Discussion ensued on creating a relocation policy. State laws place limits on the fiscal level that a City may participate in relocation for certain types of situations. Discussion ensued on Sound Transit's policy that incorporates the current law. A relocation policy based on Sound Transit's policy will be placed on the Council's August 14, 2000 Study Session.

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Miscellaneous

Mayor Harrison discussed the consideration of forming Council committees. An Ad-hoc Committee comprised of Councilmembers Richardson, Humphrey, and Davis will consider the feasibility of forming Council committees and provide recommendations to the Council.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:30 p.m.

BILL HARRISON, MAYOR

ATTEST:

ALICE M. BUSH, CMC

CITY CLERK