



## **LAKESWOOD CITY COUNCIL STUDY SESSION MINUTES**

Monday, August 22, 2022

City of Lakewood

6000 Main Street SW

Lakewood, WA 98499

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### **CALL TO ORDER**

Mayor Whalen called the meeting to order at 7:05 p.m.

### **ROLL CALL**

Councilmembers Present: 7 – Mayor Whalen, Deputy Mayor Mary Moss, Councilmembers Mike Brandstetter, Don Anderson, Patti Belle, Linda Farmer (virtual via ZOOM) and Paul Bocchi.

### **ITEMS FOR DISCUSSION:**

#### **Community and Economic Development Report.**

Dave Bugher, Community Development Director provided an overview of the department's annual report highlighting services, functional structure, activities, and goals. He was accompanied by Becky Newton, Economic Development Manager who discussed key achievements of communications and attractions, business recruitment and retention, and affordable housing. Discussion ensued.

#### **Biennial Review of the Downtown Subarea Plan.**

Tiffany Speir, Planning Manager provided the second biennial review of the 2018 Downtown Subarea Plan and its related SEPA Planned Action and hybrid form-based development code (LMC Title 18B). No substantive changes to the package were recommended since development was significantly impacted by the COVID-19 pandemic in 2020 and 2021. A recommendation was made to modify the review schedule from two years to five years.

Ms. Speir highlighted progress on the 2019 Transportation Improvement Plan project list, park improvements, 2021 sale of Lakewood Towne Center, priority contaminated sites, private projects, transportation mitigation fees, and economic development activity in the downtown area.

Discussion ensued surrounding the goals of continued development of the Towne Center to incorporate green space, mixed use projects, and transportation improvements.

**Tree Preservation Code Update.**

Planning Manager Courtney Brunell was joined by consultants Alex Hancock and Chris Peiffer of PlanIT Geo to provide a Tree Preservation Code Update.

Ms. Hancock highlighted research and recommendations to short plat and single-family lot tree preservation. Final recommendations included two options for short-plats:

Option 1- The Adhoc Committee recommended that the City consider eliminating the exemption for single family residential lots regardless of lot size and require canopy coverage be maintained on every residential lot where it exists today. Additionally, the Adhoc Committee recommended that the Council consider looking at canopy coverage on a lot-per-lot basis rather than individual tree count. The City Council may choose to revisit this option.

Option 2- The City may consider further amending LMC 18A.70.320.b as shown below: Interior Trees. A percentage of all significant trees within the interior of a lot, excluding the perimeter area, shall be preserved within the applicable zoning district.

a. For new single-family residential development including a single-family dwelling on an individual lot, multifamily residential development, and public/quasi-public institutional development, fifty (50) percent of the significant trees located within the interior area of the lot shall be retained.

b. For new residential subdivisions all significant trees shall be retained and preserved except those required to be removed in order to construct streets, utilities, or other on-site improvements. Tree retention shall thereafter be provided on a lot-by-lot basis as the individual lots are developed. A tree survey shall be included as part of the subdivision application and a tree retention plan shall be recorded on the face of the plat to require compliance with this provision.

Ms. Hancock then highlighted recommendations to short-plat and single family lot tree replacement. This included amending LMC 18A.70.320.I to include additional on-site replacement options based on replacement DBH size, replacement canopy coverage, or replacement carbon reductions.

Further, it was recommended to amend LMC 18A.70.320 to include that for any site proposed to be developed or cleared, at least 50 percent of significant trees located outside the buildable area of the lot shall be retained if they are rated in good condition or better by an ISA Certified Arborist.

Finally, Ms. Hancock and Mr. Peiffer provided an overview of the benefits and purpose of an Urban Forestry Program. The City's overall Urban Tree Canopy has grown by 53.5 acres between 2011-2019. Ms. Hancock also highlighted various reports to show the equity of urban tree canopy distribution for Lakewood Census Block Groups and People of Color populations. Discussion ensued concerning the impact of recommendations.

**ITEMS TENTATIVELY SCHEDULED FOR THE SEPTEMBER 6, 2022 REGULAR CITY COUNCIL MEETING:**

1. Proclamation declaring September 11, 2022 as Patriot Day and Day of Remembrance. – *Chief Mike Zaro, Lakewood Police Department and Chief Jim Sharp, West Pierce Fire & Rescue*
2. Proclamation recognizing National Hispanic Heritage month.
3. Youth Council Report.
4. Clover Park School District Report.
5. Authorizing the execution of the 2022 Pierce County Countywide Planning Policies interlocal agreement.– (Motion – Consent Agenda)
6. Authorizing the execution of an agreement with David Evans and Associates, Inc., in the amount of \$343,378, for design engineering services related to the Ardmore/Whitman/93rd sidewalks project. – (Motion – Consent Agenda)
7. Authorizing the execution of the Allocation Agreement and Participation Form related to the Washington Opioid Settlement. – (Motion – Consent Agenda)
8. This is the date set for a public hearing on the Biennial Review of the Downtown Subarea Plan. – (Public Hearings and Appeals – Regular Agenda)
9. This is the date set for a public hearing on the Tree Preservation Code Updates. – (Public Hearings and Appeals – Regular Agenda)
10. Considering the proposed vacation of the terminal westerly thirty-six (36) feet of 88th Ave Ct SW west of the intersection with Wadsworth Street SW. – (Ordinance – Regular Agenda)

**REPORTS BY THE CITY MANAGER**

City Manager Caulfield shared that the City was awarded the 2022 Governor's Smart Communities Award for its leadership on planning and climate change, one of only eight cities recognized in the state. The City also received the Judges Merit Award for the development of the Lakewood Station District Subarea Plan. He extended appreciation to the City Council, staff, and the Planning Commission for their ongoing work on these policy objectives.

Mr. Caulfield also provided follow-up to public comment concerning Village Apartment residents. The City continues to be engaged in conversations with residents and advocacy groups, such as LASA and others to educate on tenant

laws and facilitate access to resources. The Community Safety Resource Team conducted on-site visits to review complaints and found no code violations or issues. They did locate some vehicles that had people living within them and reached out to the PATH team to connect them to resources.

He shared that the Lakewood Library Advisory Committee had their second meeting. The committee completed a community survey with 1,899 responses. The next meeting is scheduled in September and the City's Parks and Recreation Director and Senior Center Coordinator will join to discuss possible partnership opportunities. The Library District has hired structural engineers to assess the existing building and costs of upgrades.

He then reported that the Farmers Market has had great success this season and is extended into the second week of September and the Public Works Engineering Department submitted 3 projects for TFE funding (Union Ave, 40<sup>th</sup>/100<sup>th</sup> intersection, and S. Tacoma Way/92<sup>nd</sup> traffic signal). The City is expected to receive a \$1.278 million grant from the state's transportation safety program, this funding will be used for construction on Custer Rd. and John Dower with a very small match from the City required. The timeline will be to design in 2025 and begin construction in 2026.

## **CITY COUNCIL COMMENTS**

Councilmember Anderson expressed concerns about the request for appropriation from Tacoma Cease Fire. He was appreciative that the Urban Tree Canopy cover has increased and compared the size to that of Waughop Lake. Finally, he shared that the U.S. Golf Association announced in 2027 US Women's Senior Open will be hosted at the Tacoma Country Golf Club.

Mayor Whalen attended a telephonic meeting with United Way and other local mayors about supporting United Way with a proclamation about the good work done by the organization, more to follow at a later meeting. He also attended the 2022 WashJam scouting event at Fort Steilacoom Park. It was a well enjoyed event and the Mayor extended his appreciation to City staff for their work in coordinating and clean-up following the weekend of camping. Mayor Whalen also met with the Tacoma Country Golf Club Board to discuss the WSDOT project for the interconnector road. TCGC Board is working with WSDOT to negotiate project outcomes. Finally, Mayor Whalen met with the City Manager and Chair of Pierce County Library System board to discuss the current affairs of the library system in Lakewood. It was a positive meeting and PCLS is committed to ongoing transparency and communication with the City. PCLS is planning a temporary location and will share more information soon. There is interest in the full PCLS Board meeting with the City Council to discuss results of the community survey from the Lakewood Library Advisory Group once the results are compiled.

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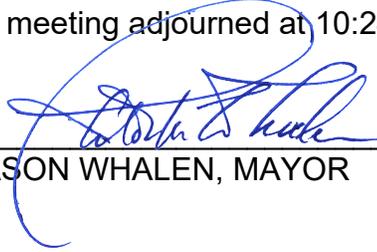
Mayor Whalen announced that the City Council will recess into Executive Session for approximately 30 minutes pursuant to RCW 42.30.110(1)(g) to review the performance of a public official. The City Council is not expected to take action following the Executive Session other than to adjourn the meeting.

The City Council recessed at 9:52 p.m. The City Council reconvened at 10:22 p.m.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 10:24 p.m.

ATTEST:

  
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JASON WHALEN, MAYOR

  
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AMANDA COLLINS  
ACTING CITY CLERK