



LAKEWOOD CITY COUNCIL STUDY SESSION AGENDA

Monday, March 11, 2019

7:00 P.M.

City of Lakewood

City Council Chambers

6000 Main Street SW

Lakewood, WA 98499

Page No.

CALL TO ORDER

ITEMS FOR DISCUSSION:

- (3) 1. Review petition to form a Lake Management District for American Lake.
– (Memorandum)
- (15) 2. Rental Housing Safety Program Update. – (Memorandum)
- (35) 3. Review 2019 Consolidated Annual Action Plan and amendments to 2016-
2017 Consolidated Annual Action Plans. – (Memorandum)
- (81) 4. Review of Sign Code amendments. – (Memorandum)
- (149) 5. VISION 2050 Update. – (Memorandum)

ITEMS TENTATIVELY SCHEDULED FOR THE MARCH 18, 2019 REGULAR CITY COUNCIL MEETING:

- 1. Business showcase. – *Mastrogiannis Distillery, Mr. Ilias Mastrogiannis, Owner*
- 2. Authorizing the execution of a collective bargaining agreement with Teamsters Local Union No. 117 for the period of January 1, 2019 through December 31, 2021. – (Motion – Consent Agenda)
- 3. Resolution to form the American Lake – Lake Management District and setting April 22, 2019 as the date for a public hearing on the formation of the proposed lake management district. – (Resolution – Consent Agenda)
- 4. This is the date set for a public hearing to consider the vacation of Seattle Ave SW right-of-way between Pacific Hwy SW and Interstate 5. – (Public Hearings & Appeals – Regular Agenda)

The Council Chambers is accessible to persons with disabilities. Equipment is available for the hearing impaired. Persons requesting special accommodations or language interpreters should contact the City Clerk, 253-983-7705, as soon as possible in advance of the Council meeting so that an attempt to provide the special accommodations can be made.

5. This is the date set for a public hearing regarding the proposal to amend Lakewood Municipal Code sections 18A.50.600 related to signs. – (Public Hearings & Appeals – Regular Agenda)
6. Review of 2018 Year End Police Report. – (Reports by the City Manager)

REPORTS BY THE CITY MANAGER

COUNCIL COMMENTS

ADJOURNMENT

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To: Mayor and City Councilmembers
From: Paul A. Bucich, P.E., Public Works Engineering Director
Greg Vigoren, P.E., Engineering Services Manager
Through: John J. Caulfield, City Manager *John J. Caulfield*
Date: March 11, 2019
Subject: Petition to form a Lake Management District for American Lake

Background

American Lake is infested with Eurasian watermilfoil, a state listed noxious weed. According to a diver survey conducted in summer 2018, milfoil is covering 118 acres of the lake's shoreline (see attachment 1 – milfoil map). This is up from 106 acres in 2017. Without control measures in place, milfoil will continue to spread, ultimately covering approximately 236 acres of shoreline.

In 2017, the City was awarded a \$30,000 grant from the state Department of Ecology to prepare an Integrated Aquatic Vegetation Management Plan (Plan) for American Lake. The Plan was prepared with the assistance of representatives from WA Military Department (Camp Murray), JBLM, the Veterans Affairs medical center, and lakefront private property owners. The plan recommends treating the lake with a chemical herbicide as the first step to control or eradicate the invasive Eurasian watermilfoil. Other measures include public education and outreach.

The City recently secured a \$75,000 Ecology grant to help with the costs to treat the lake with a chemical herbicide. The total estimated project costs for the first year of control is \$142,250. Annual control effort costs should decrease significantly after the initial treatment to approximately \$25,000 in 2020 and with inflation to approximately \$30,000 in 2022. We are working to treat the lake in 2019 if a Lake Management District formation is successful.

Proposed Lake Management District

In recognition of the City's role and responsibility along with the federal and state property owners for lake issues, lakefront property owners have been working with PWE representatives to pursue the formation of a Lake Management District (LMD) in accordance with Chapter 36.61 RCW. The LMD would be funded by property owners on the lake, including the City, in accordance with a financial assessment conducted to determine a per-foot contribution assessment needed to fund

the Plan recommendations. The LMD would tax all lakefront properties except the state and federal properties unless otherwise included per provisions in Chapter 36.61 RCW: Lake and Beach Management Districts.

State Property

The Lakewood City Council cannot include the state property of Camp Murray in the lake management district without concurrence from the Pierce County Council as it is outside our jurisdictional boundaries. The PWE Director presented the case to the County Council Rules Committee on Monday, March 4 and again to the full Council on Tuesday, March 5, to allow the Lakewood City Council to include the property in the LMD tax roll. The County Council passed Resolution No. R2019-21 authorizing the Lakewood City Council to include the state property of Camp Murray in the American Lake, Lake Management District, at your discretion (see attachment 2). This was done in accordance with RCW 36.61.070.

Federal Property

The federal property consisting of JBLM and the VA medical center is exempt from inclusion in the lake management district as federal lands and is outside of the incorporated boundaries of Lakewood. The leadership at JBLM could elect to join the district; however, this would likely require approval from leadership in Washington, DC. At this time, this is not being pursued. However, the JBLM leadership has expressed their support for efforts to address the milfoil problem and are actively looking at how they can provide the proportionate and appropriate funding towards the aquatic weed management efforts.

Submitted Petitions

A citizen group has submitted a petition to the City in accordance with the process outlined in Chapter 36.61 RCW (see attachment 3). We have confirmed that the petition has been signed by owners of at least 20 percent of the property acreage contained within the proposed lake management district, a requirement for a valid petition.

If the City Council determines the petition is sufficient and the proposed lake management district appears to be in the public interest, and the financing of the lake management district improvement and maintenance activities is feasible, then the Council could adopt a resolution of intention to form a district. The resolution would set a date for a public hearing on the formation of the proposed district.

Next Steps in Accordance with Chapter 36.61 RCW:

- Should the City Council indicate support of initiating the process tonight, the City Council will need to formally adopt a resolution of intent to form a Lake Management District at a future City Council meeting. PWE have prepared a draft resolution for City Council consideration for review tonight (see attachment 4).
- If the City Council passes the resolution on March 18 or shortly thereafter, a public hearing on the formation of the lake management district will need to be held. Due to the timing

needed for application of the aquatic herbicide, we are proposing the public hearing occur during a special meeting on April 22.

- After the public hearing, if the City Council proceeds with forming a district, a resolution will be adopted on May 6 submitting the question of creating a lake management district to property owners within the proposed district.
- Ballots containing the question on whether to form a lake management district will be mailed by May 10 with a return date no later than June 10. Each property will be allowed one vote.
- If the proposal receives a simple majority vote in favor of creating a lake management district, the City Council will adopt an ordinance on June 17 creating the district.
- A special assessment roll will be prepared thereafter. A public hearing will be held on July 1 to hear any objections to the roll.
- A resolution may be adopted on July 15 confirming and approving the special assessment roll.
- Within 30 days after creation of the district, the City will file details of the district with the County Treasurer or our City Finance Dept. including district activities to be funded, boundaries, and the special assessment roll.

RESOLUTION NO.

A RESOLUTION of the City Council of the City of Lakewood, Washington, to form the American Lake - Lake Management District and Setting a Public Hearing on the Formation of the District.

WHEREAS, Chapter 36.61 and RCW 35.21.403 authorize the City to establish a lake management district within its boundaries; and

WHEREAS, the purpose of a lake management district is to establish a governmental mechanism by which property owners can embark on a program of lake improvement and maintenance for their and the general public's benefit, health, and welfare; and

WHEREAS, property owners surrounding American Lake have demonstrated support for the formation of a lake management district; and

WHEREAS, pursuant to Chapter 36.61, public property, including state property, shall be considered the same as private property in a lake management district, except liens for special assessments and liens for rates and charges shall not extend to public property; and

WHEREAS, pursuant to Chapter 36.61, lake bottom property and marine property below the line of the ordinary high water mark shall not be considered to be benefited, shall not be subject to special assessments or rates and charges, and shall not receive voting rights under a lake management district; and

WHEREAS, the City shall determine the sufficiency of the signatures, which shall be conclusive upon all persons. No person may withdraw his or her name from a petition after it is filed; and

WHEREAS, the City has determined that the petition is sufficient; and

WHEREAS, the City has determined that the proposed lake management district appears to be in the public interest and that the financing of the activities is feasible.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON, DOES RESOLVE as Follows:

Section 1. Nature of Activity. The planned lake improvement and maintenance activities to be financed are invasive aquatic species management, water quality management, and maintenance, monitoring, and educational efforts related to those activities; and

Section 2. Amount of Money to be Raised. The amount of money proposed to be raised by special assessment to fund the American Lake – Lake Management District is \$202,000 over 10 years; and

Section 3. Special Assessments. Special assessments will be imposed annually for the duration of the lake management district; and

Section 4. Rates and Charges Imposed. The following rates and charges are proposed: \$0.73/foot of lakefront property; and

Section 5. Duration. The number of years proposed for the duration of the lake management district is 10 years, consisting of 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028; and

Section 6. Boundaries. The proposed boundaries of the lake management district are as set forth in the attached Exhibit A.

Section 7. District's Number. The number of the proposed American Lake - Lake Management District is No. 1.

Section 8. Public Hearing. A public hearing on the formation of the proposed lake management district shall be held on April 22, 2019.

ADOPTED by the City Council this 18th day of March, 2019.

CITY OF LAKEWOOD

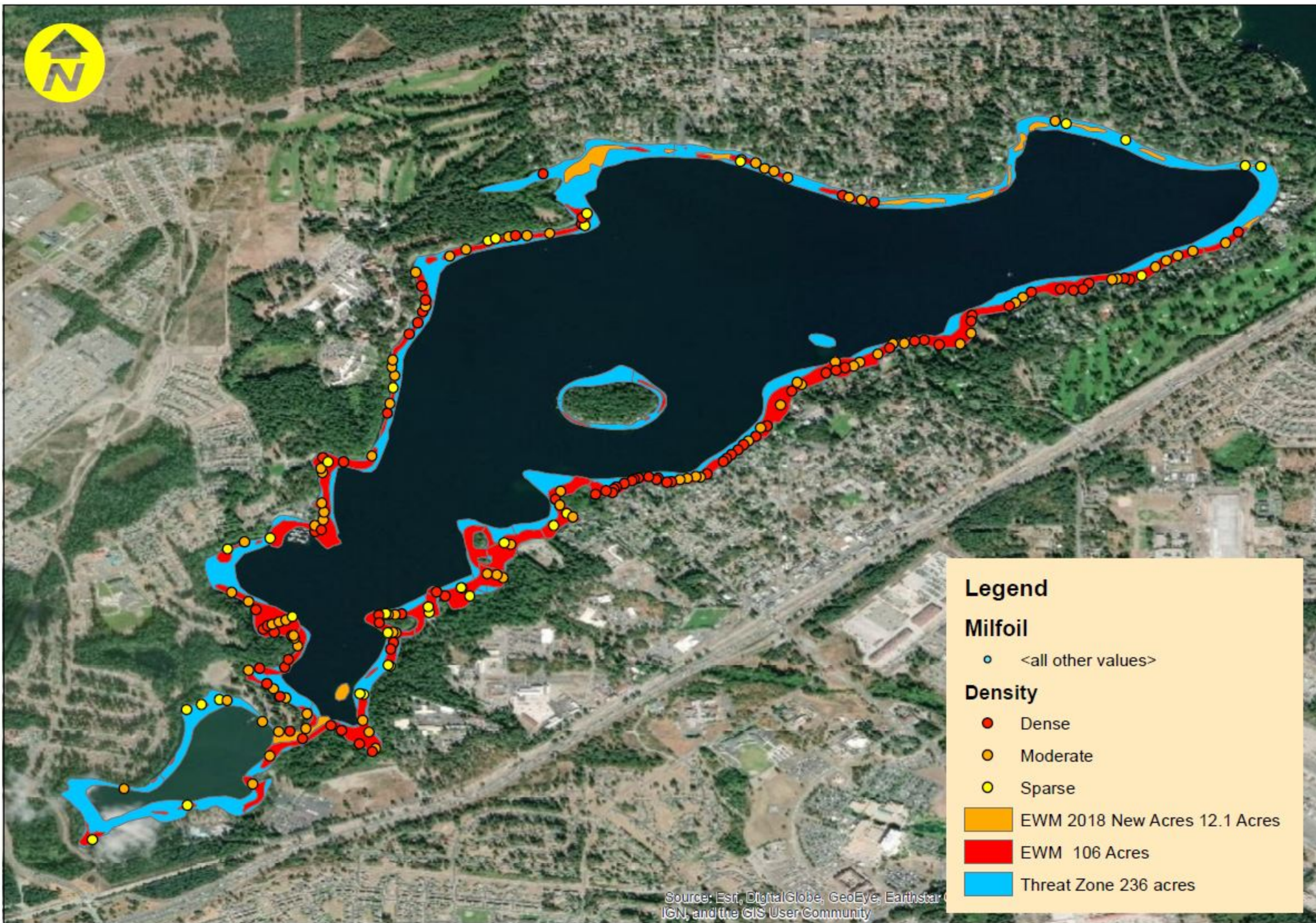
Attest:

Don Anderson, Mayor

Briana Schumacher, City Clerk

Approved as to Form:

Heidi Ann Wachter, City Attorney



Legend

Milfoil

- <all other values>

Density

- Dense
- Moderate
- Sparse

EWM 2018 New Acres 12.1 Acres

EWM 106 Acres

Threat Zone 236 acres

Source: Esri, DigitalGlobe, GeoEye, Earthstar
IGN, and the GIS User Community

American Lake Eurasian Milfoil Distribution Summer 2018

1 Sponsored by: Councilmember Douglas G. Richardson
2 Requested by: County Council
3
4
5

6 **RESOLUTION NO. R2019-21**
7
8

9 **A Resolution of the Pierce County Council Approving the Inclusion of**
10 **Certain County Territory, Generally Known as Camp Murray,**
11 **into the American Lake – Lake Management District, the**
12 **Formation of Which is Being Considered by the City of**
13 **Lakewood, Pursuant to Chapter 36.61 Revised Code of**
14 **Washington (RCW) and RCW 35.21.403.**
15

16 **Whereas,** Chapter 36.61 of the Revised Code of Washington (RCW) and RCW
17 35.21.403 authorize county and city legislative authorities to establish lake management
18 districts within their boundaries; and
19

20 **Whereas,** the purpose of a lake management district is to establish a
21 governmental mechanism by which property owners can embark on a program of lake
22 or beach improvement and maintenance for their and the general public's benefit,
23 health, and welfare; and
24

25 **Whereas,** property owners surrounding American Lake have demonstrated
26 support for the formation of a lake management district; and
27

28 **Whereas,** American Lake property owners seek formation of a lake management
29 district to: (1) monitor and control the Eurasian milfoil infestation as well as any state-
30 listed aquatic and/or riparian noxious weeds in the lake using scientifically and
31 environmentally safe methods that will avoid adverse impacts on fish and wildlife and
32 provide for appropriate measures to protect and enhance fish and wildlife; and (2)
33 maintain an advisory committee of neighborhood representatives to direct efforts and
34 expenditures of the funds of the Lake Management District; and
35

36 **Whereas,** certain territory, generally known as Camp Murray and more
37 specifically described in Exhibit A which is attached and incorporated herein, abuts
38 American Lake and contributes to the infestation of Eurasian milfoil and other noxious
39 weeds in American Lake; and
40

41 **Whereas,** the above-referenced territory is located outside of the jurisdictional
42 boundaries of the City of Lakewood and inside the jurisdictional boundaries of Pierce
43 County; and
44
45



1 **Whereas**, no lake management district may be created by the City of Lakewood
2 that includes territory located in Pierce County's jurisdiction without the approval of the
3 Pierce County Council as the legislative authority of the affected jurisdiction; **Now**
4 **Therefore**,

5
6 **BE IT RESOLVED by the Council of Pierce County:**

7
8 Section 1. The Pierce County Council has determined that the proposed lake
9 management district appears to be in the public interest.

10
11 Section 2. The Pierce County Council, as the legislative authority of the affected
12 jurisdiction, hereby approves of the inclusion of the above-referenced territory into the
13 American Lake – Lake Management District, the formation of which is being considered
14 by the City of Lakewood.

15
16 **ADOPTED this _____ day of _____, 2019.**

17
18 **ATTEST:**

19 **PIERCE COUNTY COUNCIL**
20 Pierce County, Washington

21
22 _____
23 **Denise D. Johnson**
24 Clerk of the Council

25 _____
26 **Douglas G. Richardson**
Council Chair

Legal Description

Lots 6, 7 and 8 in Section 20, Township 19 North, Range 2 East of the Willamette Meridian.

The Southeast quarter of the Southeast quarter in Section 20, Township 19 North, Range 2 East of the Willamette Meridian.

EXCEPT that part lying Southeasterly of the Northwesterly line of the Northern Pacific Railway Company's right-of-way.

That part of the North half of the Southwest quarter in Section 21, Township 19 North, Range 2 East of the Willamette Meridian, lying Northwesterly of the Northern Pacific Railway Company's right-of-way, EXCEPT Berkeley Street.

That part of Lot 3 in Section 21, Township 19 North, Range 2 East of the Willamette Meridian, lying Southwesterly of a line described as follows: Beginning at the Southeast corner of Lot 3 in Section 21, Township 19 North, Range 2 East of the Willamette Meridian; thence North $40^{\circ}4'35''$ West 1520 feet, more or less, to the shore line of American Lake.

Beginning at the Southeast corner of Lot 7 in Block 15 of AMERICAN LAKE, PIERCE COUNTY, WASHINGTON, as per map thereof recorded in Book 9 of Plats, at Pages 28 and 29, records of Pierce County Auditor, running thence Northerly on the Easterly line of Lot 7, said Block 15, Lot 4, Block 14, and said line produced Northerly to the Southerly line of Military Avenue; thence Westerly along said line to the Westerly line of Stanley Street; thence Northerly along said line to the North line of Woodlawn Avenue; thence South $49^{\circ}38'30''$ West 150 feet; thence South $40^{\circ}21'30''$ East to the Southwest corner of the Southeast quarter of the Northwest quarter of Section 21, Township 19 North, Range 2 East of the Willamette Meridian; thence East on the South line of said Southeast quarter of the Northwest quarter to the point of intersection of said line with the Easterly line of Lot 7, Block 15, AMERICAN LAKE, PIERCE COUNTY, WASHINGTON, produced Southeasterly; thence Northwesterly along said produced line to the point of beginning.

Beginning on the West line of Section 21, Township 19 North, Range 2 East of the Willamette Meridian, at its intersection with the Northerly line of the right-of-way of the Northern Pacific Railway Company; thence North on said West line 1153.58 feet to the Northwest corner of the South half of the Southwest quarter of said Section 21; thence South $89^{\circ}4'$ East along the North line of said South half of the Southwest quarter 1267.08 feet to an intersection with said Northerly line at the right-of-way; thence South $48^{\circ}50'$ West along said line of right-of-way 1161.51 feet; thence South $41^{\circ}10'$ East 50.00 feet; thence South $48^{\circ}50'$ West 565.16 feet to the place of beginning, being the part of the said South half of the Southwest quarter of Section 21, lying West of the right-of-way of the Northern Pacific Railroad Company.

Situate in the County of Pierce and State of Washington.



Petition to the Lakewood City Council to Create a Lake Management District for American Lake

We, the undersigned, American Lake property owners, request that Lakewood City Council initiate the process to form a Lake Management District (LMD) for American Lake pursuant to Chapter 36.61 RCW. The LMD funds will finance efforts to control invasive species (especially Eurasian watermilfoil), and protect and enhance water quality, so as to enhance recreational, aesthetic, and property values of American Lake.

1. Nature of the Proposed Lake Improvements and Maintenance Activities.

- a. Create a funding source and an operational program for invasive aquatic species management, water quality management, and maintenance, monitoring, and educational efforts related to those activities.
- b. Perform periodic surveys to monitor changes in the aquatic plant community.
- c. Control, remove, and contain aquatic plants, including non-native populations at as low a density as is environmentally and economically feasible, and at levels that will not impact public safety or the beneficial uses of the lake or its ecology using best available science and methods.
- d. Provide public education to prevent the introduction of noxious weeds, nuisance plants and non-native animal species to the lake; and to aid in the early detection and rapid response to re-infestations of non-native aquatic organisms.
- e. Follow the recommendations and guidelines of the 2018 American Lake Integrated Aquatic Vegetation Management Plan which includes the basis for the annual LMD work plan and LMD management goals: <https://www.cityoflakewood.us/public-works/storm-drainage>.
- f. Activities described in RCW 36.61.020 may be considered within the LMD scope, including: controlling or removing aquatic plants and vegetation; improving water quality; studying lake water quality problems and solutions; and the related administrative, engineering, legal, and operational costs.

2. Proposed Boundaries.

- a. The proposed boundaries of the LMD include all the properties with lakefront on American Lake within the jurisdictional boundaries of the City of Lakewood or as allowed by the Pierce County Council as authorized under Chapter 35.61 RCW.
- b. Properties represented by Joint Base Lewis McCord, Veteran's Affairs and Washington Military Department at Camp Murray will conduct their own efforts coordinated with the LMD plan as stakeholders. See attached map of proposed properties within the district.

3. Duration of Lake Management District.

The proposed duration of the LMD is **10** years or as extended or reduced by public vote.

4. Charges to property through rates and charges.

- a. Annual tax rates and charges will be used to raise funds to support LMD activities.
- b. City support to the LMD may include administrative, engineering, legal, contracting, and operational costs.
- c. The tax charges will be applied per lineal foot of American Lake property shoreline footage as computed from the City of Lakewood GIS system. It is assumed that JBLM and Camp Murray will cost share for lake treatment and annual survey costs on the same lineal foot of property shoreline basis.
- d. The proposed tax charges will be assessed by the Pierce County Tax Assessor as follows:

Property Type	Lineal Feet	\$/ft*	Total
Privately Owned Residential Property	26,581	\$0.80	\$21,264.80
City of Lakewood Parks	942	\$0.80	\$ 753.60
Total	27,523	\$0.80	\$ 22,018.40

* Proposed rate will be between \$.65 and \$.80 per lineal foot

5. Amount of Money Proposed to Be Raised.

The estimated maximum amount that is proposed for the LMD in 2019 is \$22,018.40. Issuance of revenue bonds is not proposed.

6. City Council Resolution.

The final LMD budget and rates will be approved through a public hearing and a public vote after the City Council adopts a resolution to form the LMD. Once approved by the City Council, the annual rates and charges may not be altered without another public vote and City Council approval.

7. American Lake Management District Advisory Committee

- The City Council will appoint volunteers to an American Lake LMD Advisory Committee to represent the interests of LMD property owners.
- City staff will work with the Advisory Committee to develop an annual work plan.
- The annual LMD work plan and budget will be forwarded by the Advisory Committee for implementation by the City.
- The Advisory Committee will track and review activities and expenditures by the City as well as outside contractors.
- City staff will provide Advisory Committee support including quarterly financial reports.
- The Advisory Committee may ask the City to delay assessment in a particular year if funds already collected would cover current costs on the work plan for that year to lessen the financial impact on LMD properties.

American Lake LMD Petition Requirement for Signatures

Petition must be signed by landowners that represent at least twenty percent (20%) of the acreage contained within the proposed lake management district.

Acreage in proposed American Lake LMD boundary

Property type	Acreage	% of Total
Residential	288.3	98
Lakewood City Parks	6.0	2
Total	294.3	100

We the undersigned as owners of real property fronting American Lake in Lakewood, Washington, do hereby request the City Council of the City of Lakewood initiate the process per Chapter 36.61 RCW for formation of a Lake Management District in accordance with the identified actions above and the 2018 Integrated Aquatic Vegetation Management Plan for American Lake:

[illegible]



TO: Mayor and City Councilmembers

FROM: Jeff Gumm, Program Manager

THROUGH: John J. Caulfield, City Manager *John J. Caulfield*

DATE: March 11, 2019 (Council Study Session)

SUBJECT: Rental Housing Safety Program Update

ATTACHMENTS: PowerPoint Presentation

Background: This memorandum provides the City Council with an update of the status of the Rental Housing Safety Program (RHSP) for year end 2018. It is accompanied by a PowerPoint presentation which includes the following elements:

- Recap of 2018 activities;
- Year-end program registration numbers;
- Property registration breakdown;
- Inspection/re-inspection results;
- Common inspection items failed;
- Images of significant property/structure failures; and
- Program's next steps - 2019.

Community Development staff will be present to answer questions regarding the Rental Housing Safety Program progress and recent developments.

Rental Housing Safety Program Update



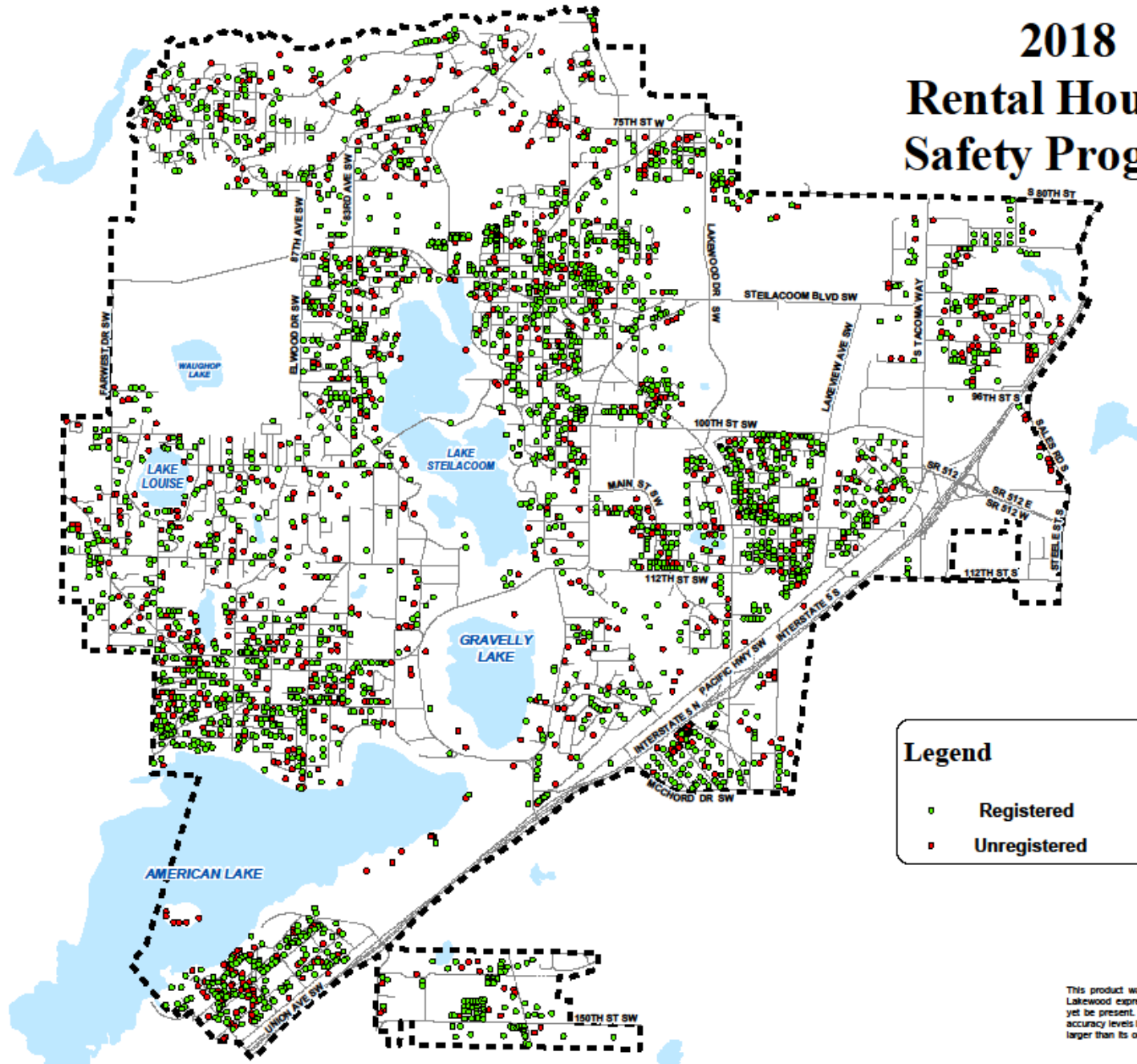
City Council Presentation
March 11, 2019

Overview

- Year-end Registration – 2018
- Property Map
- Registered Properties at a Glance
- Inspection By Property Type
- Inspection/Re-inspection Results
- Common Inspection Items Failed
- Inspections of Note
- Looking Forward – 2019




2018 Rental Housing Safety Program



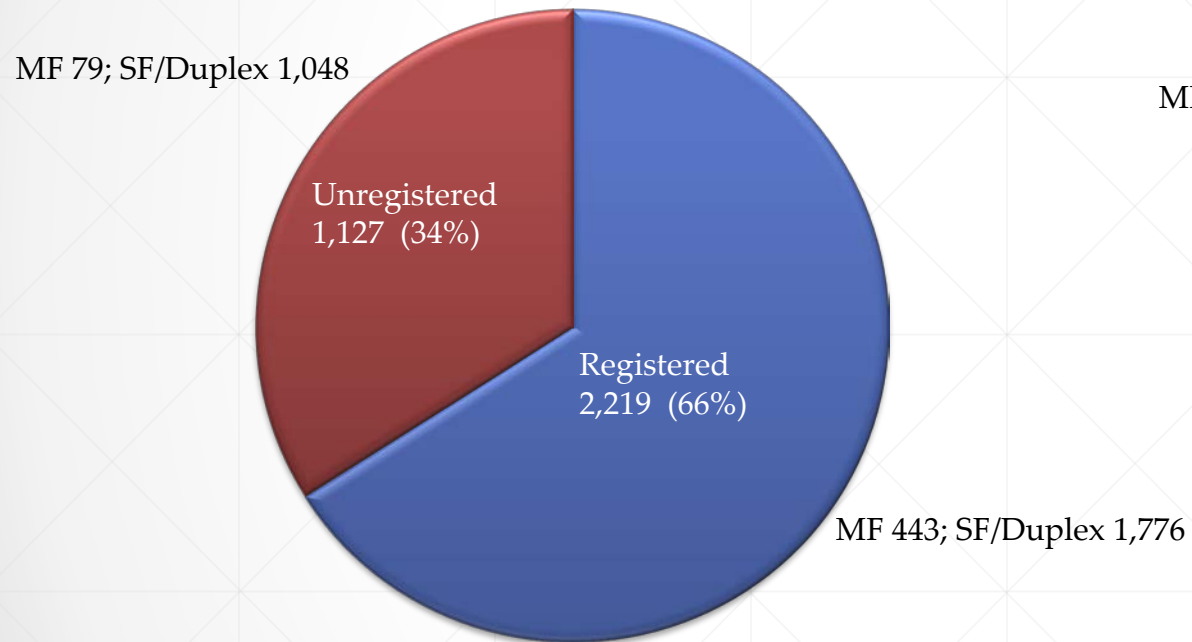
Legend

- Registered
- Unregistered

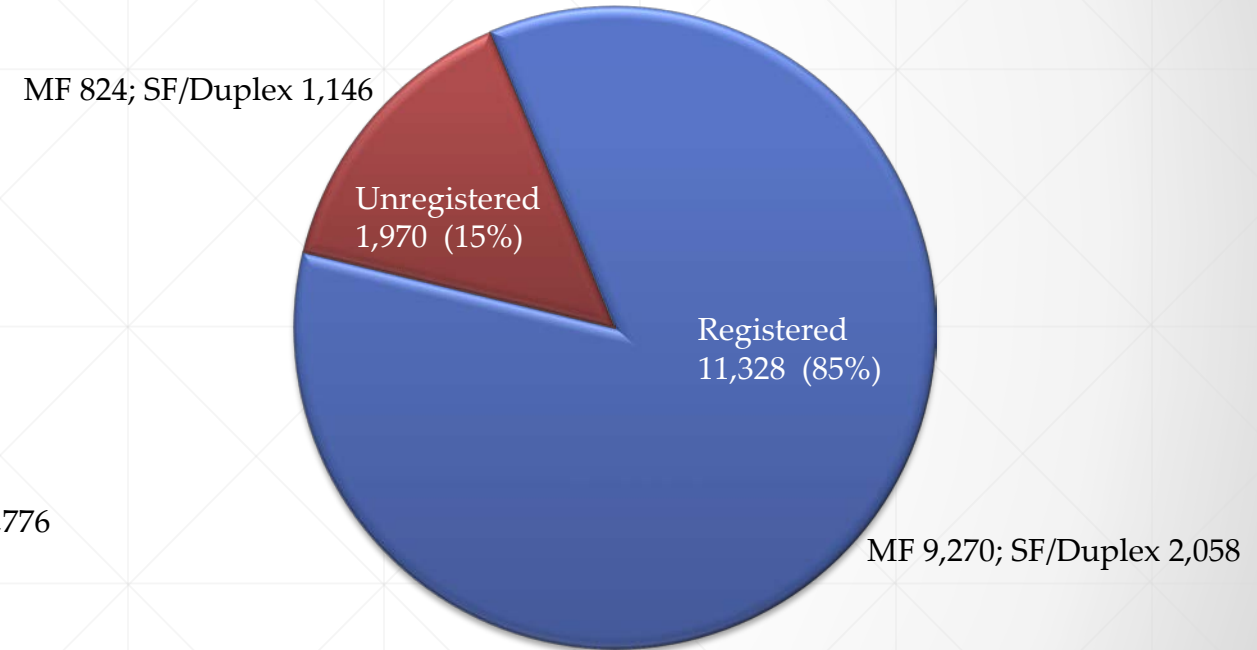
 City Limit

Year-end Registration - 2018

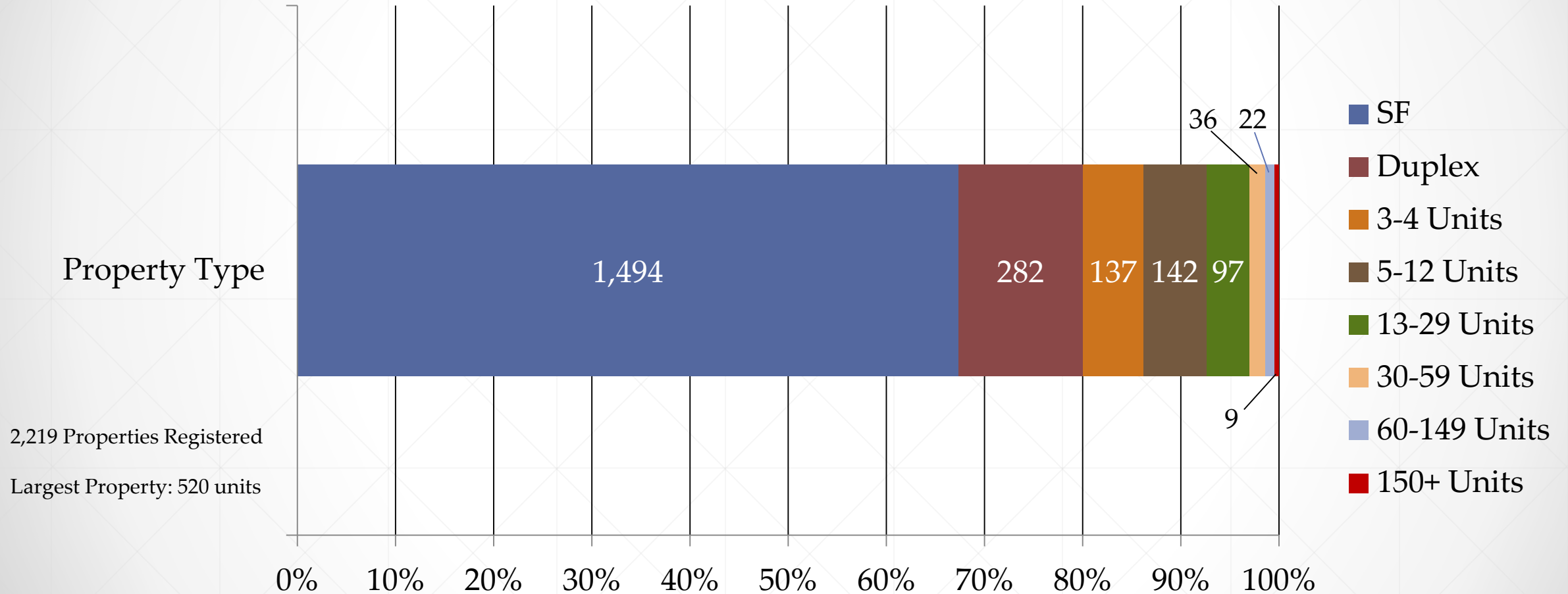
Rental Properties



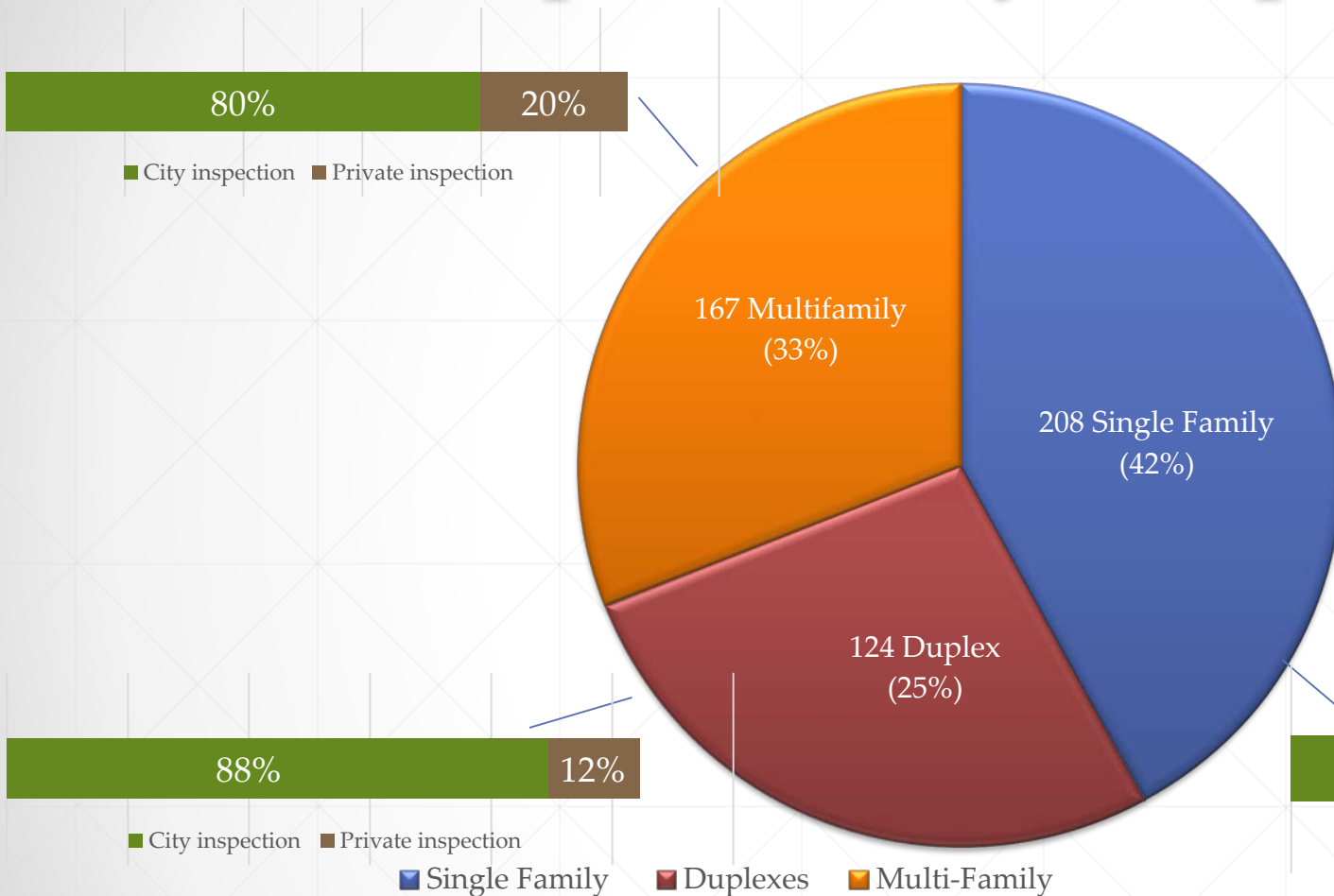
Rental Units



Registered Properties at a Glance - 2018



Inspection by Property Type



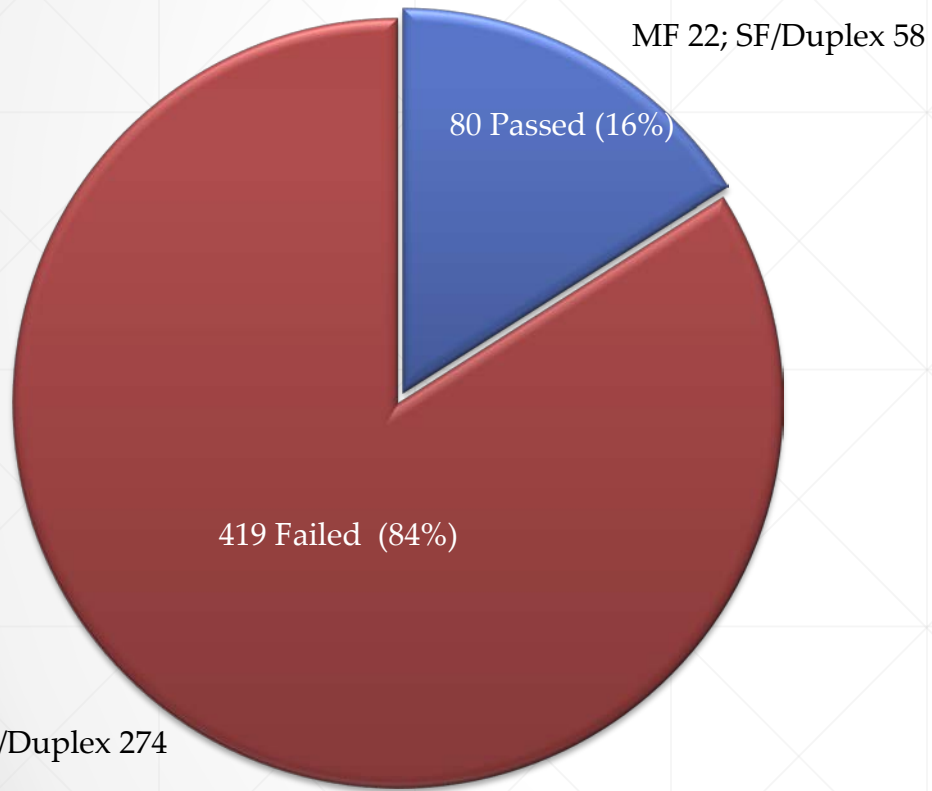
Initial Property Inspections

* 400 Total Inspections Conducted by City Inspectors

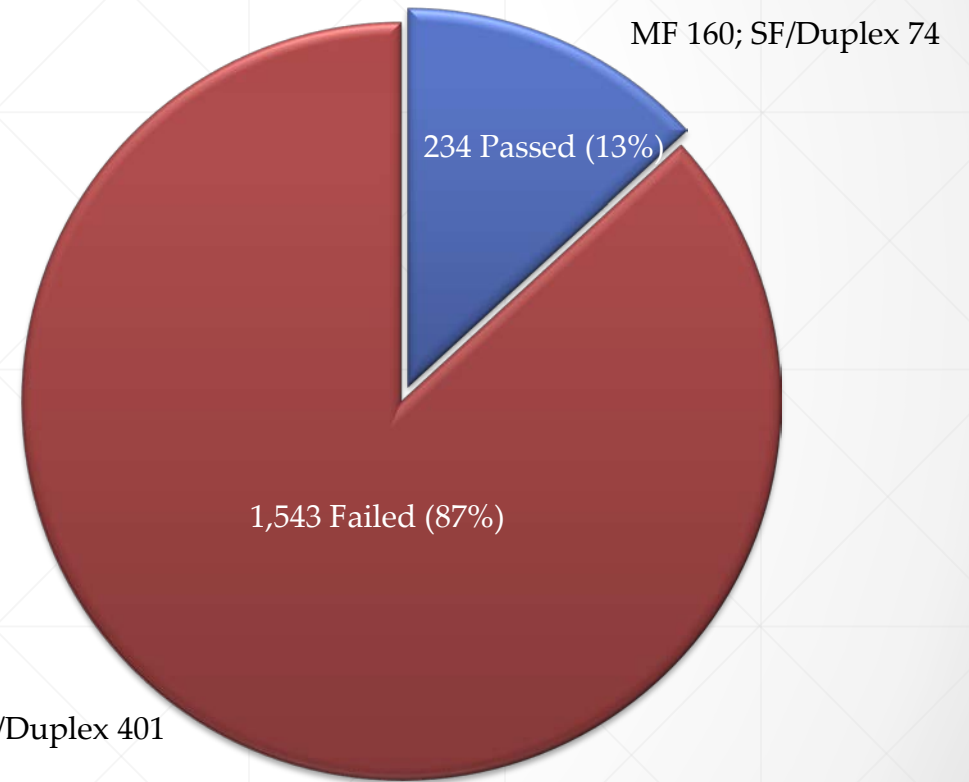
* 99 Total Inspections Conducted by City Approved Private Inspectors.

Inspection Results

Property Initial Inspection

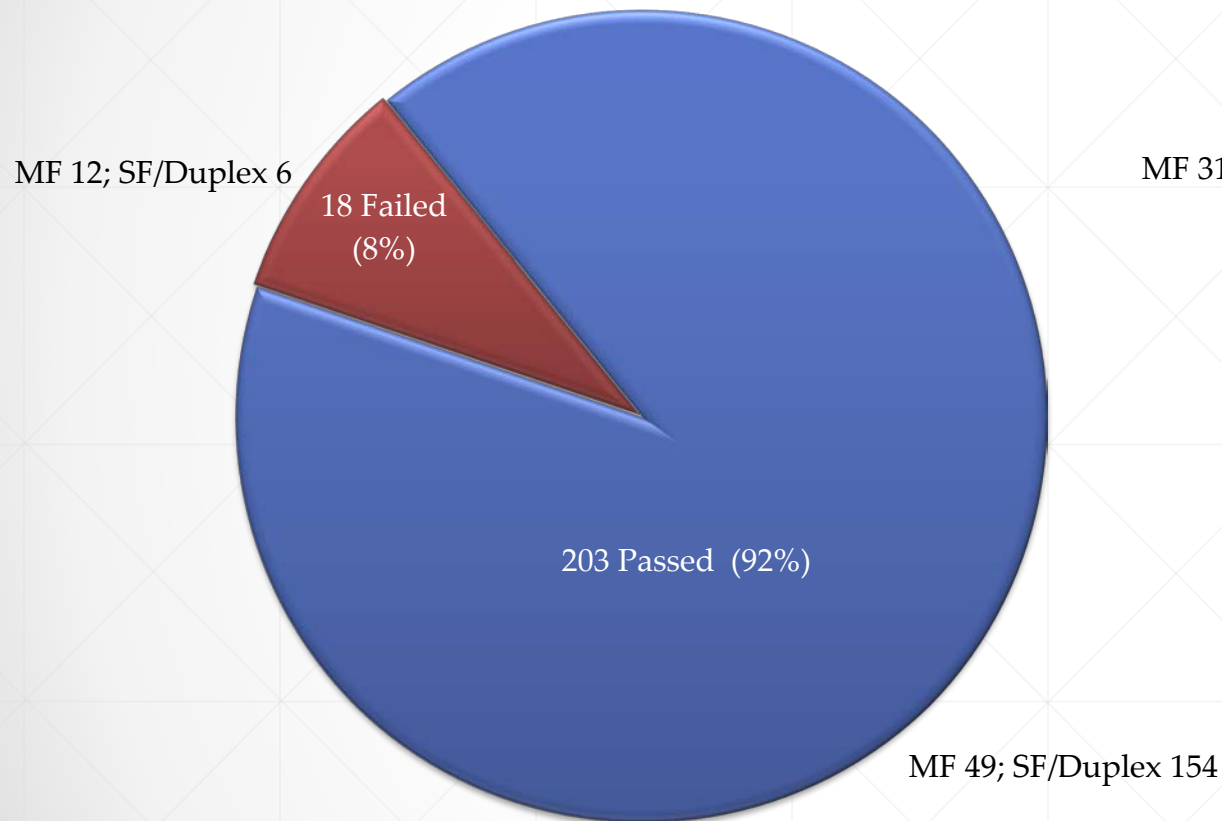


Units Initial Inspection

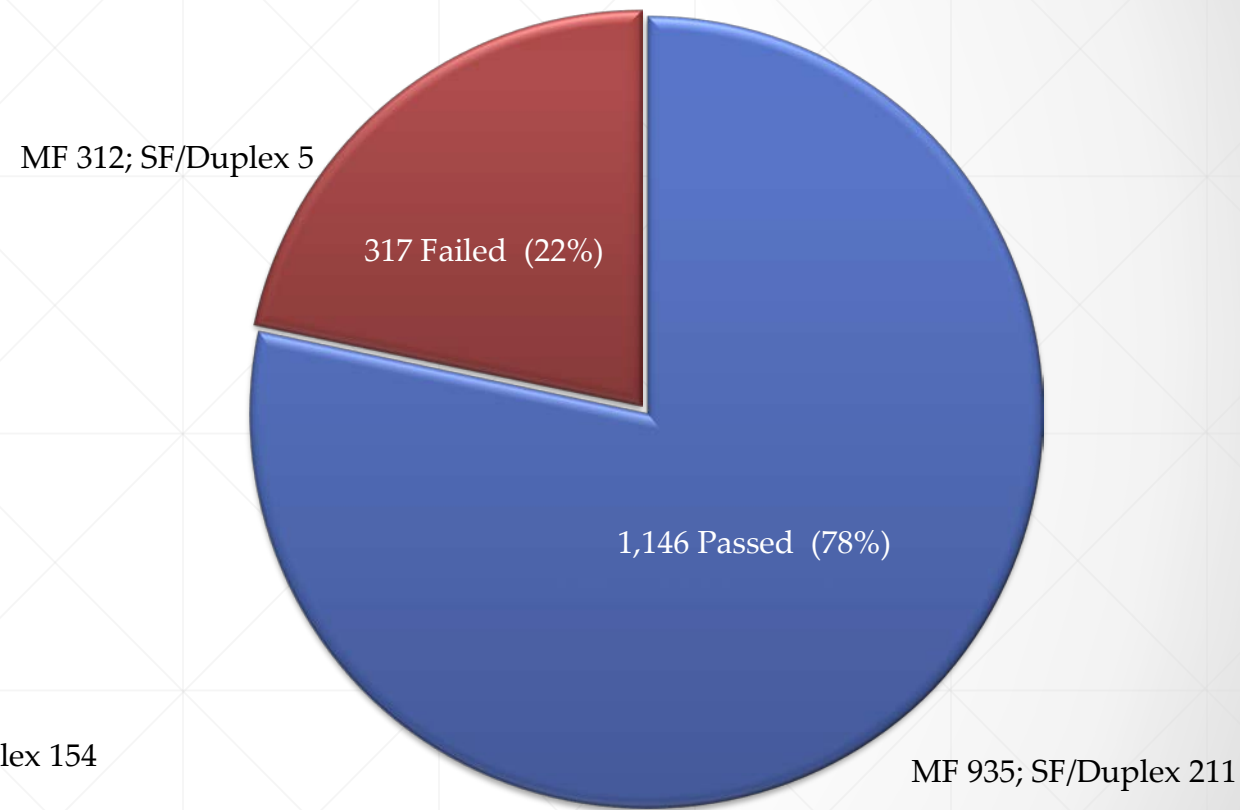


Re-inspection Results

Properties Re-inspected

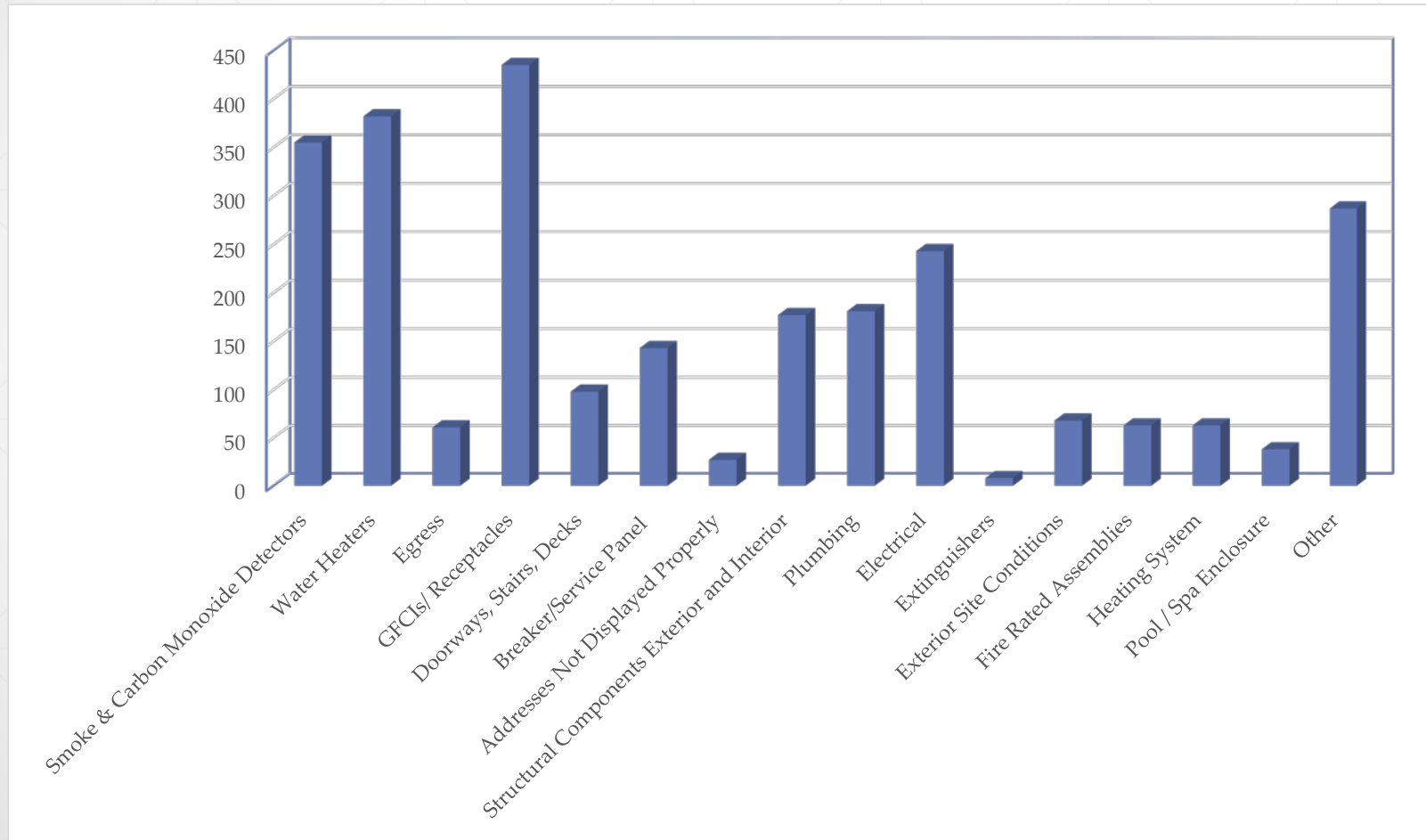


Units Re-inspected



*Of the 18 Properties that failed re-inspection, 12 have passed 3rd inspection (200 units) and 6 remain to be inspected (117 units).

Common Inspection Items Failed



Inspections of Note

- Morning Tree Apartments – 8101 83rd Ave. SW (403 units)



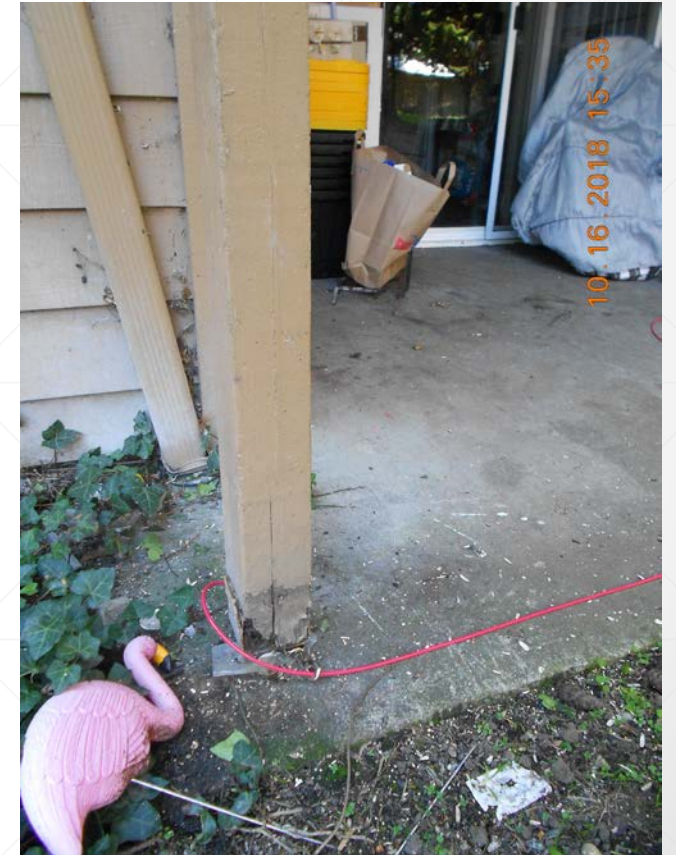
Inspections of Note

- Village at Seeley Lake Apartments – 9501 59th Ave. SW (520 units)



Inspections of Note

- Village at Seeley Lake Apartments – 9501 59th Ave. SW (520 units)



Inspections of Note

- Hawaiian Village Apartments – 40 Thunderbird Pkwy. (99 units)



Inspections of Note

- Hawaiian Village Apartments – 40 Thunderbird Pkwy. (99 units)



Inspections of Note

- Colonial Court Apartments – 9120 Lawndale Ave. SW (25 units)



Inspections of Note

- Jet Apartments – 12901 47th Ave. SW (16 units)



Inspections of Note

- Hunters Glen Apartments – 10404-10420 116th St. SW (135 units)



Looking Forward - 2019

- 2019 Inspection Lottery – March 8, 2019
- 2019 Registration Deadline – March 31, 2019
- Enforcement of Unregistered 2018 Properties – Begins April 1, 2019
- Hiring 2nd Program Staffer – ½ RHSP; ½ Dangerous Building Enforcement – March/April 2019
- Monitor Registration/Inspection Trends
- Continue Code Violation Triggered Inspections



QUESTIONS?



TO: Mayor and City Councilmembers

FROM: Jeff Gumm, Program Manager

THROUGH: John J. Caulfield, City Manager *John J. Caulfield*

DATE: March 11, 2019 (Council Study Session)

SUBJECT: FY 2019 Consolidated Annual Action Plan and Amendment to FY 2016 and 2017 Consolidated Annual Action Plans

Introduction: This memorandum introduces the City Council to the proposed FY 2019 Consolidated Annual Action Plan, amendment to FY 2016 and 2017 Consolidated Annual Action Plans, public participation to-date, and timeline of the plans.

Funding Allocations for FY 2019 CDBG and HOME Programs: Funding allocations for FY 2019 are anticipated as follows:

- CDBG: \$475,000 (decrease of approximately 15% from FY 2018 allocation of \$561,231)
- HOME: \$200,000 (decrease of approximately 34% from FY 2018 allocation of \$303,700)

Funding allocations have not yet been determined for 2019. Staff is taking a conservative approach to projecting 2019 allocations based upon a fifteen plus year trend of primarily declining CDBG and HOME allocations. Allocations for 2018 are the one lone blip in this timeline where we saw the first real increase in CDBG and HOME funding since 2010 (2018 CDBG increased 15% and HOME increased 42%).

CDBG and HOME Planning Process: HUD requires state and local governments to produce both a 5-Year Consolidated Plan and an Annual Action Plan to receive federal funding from the Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) programs. The 5-YR Plan outlines overarching community needs for housing and community development and sets goals in order to satisfy those needs over a specified five year period of time. The Annual Action Plan on the other hand, is a single year action plan derived from the goals of the 5-YR Plan as well as annual community input. Lakewood's current 5-YR Consolidated Plan, adopted May 4, 2015, covers fiscal years 2015 – 2019 (July 1, 2015 – June 30, 2020), while the Draft Annual Action Plan covers only fiscal year 2019 (July 1, 2019 – June 30, 2020). The discussion below focuses on the proposed Annual Action Plan for FY 2019.

Next 5-Year Consolidated Plan (2020-2024): This summer the City will begin development of its next 5 Year Consolidated Plan in coordination with the City of Tacoma. The process will include input from both City Councils, Citizens Advisory Boards, Housing Authorities, nonprofits and the public. Included in the process will be an update to the City's Analysis of Impediments to Fair Housing as required by HUD every five years. More to come on this later.

Fiscal Year 2019 Joint Consolidated Annual Action Plan: The FY 2019 Plan is a joint plan between Lakewood and the City of Tacoma (as part of the Tacoma-Lakewood Consortium). As a joint plan, it has allowed both communities to identify shared housing and community development needs and resources, and consideration of regional assets and strategies to meet the needs of low and moderate income households.

City staff administers the City's CDBG housing programs, and jointly administers Lakewood's HOME funded programs with Tacoma serving as the "lead entity." Based on an existing agreement with Tacoma, funding for Tacoma's fiscal administration of Lakewood's HOME programs will be funded out of Lakewood's 10 percent cap for administration.

This agreement also authorizes the Tacoma Community Redevelopment Authority (TCRA), in consultation with Lakewood, to review Lakewood's (HOME) housing loans and proposals for housing development projects and make funding decisions based on projects which meet the lending criteria of the TCRA. The TCRA funds Lakewood projects out of Lakewood's portion of the HOME grant.

For FY 2019, Lakewood CDBG funds are to be focused on physical/infrastructure improvements, housing, public service, and economic development in that priority order. CDBG funds are proposed to be allocated to fund street lighting improvements in census tract 072106, Section 108 Debt Service for the 108th Street Roadway Improvement project (completed in 2017), the Major Home Repair/ Sewer Loan Program, CDBG Administration of HOME Housing, and WorkForce Central Apprenticeship Training. HOME funds will be used to provide homeowner rehabilitation assistance loans and to capitalize the Affordable Housing Fund which provides affordable housing development through acquisition, new construction/rehabilitation of low-income multi-family and single-family properties. Table 1 lists the CDBG funding categories and proposed use of funds.

Funds which are available for the upcoming fiscal year, along with the recommendations from the Community Services Advisory Board are contained in Tables 2 and 3.

TABLE 1 FISCAL YEAR 2019 CDBG FUNDING CATEGORIES		
Physical Infrastructure/Improvements		
	City of Lakewood – Street Lighting Improvements- CT 072106	\$135,000.00
	City of Lakewood – Section 108 debt service (108 th St. Roadway Improvements)	\$51,000.00
	Sub-total	\$186,000.00
Housing		
	City of Lakewood – Major Home Repair/Sewer Loan Program	\$165,324.09
	CDBG Administration of HOME Housing Services	\$25,000.00
	Sub-total	\$190,324.09
Public Service		
	WorkForce Central Apprenticeship Training	\$45,000.00
	Sub-total	\$45,000.00
Economic Development		
	Sub-total	\$0
	Total	\$421,324.09

TABLE 2 FY 2019 HOME FUNDING - LAKEWOOD'S SHARE	
HOUSING	TOTAL
Administration (10% Tacoma)	\$20,000.00
Affordable Housing	\$30,000.00
Housing Rehabilitation Program	\$150,000.00
TOTAL	\$200,000.00

TABLE 3 CDBG PROGRAM YEAR 2019 & REPROGRAMMED FY 2016 AND 2017 FUNDING				
		CAB RECOMMENDATIONS		
	Amount Requested	CDBG FY 2019	CDBG Reprogram FY 2016 & 2017	CDBG FY 2019 & Reprogram
PHYSICAL IMPROVEMENTS				
City of Lakewood – Street Lighting Improvements – CT 072106	\$135,000.00	\$135,000.00	\$0	\$135,000.00
City of Lakewood – Section 108 Debt Service (108 th St. Road Improvements)	\$51,000.00	\$51,000.00	\$0	\$51,000.00
Subtotal- Physical Improvements	\$186,000.00	\$186,000.00	\$0	\$186,000.00
HOUSING				
City of Lakewood – Major Home Repair/Sewer Loan Program	\$165,324.09	\$124,000.00	\$41,324.09	\$165,324.09
CDBG Admin of HOME Housing	\$25,000.00	\$25,000.00	\$0	\$25,000.00
Subtotal- Housing	\$190,324.09	\$149,000.00	\$41,324.09	\$190,324.09
PUBLIC SERVICE (15% Cap)				
WorkForce Central Apprenticeship	\$45,000.00	\$45,000.00	\$0	\$45,000.00
Subtotal- Public Service	\$45,000.00	\$45,000.00	\$0	\$45,000.00
ECONOMIC DEVELOPMENT				
Subtotal- Economic Development	\$0	\$0	\$0	\$0
OTHER/ ADMIN (20% Cap)				
Administration	\$95,000.00	\$95,000.00	\$0	\$95,000.00
Subtotal- Administration	\$95,000.00	\$95,000.00	\$0	\$95,000.00
Contingency (5% Max.)	\$0	\$0	\$0	\$0
Subtotal- Contingency	\$0	\$0	\$0	\$0
TOTAL	\$516,324.09	\$475,000.00	\$41,324.09	\$516,324.09
Note: This table includes the reallocation of FY 2016 Low Income Street Lighting - \$21,062.43; FY 2017 Administration - \$18,572.92; and FY 2017 Section 108 Repayment - \$1,688.74.				

Public Participation & Next Steps: Table 4 outlines CDBG milestones for the FY 2019 Consolidated Annual Action Plan. The table lists actions to-date and upcoming milestones. Please note that these programs submission deadlines are tied together with the City of Tacoma's. If Lakewood delays in taking action, it affects Tacoma's timeline, so it is important that Lakewood stay on track.

TABLE 4
CDBG/HOME MAJOR MILESTONES & UPCOMING DATES

DATE	ACTION
October 4, 2018	The CSAB conducts a public hearing; receives public testimony on housing, human services and community development needs.
October 10, 2018	The CSAB makes recommendations on FY 2019 CDBG & HOME policies.
November 5, 2018	The City Council adopts FY 2019 CDBG & HOME policies.
February 27, 2019	CSAB review of Draft FY 2019 Annual Action Plan and amendment to FY 2016 and 2017 Annual Action Plans.
<i>March 11, 2019</i>	<i>Council review of Draft FY 2019 Annual Action Plan and amendment to FY 2016 and 2017 Annual Action Plans.</i>
April 1 - April 30, 2019	Formal citizen review & comment period of Plans.
April 15, 2019	Lakewood City Council conducts public hearing on the Draft Annual Action Plan.
April 16, 2019	Tacoma City Council conducts public hearing on the Draft Annual Action Plan.
May 6, 2019	Lakewood City Council adopts FY 2019 Annual Action Plan and amendment to FY 2016 and 2017 Annual Action Plans.
May 7, 2019	Tacoma City Council adopts FY 2019 Annual Action Plan.
May 15, 2019	Lakewood/Tacoma submit Annual Action Plans to HUD.
July 1, 2019	Begin new program year.

Attachment A is a copy of the Draft FY 2019 Annual Action Plan, including amended sections of the Draft 2016 and 2017 Annual Action Plan Amendments. These plans are formatted in accordance with HUD's Integrated Disbursement and Information System.

City of Lakewood

DRAFT
FY 2019 Consolidated Annual Action Plan



Tacoma-Lakewood
HOME Consortium

February 28, 2019

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The FY 2019 Consolidated Plans for the Tacoma-Lakewood Consortium provide a framework for addressing housing and community development needs in these cities. The Plans are developed for the U.S. Department of Housing and Urban Development to define how funding is to be allocated for the following federal programs: the Community Development Block Grant Program (CDBG), HOME Investment Partnership Act (HOME), and for the City of Tacoma, Emergency Shelter Grants (ESG).

The FY 2019 Annual Action Plan (July 1, 2019 – June 30, 2020), Lakewood's fifth, and final, under the 5-YR Consolidated Plan (2015-2019), is a one-year plan that addresses local community and economic development needs and the resources necessary to meet the needs of low and moderate income households. The Plan identifies unique needs and assets in Lakewood and Tacoma, as well as on a regional basis. Goals and priorities of the Annual Action Plan are to be consistent with national objectives and priorities established by HUD and shall be consistent with the goals and strategies identified in the 5-YR Consolidated Plan.

Strategies identified in this Plan were built upon a broad citizen participation process in consultation with public and private agencies. Through this planning process, the FY 2019 policies and priorities were developed to improve economic opportunity and investment through improvements to infrastructure and public facilities, revitalize neighborhoods through removal of blight and targeted investment, eliminate threats to public health and safety, and to preserve and/or expand affordable housing choice for low and moderate income individuals. Subsequently, the Lakewood City Council adopted policies and priorities on the use of FY 2019 CDBG and HOME funds.

In FY 2019, CDBG funds will complete the 5-year funding cycle with a focus on physical/infrastructure improvements, housing, and public services. No funding will be allocated to economic development activities in 2019.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The 2019 Annual Action Plan will complete the City's five year funding focus on the following priority needs identified in the 5-YR Consolidated Plan: 1) Need for affordable housing; 2) Need for basic services and for homeless prevention and intervention; and 3) Need for community and economic development. For 2019, funding will focus on community and economic development with funding allocated for infrastructure improvements in census tract 072016, and in support of job training programs for low income individuals facing multiple barriers to employment such as lack of childcare, transportation, and housing. Funding in support of affordable housing choice will concentrate on homeowner rehabilitation/repair programs, down payment assistance, and the development of new housing for low income households.

Recommended funding allocations for FY 2019, including the reprogramming of unexpended FY 2016 and 2017 funding, include:

- *Physical/Infrastructure Improvements* – A total of \$135,000 is recommended for neighborhood-related infrastructure improvements.
- *Housing Improvements* – Funding in the amount of \$124,000 and \$41,324.09 (2016 Low Income Street Lighting - \$21,062.43; 2017 Administration - \$18,572.92; and 2017 Section 108 Repayment \$1,688.74) in reprogrammed CDBG funding are recommended in support of the Major Home Repair/Sewer Loan Program; \$25,000 in support of HOME housing administration activities; and \$200,000 in HOME funding in support of the Affordable Housing Fund and HOME Housing Rehabilitation. Program income is recommended for continued support of the Major Home Repair/Sewer Loan, Down Payment Assistance, Affordable Housing and Home Housing Rehabilitation programs.
- *Public Services* – A total of \$45,000 is recommended in support of job training /apprenticeship programs for low income individuals. Funding in support of public and human services programs is also being provided as part of the City's 1% General Fund allocation.
- *Economic Development* – No CDBG funding recommended.
- *Administrative Activities* – Funding in support of general administrative activities for CDBG are recommended at \$95,000. Note: HOME administration funding of \$20,000 is to be allocated to the City of Tacoma to jointly administer the City of Lakewood's HOME program pursuant to the Tacoma-Lakewood HOME Consortium Agreement.

- *Section 108* – A total of \$75,000 (Curbside- \$28,000; 108th St. Roadway Imp.- \$47,000) in outstanding principal balance is anticipated to be repaid to HUD in FY 2020.

Note: As federal funding allocations are not yet finalized, actual allocations will be adjusted on a pro rata basis to reflect funding allocations with Low Income Street Lighting receiving \$135,000, Section 108 Debt Service receiving \$51,000, and all other activities adjusted accordingly.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The 5-YR Consolidated Plan (2015-2019) for Lakewood and Tacoma identified three primary goals: 1) Increase and preserve affordable housing choice; 2) Reduce homelessness and increase stability; and 3) Improve infrastructure, facilities and economic development. As the Consolidated Plan moves into its fifth and final year, a look back to previous funding cycles reveals a concerted effort to further community and economic development gains through investment in infrastructure improvements and continued investment in housing preservation. Over the previous four years, the City has struck a course balancing the need for affordable housing opportunity, the creation of suitable living environments, and the expansion of economic opportunity through strategic investment in community facilities and improvements to infrastructure in many low income neighborhoods.

Lakewood, not unlike other communities, continues to find itself with an ongoing need to maintain and update infrastructure necessary to fuel and maintain a healthy, vibrant community. It is this investment in roads, sidewalks, facilities and services that drives society forward, fosters economic investment, and forms the very foundation of community through connectivity and access for all. Evidence of this type of investment over the most recent five years can be seen in Lakewood's funding of roadway and accessibility improvements along 108th St. SW, multiple low income street lighting projects, and roadway and storm water improvements to 123rd St. SW.

Other areas of concern for low and moderate income populations continues to be housing choice and access to decent affordable housing, especially those in metropolitan areas. As many west-coast cities witness year after year of double digit median home price increases, housing stability and affordability are quickly becoming an everyday concern for many low and moderate income families. With income growth lagging behind, sustainable long-term housing strategies are likely the next big hurdle for many communities to overcome. This is especially true in Pierce County where the median home price has continued to grow at a nearly 10 percent clip while at the same time annual wages have seen growth of less than 4 percent.

The City of Lakewood fully expects to meet the benchmarks established in the 5-YR Consolidated Plan. A complete evaluation of the performance measures, including program spending accomplishments, will be provided as part of the Consolidated Annual Performance Evaluation Report (CAPER) for FY 2019.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The FY 2019 Annual Action Plan was developed in coordination with the City of Tacoma and local organizations, agencies, and stakeholders. The Plan was developed in accordance with requirements established by the U.S. Department of Housing and Urban Development and the Citizen Participation Plan as adopted by the City of Lakewood. Citizen activities included notification in the Tacoma News Tribune on September 19, 2018 of an October 4, 2018 public hearing held by the Lakewood Community Services Advisory Board (CSAB) on the acceptance of proposals for FY 2019 (July 1, 2019 – June 30, 2020) Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) programs. Citizen input was solicited to identify community and economic development, housing, and public service's needs.

Notification of the Draft FY 2019 Annual Action Plan will be published on March 29, 2019 in the Tacoma News Tribune indicating where the document will be available for review during the 30-day citizen comment period (April 1, 2019 – April 30, 2019). A public hearing by the Lakewood City Council will be held on April 15, 2019 to solicit comments from citizens, local for-profit and non-profit agencies, neighborhood associations, the State of Washington, Pierce County, City of Tacoma, local public housing authorities, and other interested parties on the draft document. Copies of the Plan will be made available to those requesting copies. Records on the proposed economic development, housing, public service, and community development projects will be made accessible to the general public. Comments received at the public hearings held by the Lakewood CSAB and Lakewood City Council are summarized later in this report.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The following comments were received as part of the FY 2019 citizen participation process. They include testimony provided at the October 4, 2018 public hearing and the Lakewood City Council public hearing on April 15, 2019:

Community Services Advisory Board Public Hearing – October 4, 2018

At the October 4, 2018 public hearing held by the City of Lakewood Community Services Advisory Board, the City received a total of sixteen (16) public comments. Comments received included support of housing and services for homeless individuals and those at risk of becoming homeless, including shelter and transitional housing; affordable housing development and homeownership opportunities for low and moderate income households; programs and services for at risk youth; before and after school programs for children and youths; medical and legal advocacy services for persons suffering domestic violence and abuse; food stability and food services for families and seniors in need; medical and dental services for children and youths; programs serving the LGBTQ population and those with HIV; medical assistance for low income and uninsured individuals; and advocacy programs, including health care, employment and financial assistance, for persons with limited English abilities.

City Council Public Hearing on Approval of the FY 2019 Annual Action Plan – April 15, 2019

Comments to be inserted here

6. Summary of comments or views not accepted and the reasons for not accepting them

There were no comments or views received that were not accepted.

7. Summary

PROJECT	SECTION 108 BALANCE	ANTICIPATED INCOME - 2019	PRINCIPAL REPAYMENT - 2019
Curbside Motors	\$598,000	\$49,056.20	\$28,000
LASA Client Service Center	\$310,000	\$11,363.50	\$0
108th Street Roadway Imp.	\$94,000	\$0	\$47,000

Table 1 - Table 1 - Section 108 Loan Program - 2019

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	LAKEWOOD	Community Development Department

Table 2 – Responsible Agencies

Narrative

In the City of Lakewood, CDBG funding is administered by the Community Development Department with oversight provided by the Council-appointed Community Services Advisory Board (CSAB) and Lakewood City Council. As a member of the Tacoma-Lakewood HOME Consortium, Lakewood receives HOME funding through the Tacoma Community Redevelopment Authority (TCRA). HOME funding allocations are initially approved by the Lakewood City Council before they are forwarded on to the TCRA for final review and approval.

Consolidated Plan Public Contact Information

City of Lakewood

Community Development Department

Attn: Mr. Dave Bugher, Assistant City Manager

6000 Main Street SW.

Lakewood, WA 98499

(253) 589-2489

dbugher@cityoflakewood.us

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The FY 2019 Annual Action Plan was developed to provide a general framework for addressing housing and community development needs in the City of Lakewood. In a larger sense, the plan involves a regional element to coordinate and address economic development, transportation, public services, special needs, housing, and homelessness throughout Pierce County. Coordination included consultation with the City of Tacoma, Pierce County, Pierce County Housing Authority, the Tacoma Housing Authority, and other stakeholders as provided in the Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

As part of the planning process, the City of Lakewood established a committee to provide public oversight, comment on the process, and to make funding recommendations for both the CDBG and HOME programs. As part of the development of the 5-YR Consolidated Plan (2015-2019), the City solicited input through interviews, meetings, and public hearings to determine community need, priorities, and approaches to meeting those needs. Since the development of the 5-Year Plan, the City has continued to consult with many of the agencies and organizations originally polled.

The Pierce County Housing Authority and the Tacoma Housing Authority continue to work closely with the cities of Lakewood and Tacoma coordinating efforts to improve housing choice for low income households in both communities. Additionally, local housing and services providers such as Living Access Support Alliance (LASA), Greater Lakes Mental Health, Tacoma-Pierce County Habitat for Humanity, the Homeownership Center of Tacoma, Associated Ministries, Tacoma Area Coalition of Individuals with Disabilities (TACID), the Fair Housing Center of Washington, and the Tacoma Pierce County Affordable Housing Consortium among others continue to provide input and support for mental health, services, and housing options both in Lakewood and Tacoma.

As part of the City's human services funding process, monthly coalition meetings are held at the City to bring together non-profits, service providers and governmental agencies to help determine and better understand the need for housing and human services in Lakewood and throughout Pierce County. Consultation with Joint Base Lewis McChord was also conducted as a part of the consolidated planning process to determine what level of assistance military personnel and veterans were experiencing with housing need, health and human services, and mental health care assistance.

Lakewood sought comment internally from City departments on housing and community development needs and services to low income and special needs populations. On a regional level, the City consulted with Pierce County Community Connections, the City of Tacoma, United Way of Pierce County, the Pierce County Housing Authority, Tacoma-Pierce County Habitat for Humanity, local school districts, police and fire departments, and the State of Washington to better understand the needs of at risk populations such as homeless families with children, victims of domestic violence, individuals with disabilities, ethnic minorities, and the elderly.

Additional efforts to enhance and coordinate efforts between housing, health, and services providers are described throughout the Plan.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Cities of Tacoma and Lakewood are actively engaged members of the Tacoma/Lakewood/Pierce County Continuum of Care. The three jurisdictions are the three most involved governmental entities in the Continuum, cooperatively working on programs to meet needs for housing and services. Both Tacoma and Lakewood support the Continuum's priorities focusing on the needs of the most vulnerable populations including chronically homeless persons, unaccompanied youth, families with children, and veterans, among others. The Continuum's Centralized Intake System (Access Point 4 Housing (AP4H)) is supported by both Tacoma and Lakewood and is designed to provide assessment and rapid placement in appropriate housing, reducing vulnerability and increasing stability. The partnership strives to ensure the needs of its most vulnerable populations are met; something proving more challenging as funding sources dry up and the demand for services and housing options for the homeless and those at risk of homelessness continue to grow.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The Cities of Tacoma and Lakewood work closely with the Collaborative Applicant of the Continuum of Care (Pierce County) planning for allocation and use of Emergency Solutions Grant (ESG) funds. ESG policies and procedures were created and are updated periodically in cooperation with Pierce County and Tacoma to ensure that ESG subrecipients are operating programs consistently across eligible activities. Performance is reviewed by both entities. The Collaborative Applicant is also the HMIS lead and works closely with City of Tacoma to maximize use of HMIS resources and to draw data for reports on project performance and program outcomes.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 3 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Tacoma
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	As the lead member of the Tacoma-Lakewood HOME Consortium, Tacoma remains a key partner in the development and implementation of the consolidated planning process. The City of Tacoma was consulted in the development of priorities and strategies designed to meet the various community and economic development needs identified in this Plan. Lakewood and Tacoma will continue to coordinate their efforts to ensure the goals and outcomes identified in the 5-YR consolidated Plan (2015-2019) are satisfied.
2	Agency/Group/Organization	Pierce County Community Connections
	Agency/Group/Organization Type	Other government - County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Pierce County Community Connections is a partner agency in a regional effort to end homelessness, encourage community and economic development efforts benefitting low income individuals, to expand safe, decent, affordable housing, and in the provision of public and human services to individuals in need. As a recipient of CDBG, HOME, and ESG funding, the County is a natural partner with the cities of Lakewood and Tacoma in determining a regional approach to community development.
3	Agency/Group/Organization	Pierce County Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Market Analysis Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Pierce County Housing Authority (PCHA) is a vital partner to the City of Lakewood in its efforts to increase and preserve affordable housing options for low income households. PCHA manages a number of programs such as scattered site public housing, Section 8 vouchers, and enterprise fund apartments to provide housing stability to many low income Lakewood households. As an operator of 285 apartment units in Lakewood, the housing authority was consulted to provide information on the need for public housing in Lakewood and in greater-Pierce County. Lakewood anticipates continued cooperation with PCHA in developing and maintaining affordable public housing options.
4	Agency/Group/Organization	Tacoma Pierce County Habitat for Humanity
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Veterans Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Tacoma-Pierce County Habitat for Humanity remains an integral part of Lakewood's approach to providing safe, decent, affordable housing to low income households in Lakewood and Tacoma. Consultation with the agency focused on housing need, market analysis, veteran housing opportunities and special needs housing. Lakewood anticipates continued coordination with Habitat will increase affordable housing options for low income families and improvements to distressed communities as older blighted homes are replaced with newly constructed affordable single family homes.
5	Agency/Group/Organization	LASA
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	LASA was consulted as part of the planning process to better define and understand the scope and type of homeless need in Pierce County. LASA continues to be an integral provider in the fabric of homeless services and housing assistance to the homeless and those at risk of homelessness. With LASA's ongoing partnerships with the Pierce County and Tacoma Housing Authorities, and recent completion of its 15,000 SF client service center and 15-units of permanent affordable housing, LASA is uniquely positioned to understand and assist the homeless population in Lakewood and Pierce County. Partnership and coordination with LASA continues to allow Lakewood to better understand the needs of those living at or below the poverty rate and the seemingly ever-increasing demand for homeless services.
6	Agency/Group/Organization	Greater Lakes Mental Health
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The City of Lakewood provides funding to the Behavior Health Contact Team which partners mental health professionals with police to assess persons in crisis & provide de-escalation, in-place treatment, and stabilization services. The team is a critical outreach tool for the City's effort to better understand and serve the homeless population in Lakewood and the needs that population may need in the way of mental health services.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

N/A

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Pierce County	
city of Lakewood Comprehensive Plan	City of Lakewood	The plan encourages infill housing, cottage-style development, changes in zoning to permit higher densities, and incentivizes the construction of affordable housing.

Table 4 - Other local / regional / federal planning efforts

Narrative

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Citizen input for the FY 2019 Annual Action Plan was conducted in accordance with the requirements established by the U.S. Department of Housing and Urban Development and the City of Lakewood Citizen Participation Plan. Citizen participation was encouraged throughout the process culminating in the development of this FY 2019 Annual Action Plan.

The process included:

- Input from community-based organizations, service providers, and local non-profit organizations.
- Oversight and review provided by the City of Lakewood Community Services Advisory Board and the Tacoma Community Redevelopment Authority (TCRA).
- Input and coordination with the City of Lakewood, City of Tacoma, and Pierce County.
- Meetings with Lakewood and Tacoma City Councils.
- Review of planning documents for local agencies.
- Solicitation of public input.

Effort to encourage citizen participation in the development of the Plan included notification of public hearings on community and economic development need, notice of availability of the plan, and community input concerning approval the final plan. Public hearings were advertised in the Tacoma News Tribune as follows:

- October 4, 2018 – Public hearing on needs
- April 1 – April 30, 2019 – Public Comment Period
- April 15, 2019 – Public hearing on FY 2019 Annual Action Plan

A draft of the FY 2019 Annual Action Plan will be made available to the public for review beginning April 1, 2019. Comments received through the citizen participation process will be incorporated into the Plan. Formal approval of the final Plan will be made by the City Council on May 6, 2019.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	Notification of public hearing on community development and public service needs for CDBG and HOME funding.	Comments detailing the public hearing are summarized in item #2 below.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Non-targeted/broad community	Hearing attended by general public, community provider organizations, and the Community Services Advisory Board.	A total of 16 comments were received in support of housing and services for the homeless; affordable housing and homeownership; food services; services for at risk youth; before and after school programs; medical and legal advocacy services for DV and abuse survivors; medical and dental services for youth; programs serving LGBTQ persons; medical assistance for low income and uninsured; assistance for persons with limited English.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Non-targeted/broad community	Meeting of Community Services Advisory Board on 2019 Annual Action Plan funding priorities.	Comments to be inserted here.	N/A	
4	Newspaper Ad	Non-targeted/broad community	Notification of hearings and public comment period.	Comments detailing the public hearing are summarized in item #6 below.	N/A	
5	Internet Outreach	Non-targeted/broad community	Notification of hearings and provision of Annual Action Plan.	Comments detailing the public hearing are summarized in item #6 below.	N/A	
6	Public Hearing	Non-targeted/broad community	Hearing attended by general public, Community Services Advisory Board members, and the Lakewood City Council.	Comments to be inserted here.	N/A	

Table 5 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Funding for FY 2019 is provided by the U.S. Department of Housing and Urban Development through the Community Development Block Grant (CDBG) Program. Additional programmatic funding is being generated through program income and the reprogramming of unexpended funds from fiscal years 2016 and 2017. All funds received, and otherwise reprogrammed, will be allocated to activities in support of the goals and objectives identified in the 5-YR Consolidated Plan.

CDBG funding in FY 2019 will complete the City's five year focus on improvements to infrastructure and capital facilities with additional funding allocated to the preservation of affordable housing choice. Investments include energy efficiency street lighting improvements to low income block groups in census tract 072106 and housing rehabilitation activities meant to increase and preserve affordable housing choice for low income families and individuals. Additional activities in support of affordable housing choice include the funding of the HOME Affordable Housing Fund, which is intended to support the development of new housing and homeownership opportunities for low income households. Public services activities will focus on access to economic opportunity through job training and apprenticeship programs for low income individuals facing multiple barriers such as lack of childcare, transportation, housing, and lack of education or training. Additional funding for public service activities will be supported with General Fund dollars in accordance with a City Council-adopted strategic plan for human services. Homeless prevention services, specifically relocation assistance for low income individuals displaced through no fault of their own during fire or code enforcement actions, will continue to be addressed with General Fund dollars and unexpended FY 2017 CDBG funding. Finally, activities seeking the promotion of livable or viable communities are to be addressed through the elimination of slum and blight conditions in communities adversely impacted by disproportionate foreclosure and vacancy rates through the City's Neighborhood Stabilization Program 1 Dangerous and Nuisance Abatement Revolving Loan Fund.

The City of Lakewood has used a conservative approach to estimating anticipated CDBG and HOME allocations and program income to be received during the 2019 Annual Action Plan funding cycle.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public – federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	475,000	140,000	41,324	656,324	0	Final year of 5-YR Consolidated Plan (2015-2019). Anticipated program income of \$140,000 is solely composed of RLF activities for Major Home Repair, Down Payment Assistance, and NSP1 Abatement Fund. Section 108 income of \$60,419.70 is not included in this total.

Table 6 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Leverage ratios are expected maintain at levels similar to those seen in fiscal years 2017 and 2018 as funding continues to be allocated to small-scale infrastructure projects and housing rehabilitation related activities, traditionally low leverage ratio activities. Housing rehabilitation activities undertaken as part of the Major Home Repair program do not utilize match or leverage funding. The Major Home Repair program provides loans to low income households to maintain their existing home where funding would otherwise be unavailable or out of reach for many households with limited incomes. Additional activities include debt service of Section 108 funding used for infrastructure improvements, energy efficiency street lighting improvements in census tract 072106, and job training/apprenticeship programs for low income individuals; of which, only the job training/apprenticeship program will provide leveraged funding at a rate of 10.33:1 (leveraging \$465,000 with \$45,000 investment).

With funding options for infrastructure projects dwindling and the need to replace aging infrastructure growing, many communities are faced with the very real possibility of not being able to keep up with infrastructure maintenance or replacement. Historically, the CDBG and HOME programs have provided a breakwater to communities struggling to balance infrastructure needs with economic development, housing, and human services needs for low and moderate income populations. As these funds have continued to diminish, many jurisdictions have been left to scramble to fill the void.

HOME funds match requirements and leverage is provided as part of the Tacoma-Lakewood HOME Consortium and is reported in Tacoma's portion of the Plan.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

No publicly-owned land or property is scheduled to be included as a part of this plan.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Infrastructure, facilities & economic opportunity	2015	2019	Non-Housing Community Development		Community and Economic Development	CDBG: \$186,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2155 Persons Assisted
2	Increase and preserve affordable housing choices	2015	2019	Affordable Housing Public Housing Homeless		Community and Economic Development Affordable housing choice	CDBG: \$190,324	Homeowner Housing Added: 3 Household Housing Unit Homeowner Housing Rehabilitated: 7 Household Housing Unit Buildings Demolished: 4 Buildings
3	Reduce homelessness and increase stability	2015	2019	Homeless Non-Homeless Special Needs		Community and Economic Development Basic services & homeless prevention/intervention	CDBG: \$45,000	Public service activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted Homelessness Prevention: 15 Persons Assisted

Table 7 – Goals Summary

Goal Descriptions

1	Goal Name	Infrastructure, facilities & economic opportunity
	Goal Description	Projects that support improving infrastructure, facilities, and economic opportunities, including maintaining and improving community facilities; maintaining and improving infrastructure (such as streets, sidewalks, and ADA improvements); improvements to facades and other projects to attract and support businesses; support for microenterprises and small business development; historic preservation; and removal of slums and blight. Projects associated with this strategic plan goal for FY 2019: 1) Low Income Street Lighting; and 2) Repayment of Section 108 principal and interest for 108th St. Roadway Improvement project.
2	Goal Name	Increase and preserve affordable housing choices
	Goal Description	Projects contributing to increasing affordable housing choices, including home repairs and weatherization to preserve the condition of owner-occupied units; down payment assistance for homebuyers; developing new rental housing opportunities; rehabilitation of rental housing; supporting development of new subsidized housing; and increasing permanent supportive housing. Programs associated with this strategic plan goal for FY 2019: 1) Major Home Repair/Sewer Loan Program; and 2) CDBG Down Payment Assistance (funded through RLF); 3) NSP1 Dangerous Building Abatement Program (funded through RLF); and 4) CDBG Administration of HOME Housing Services.
3	Goal Name	Reduce homelessness and increase stability
	Goal Description	Projects contributing to reducing homelessness and increasing stability of Lakewood residents, including providing supportive services to meet basic needs; providing supportive services to move toward self-sufficiency; projects that provide job training and education; emergency services, including support for shelters and transitional housing; and supportive services for persons with special needs. Activities carried out in FY 2019 will include: 1) WorkForce Central Apprenticeship Training; and 2) Emergency Assistance for Displaced Persons (funded through unexpended FY 2017 EADR CDBG allocation).

AP-35 Projects - 91.420, 91.220(d)

Introduction

The projects listed and described in this plan represent the proposed use of funds for the FY 2019 CDBG program.

#	Project Name
1	Low Income Street Lighting- CT 072106
2	Major Home Repair/Sewer Loan Program
3	CDBG Administration of HOME Housing Services
4	Administration
5	Section 108 Repayment of 108th Street Roadway Improvements
6	NSP1 Abatement Program
7	WorkForce Central Apprenticeship Training Program
8	Emergency Assistance for Displaced Residents

Table 8 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Through a planning and citizen participation process, FY 2019 policies and priorities were developed for addressing community and economic development, removal of blight, revitalizing underserved neighborhoods, eliminating threats to public health and safety, and conserving/expanding stocks of affordable housing. Included in this process was a review of alternative funding sources, including City General Funds, State and other local funding sources available to meet an array of needs. As a result of this process, the Lakewood City Council adopted the following policies and priorities for the use of FY 2019 CDBG and HOME funds in order of priority:

1. Physical Infrastructure Improvements
2. Housing
3. Public Service
4. Economic Development

AP-38 Project Summary
Project Summary Information

1	Project Name	Low Income Street Lighting- CT 072106
	Target Area	
	Goals Supported	Infrastructure, facilities & economic opportunity
	Needs Addressed	Community and Economic Development
	Funding	CDBG: \$135,000
	Description	Project will install new LED street lighting in low income residential neighborhoods where no or limited street lighting exists.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	A total of 2,115 households will be served by this activity, of which 1,350 (62.7%) are low income households.
	Location Description	Project to be carried out in census tract 072106.
	Planned Activities	Installation of 38 new LED streetlights where no or limited street lighting exists.
2	Project Name	Major Home Repair/Sewer Loan Program
	Target Area	
	Goals Supported	Increase and preserve affordable housing choices
	Needs Addressed	Affordable housing choice
	Funding	CDBG: \$165,324
	Description	Program provides home repair and/or sewer connection loans to eligible low income homeowners. Funding for program provided through FY 2019 entitlement funding and revolving loan funds.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	A total of 7 low income households will be assisted with housing rehabilitation activities or side sewer connections.
	Location Description	City-wide

	Planned Activities	The project will provide major home repair/sewer connection loans which include connection of side-sewer to sewer main, decommissioning of septic systems, roofing, removal of architectural barriers, plumbing, electrical, weatherization, major systems replacement/upgrade, and general home repairs for eligible low income homeowners. Program funding includes a total of \$65,000 in program income to be used for similar RLF activities.
3	Project Name	CDBG Administration of HOME Housing Services
	Target Area	
	Goals Supported	Increase and preserve affordable housing choices
	Needs Addressed	Affordable housing choice
	Funding	CDBG: \$25,000
	Description	Program administration and housing services in support of HOME Program.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	A total of 4 low income households will be assisted.
	Location Description	City-wide
4	Planned Activities	Program administration and housing services in support of HOME Program.
	Project Name	Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$95,000
	Description	Administration to implement and manage the Consolidated Plan funds.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	Activities include support of program management, coordination, monitoring, and general evaluation of program activities.
5	Project Name	Section 108 Repayment of 108th Street Roadway Improvements
	Target Area	
	Goals Supported	Infrastructure, facilities & economic opportunity
	Needs Addressed	Community and Economic Development
	Funding	:
	Description	CDBG repayment of Section 108 loan for 108th Street Roadway Improvements (Activities #184 & #192).
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Section 108 loan repayment of 108th Street Roadway Improvements project.
	Planned Activities	Section 108 principal and interest repayment of 108th Street Roadway Improvements project.
6	Project Name	NSP1 Abatement Program
	Target Area	
	Goals Supported	Increase and preserve affordable housing choices
	Needs Addressed	Affordable housing choice Community and Economic Development
	Funding	:
	Description	Provides funding for the abatement of dangerous buildings that have been foreclosed, abandoned or are vacant. Activities funded with revolving loan fund.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The City of Lakewood anticipates it will demolish a total of 4 dangerous buildings located in low income block groups in FY 2019.
	Location Description	City-wide

	Planned Activities	Provides funding for the abatement of dangerous buildings that have been foreclosed, abandoned or are vacant. Funding for the program is provided through revolving loan funds generated for previous NSP abatement activities. Program funding includes a total of \$75,000 in program income to be used for similar RLF activities.
7	Project Name	WorkForce Central Apprenticeship Training Program
	Target Area	
	Goals Supported	Reduce homelessness and increase stability
	Needs Addressed	Basic services & homeless prevention/intervention Community and Economic Development
	Funding	CDBG: \$45,000
	Description	Program provides job training and apprenticeship programs for low income individuals facing multiple barriers such as lack of childcare, transportation, housing, and lack of education or training.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	A total of 15 low income Lakewood residents will be served with this program.
	Location Description	Pierce County Pre-Apprenticeship Center, 12180 Park Ave. S., Tacoma, WA 98447
	Planned Activities	The program will provide access to economic opportunity through job training and apprenticeship programs for low income individuals facing multiple barriers such as lack of childcare, transportation, housing, and lack of education or training. Activities will be carried out by WorkForce Central.
8	Project Name	Emergency Assistance for Displaced Residents
	Target Area	
	Goals Supported	Reduce homelessness and increase stability
	Needs Addressed	Affordable housing choice Basic services & homeless prevention/intervention
	Funding	:

Description	Program provides emergency relocation assistance to eligible low income households that are displaced through no fault of their own during building and code enforcement closures, fires, redevelopment, and other incidences resulting in homelessness. Funding provided through unexpended FY 2017 EADR (Activity #206).
Target Date	6/30/2020
Estimate the number and type of families that will benefit from the proposed activities	The Emergency Assistance for Dispalces Residents program will provide relocation assistance to 15 low income persons.
Location Description	City-wide
Planned Activities	Program provides emergency relocation assistance for qualifying low income households displaced through no fault of their own during building and code enforcement closures, fires, redevelopment, and other incidences creating homelessness.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

In targeting CDBG and HOME funds, the City has typically looked to block groups with at least 51% low and moderate income populations as many of Lakewood's minority and ethnic populations continue to be concentrated in these areas. Many of these block groups tend to have a higher concentration of renter-occupied housing units that suffer from a general state of slums and blight, large concentrations of aged housing stock suffering from a lack of routine maintenance, and infrastructure improvements that are either inadequate or are outdated in accordance with current development requirements.

In Lakewood's final year of the 5-YR Consolidated Plan (2015-2019), funding prioritization will focus on infrastructure investments to low income neighborhoods where the infrastructure is either lacking or inadequate to ensure public safety and accessibility, and on increasing and preserving affordable housing choice through housing rehabilitation and the construction of new affordable homes. Funding for street lighting improvements in 2019 seeks to address infrastructure investment in Census Tract 072106 by installing street lighting where no or limited lighting exists. The City plans to continue targeting the low income Census Tract 072000 with its Major Home Repair/Sewer Loan Program which assists low and moderate income homeowners with connection fees and construction costs associated with the connection to sewers. For all other funding, the City has not identified specific targeted areas; programs are open to all eligible low and moderate income individuals city-wide.

Geographic Distribution

Target Area	Percentage of Funds

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

N/A

Discussion

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

An area of great concern for low and moderate income populations continues to be housing choice and access to decent affordable housing, especially those in metropolitan areas. Although household incomes have seen increases in all four previous years of the 5-YR Consolidated Plan, Lakewood's median income of \$47,636 (2013-2017 American Community Survey) remains far below that of the county (\$63,881) and the United States (\$57,652). Of additional concern is Lakewood's apparent concentration of families living below the poverty rate- 15% compared to 8.3% for the county and 10.5% for the United States (2013-2017 American Community Survey). Even though median incomes have risen each of the last four years, so have housing related expenses, leaving little relief for low income households who are traditionally burdened with housing related expenses exceeding 30 percent of household income.

With the median home price in Lakewood at \$232,600 (2013-17 American Community Survey) and percentage increases continuing into the double digits, the dream of owning a home remains out of reach for many, if not all low income households. Echoing this problem is the steady increase in the cost of rents year over year. With the median gross monthly rent now standing at \$926 (2013-2017 American Community Survey), housing cost is easily outstripping income growth, especially for low and moderate income households. These issues of rising housing costs relative to household incomes become strikingly apparent when looking at the percentages of Lakewood households where monthly housing cost exceeds 30 percent of household income- 36.8% for households with a mortgage and 56.7% for households who rent (2013-2017 American Community Survey).

As market forces push investment toward more profitable market rate housing, the lack of investment in and increasing need for affordable housing is placing an ever-increasing demand on communities to develop affordable housing options for low and moderate income households.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Lakewood encourages the development of affordable housing through the City's Comprehensive Plan. The Plan addresses future housing needs for current and future residents of all incomes. Policies offers density bonuses to developers of affordable housing, encourage infill housing, cottage-style development, changes in zoning to permit higher densities, and incentivizes the construction of affordable housing.

Additional means used to encourage affordable development is through the City's Multifamily Tax Credit program which allows developers to defer taxes on valuation improvements for all housing repairs for up to 12 years within certain urban use centers. This is especially important in areas where development is stymied by conditions of blight, the lack of infrastructure, or where rents are not conducive to sustaining redevelopment activities. With the tax deferral, the development of new housing or the modernization of existing substandard units can be incentivized as a means of neighborhood revitalization.

Discussion

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Actions planned to address obstacles to meeting underserved needs

The City will continue to support fair housing education and other activities that support fair housing for all. Potential activities include workshops focused on education and the equal application of landlord/tenant and fair housing laws and relocation assistance for individuals at risk of homelessness through no fault of their own due to discriminatory housing practices, or as a result of building and code enforcement closures, fires, or redevelopment activities. Funding for Lakewood's relocation assistance program is provided through unexpended CDBG funding allocated in FY 2017, and a grant provided by the Nisqually Indian Tribe.

In FY 2019, the City will continue to offer an emergency housing repair program for households that do not qualify for the City's CDBG and HOME-funded programs. The program will utilize grant funds provided by the Nisqually Indian Tribe to make emergency repairs to low income, owner-occupied households who otherwise lack the means or the equity to make the necessary repairs.

Efforts to address unequal access to economic opportunity are to be made through support of job training/apprenticeship programs for low income individuals facing multiple barriers such as lack of childcare, transportation, housing, and lack of education or training. Training will focus on pre-apprenticeship technical and trade skills associated with the construction-related fields.

Additional actions to address the needs of Lakewood's underserved population are addressed with a 1% allocation from the General Fund; strategic priorities include stabilization services, access to health and behavioral health, youth programs, and housing assistance.

Actions planned to foster and maintain affordable housing

Lakewood recognizes the importance affordable housing and homeownership play in building vibrant communities. In 2019, the City continues its partnership with Tacoma-Pierce County Habitat for Humanity and the Homeownership Center of Tacoma in redeveloping vacant, abandoned and blighted properties into new homeownership opportunities for low income families. Both partners are actively acquiring troubled properties in Lakewood and have multiple active construction sites.

Efforts to maintain existing owner occupied housing are supported through the Major Home Repair/Sewer Loan Program, HOME Housing Rehabilitation, and Nisqually Repair Funds, while multifamily housing is supported and encouraged with Lakewood's HOME Affordable Housing Fund as

well as through zoning density bonuses offered to developers of affordable housing. With homeownership opportunities becoming more difficult as housing process creep higher, the City offers low income homebuyers aid with down payment assistance programs designed to help meet the minimum cash investment necessary to qualify for a conventional home loan.

Rental affordability and habitability remain a priority for the City. With approximately 53 percent of Lakewood's housing stock being rental, and more than 65 percent of Lakewood's housing stock constructed prior to 1960, there exists the real possibility that a larger percentage of that stock lacks adequate and proper maintenance. To such end, in 2017, the City began its Rental Housing Safety Program (RHSP) which requires all residential rental properties (apartments, single family homes, duplexes, etc.) within the Lakewood city limits be registered on an annual basis and to maintain specific life and safety standards for those properties. Inspections of rental properties began in April 2018. Initial returns show that approximately 80 percent of rental units have complied with the program and registered their rental properties through the City's portal. In 2018, a total of 485 rental properties and 1,685 individual rental units were inspected through the program. Of those units inspected, the City has seen an 83.5% initial inspection failure rate with most common failure items being lack of GFCI electrical protection, missing or nonfunctional smoke and carbon monoxide detectors, electrical hazards, and compromised or failing structural components.

Since substandard housing disproportionately affects the poor, working class families, seniors, the disabled, and persons who suffer from chronic illness, it is the aim of the RHSP to eventually eliminate all substandard rental housing in Lakewood and by doing so, to improve not only the quality of life for low income individuals, but the lives of all Lakewood residents.

Actions planned to reduce lead-based paint hazards

In accordance with the Washington State Renovation, Repair and Painting Program and 24 CFR Part 35, subparts A, B, J, K, and R, the City of Lakewood requires that all projects/homes receiving CDBG or HOME funds that were built prior to 1978, with construction costs over \$5,000, be inspected and analyzed for the presence of lead-based paint or are to be presumed to contain lead. All lead hazards identified through this process are required to be brought into compliance with Title X of the Housing and Community Development Act of 1992 as part of the project's scope of work. CDBG and HOME funds may be provided for testing, risk assessment, and clearances for eligible activities.

With approximately 65% of Lakewood's 26,453 housing units being built prior to 1978, there exists the potential for some 17,000 housing units to contain lead-based paint hazards. To inform the community of the hazards of lead-based paint, the City offers copies of the EPA's "Protect Your Family from Lead in Your Home" and HUD's "Renovate Right" pamphlets at City Hall and provides copies of these pamphlets to all housing repair program applicants. As part of the City's single and multifamily housing programs, XRF paint inspections and Risk Assessments are conducted, lead-safe work is conducted by Washington

State certified RRP renovation contractors, abatement work is conducted by certified abatement contractors, and Clearance testing of all disturbed surfaces is performed by certified Risk Assessors.

In FY 2019, the City expects to conduct lead paint inspections on all pre-1978 properties funded with the down payment assistance program and all properties where persons are relocated to with the Emergency Assistance for Displaced Residents. Risk assessments are to be conducted on all pre-1978 homes served by housing repair programs where painted surfaces are to be disturbed as part of the scope of repairs. When completed, all homes will be free of lead-based paint hazards.

Actions planned to reduce the number of poverty-level families

Actions to reduce the number of poverty-level families include the funding of vital services and programs focused on outcome driven, client centered services that lead to housing stability and economic opportunity. Funding through the 1% human services allocation is targeted to programs that provide low income households with housing stability, basic needs (health, food, clothing, etc.), and services directed towards self-sufficiency (domestic violence, child care, job training, client advocacy, homeless services etc.). For 2019, the City has allocated \$360,000 in General Fund dollars in support of these programs.

Lakewood understands an important vehicle for moving low and moderate income persons from a state of poverty to one of self-sufficiency is housing stability. Whether housing stability can be achieved through safe, decent affordable rental housing or through affordable homeownership opportunities, the benefit of a stable, affordable housing has long been a pathway to economic mobility. It is with this in mind the City of Lakewood continues to offer affordable homeownership opportunities through its down payment assistance program and partnerships with Habitat for Humanity and the Homeownership Center of Tacoma. Additional measures come in the way of the City's housing rehabilitation programs which focus on maintaining housing affordability through remedying deferred maintenance and code related deficiencies for owner occupied properties.

Additional effort to reduce the number of poverty-level families include support of job training and apprenticeship programs for low income individuals facing multiple barriers to employment such as lack of education or training, transportation, and childcare. Training will focus on technical/trade skills and certifications associated with direct employment opportunities or entry into apprenticeship programs within the construction industry. With projected growth in the construction industry of up to 11 percent by 2026 (Employment Projections 2016-26, Bureau of Labor Statistics, January 30, 2019) and wages well above the national median annual wage, opportunities exist for low income individuals, with or without post-secondary education, to earn a decent family wage and lift themselves from poverty.

Actions planned to develop institutional structure

In an effort to better coordinate expenditures of the U.S. Department of Housing and Urban Development-funded CDBG and HOME programs and the General fund-funded human services program, the City has tasked the Community Services Advisory Board (CSAB) with policymaking and general funding recommendation authority as they relate to community development and human services activities city-wide. Board responsibilities include facilitating the cooperation and coordination of human services and Consolidated Plan activities, holding public hearings to receive input on community development and human service's needs, developing policy guidance and program evaluation criteria, and making funding recommendations. On the human services side, the Board is responsible for reviewing needs assessments and gap analyses in order to develop a strategic action plan. Additionally, the Board provides guidance and recommendations in preparing the City's CDBG and HOME funding policies and priorities, Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance Evaluation Report. As part of the Section 108 process, the Board serves as a review panel for potential loan applicants.

With regard to the Tacoma-Lakewood HOME consortium and the allocation of HOME funds, the City of Tacoma has established the Tacoma Community Redevelopment Authority (TCRA), a public corporation organized and dedicated to the administration of federal grants and programs such as the Community Development Block Grant and HOME Investment Partnerships Program. The TCRA is responsible for administering the HOME Program, including the review of all housing programs for both Tacoma and Lakewood. The Board is staffed by ten Board members and is supported by City of Tacoma staff.

Actions planned to enhance coordination between public and private housing and social service agencies

The City is the convener of monthly human services Collaboration meetings. Collaboration partners include for-profit and nonprofit providers of housing, services, homeless programs, dv and family services, youth programs, food banks, and healthcare services.

Pierce County homeless providers, developers and governmental agencies have joined to develop a comprehensive plan for a coordinated care system for the homeless with the goal of ending homelessness in the county. In 1996, the Tacoma/Pierce County Coalition for the Homeless created the Pierce County Continuum of Care (CoC) to serve as the planning body of this Coalition. Lakewood is a member of the CoC and participates in the monthly meeting to discuss issues related to the activities of the long-range plan of reducing homelessness.

With the continued growth in homeless populations seemingly everywhere comes a need to focus effort and resources in combating this growing problem. As a member of the Tacoma/Pierce County Coalition,

Lakewood continues to work with Tacoma and Pierce County in adapting the Continuum to better target the causes and solutions to chronic homelessness throughout Pierce County using emerging best practices and a comprehensive outreach strategy. Efforts include developing a housing first approach that addresses a wide array of causes and solutions, including using data to quickly and effectively move people from homelessness, using a comprehensive outreach strategy to engage unsheltered individuals, and linking housing and human services with job training, skills training or education to ensure every individual has the means to exit homeless and the wherewithal to remain housed once they've exited homelessness.

The City continues to maintain collaborative relationships with many nonprofit agencies, local housing authorities, mental and social service agencies, and local and State governmental agencies to provide access to health care and other programs and services, provide a continuum of affordable housing, support education and training opportunities to aid in obtaining livable-wage jobs, and promote services that encourage self-sufficiency as a lasting solution to breaking the cycle of poverty.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion



TO: Mayor and City Councilmembers

FROM: Courtney Brunell, Planning Manager

THROUGH: John J. Caulfield, City Manager *John J. Caulfield*

DATE: March 11, 2019 (Council Study Session)

SUBJECT: Sign Code Amendments

Purpose: The purpose of this memo is to re-introduce the proposed updates to LMC 18A.50.600-680, related to signs.

Background:

Throughout 2018 the City began the process of updating LMC 18A.50.600-680 in order to come into compliance with the 2015 Supreme Court decision, *Reed v. Town of Gilbert*, 135 S.Ct. 2218, 192 L.Ed.2nd 236 (2015). This Supreme Court decision has impacted cities across the United States requiring that signs no longer be regulated based on content.

In April, 2018 the City of Lakewood Planning Commission began to review the City's sign code. After a series of meetings, the Commission requested that Staff form a task force to garner additional public input on a proposed draft.

City staff initially identified twenty (20) stakeholders to participate in the task force. Meeting details were also posted on the City's Facebook and on the City's website in an effort to increase participation. Overall, there were six active members on the task force. The sign code task force met on three occasions in May. In addition, the task force received several drafts of the sign code and provided comments via email.

After receiving comments from the task force, the City's legal team and reviewing the best practices from neighboring jurisdictions, the Planning Commission held a public hearing on the draft code on September 19, 2018. One comment was submitted prior to the public hearing. No additional comments were received at the September 19, 2018 public hearing.

On October 17, 2018 the Planning Commission approved resolution 2018-07 recommending amendments to Title 18A.50.600-680, related to signs. A summary of the proposed changes and additional details are included in the attached power point and will be presented to Council on March 11, 2019.

Discussion:

Following the approval of the Planning Commission Resolution 2018-07 the City was contacted by the Tacoma- Pierce County Association of Realtors, who were unavailable to participate in the task force meetings. After discussions staff would recommend revising the non-permanent sign code section to allow one portable sign per residence in residential zones. Portable signs are the only sign-type allowed to be displayed in the right-of-way subject to additional provisions outlined in the draft code. Allowing portable signs in residential zones will help to support the real estate market particularly during open houses.

Next Steps:

1. March 18, 2019 Lakewood City Council holds a public hearing to review the proposed amendments
2. April, 2019- City Council approves amendments to LMC 18A.50.600-680, related to signs.

Attachments:

1. Sign Code Power Point to be presented March 11, 2019
2. Planning Commission Resolution 2018-07
3. SEPA DNS issued August 27, 2018
4. Department of Commerce acknowledgement letter dated September 12, 2018

City of Lakewood

2019 SIGN CODE REVISIONS

Agenda

1. Recap of Reed V. Gilbert
2. Planning Commission Review
3. Introducing the Draft Sign Code

Reed v Gilbert

The town of Gilbert, Arizona adopted an ordinance involving the display of outdoor signs. **The ordinance did not allow outdoor signs to be displayed without a permit, but contained an exemption for 23 different types of signs.**

The relevant exemptions included:

- ❖ **Ideological Signs** communicating a message or ideas for noncommercial purposes;
- ❖ **Political Signs** including any temporary sign designed to influence the outcome of an election called by a public body; and
- ❖ **Temporary Directional Signs** relating to a Qualifying Event including signs intended to direct pedestrians, motorists, and other passersby to a 'qualifying event.

Qualifying events include an “assembly, gathering, activity, or meeting sponsored, arranged, or promoted by a religious, charitable, community service, educational, or other similar non-profit organization.”

Each type of sign was regulated differently under the ordinance, including different restrictions on size and areas where they could be placed.

Reed v Gilbert continued....

The Supreme Court held that the sign ordinance's restrictions were content-based regulations of speech.

A sign was treated differently by the town based solely on the purpose of the sign and not on the size, shape, location or other “content neutral” restrictions.

Because the signs were content based, the Town had to demonstrate that the regulations furthered a compelling governmental interest and were narrowly tailored to that end.

The town cited aesthetics and safety as the reasons.

- ❖ The Court found that temporary directional signs were no greater of an eyesore than political signs, yet they were treated differently under the code.
- ❖ The Court found no greater traffic safety concerns between the two categories of signs.
- ❖ The ordinance was struck down as unconstitutional.

Application of Reed and Related Case Law

- Signs should not be content based!
- You can regulate directional/safety signs as long as the code can articulate valid reasons.
- *Reed* results in your sign code becoming more streamlined, often with less regulation.
- The regulation of duration and number of signs must be carefully evaluated. If a code enforcement officer would have to read the sign to determine if the sign was in violation of the code, then there is a problem.
- At least one federal court has determined that limiting all temporary signs to a certain time before or after an “event” is “content based.”

Areas Still Subject to Regulation

- ❖ Size of sign
- ❖ Physical sign type (a-frame, banner, monument etc.)
- ❖ Set backs
- ❖ Location of sign (ROW, on street poles etc.)
- ❖ Zone based restrictions
- ❖ Height or overhang
- ❖ Lighted v. non-lighted
- ❖ Moving signs
- ❖ Materials
- ❖ Window coverage
- ❖ Architectural Consistency
- ❖ Design

Planning Commission Review

April- October, 2018

- April 4, 2018: Planning Commission began review
- April 18, 2018: pc requested staff form a sign code task force for additional public input
- Task force met 5/15, 5/23, 5/31
- July 12, 2018- August 24, 2018: PC continued review
- September 19, 2018: Public hearing
- October 17, 2018: Planning Commission approved Resolution 2018-07 recommending amendments to title 18a.50.600-680, land use and development code, related to signs.

Task Force Takeaways

Three meetings: 5/15, 5/23, 5/31

- 6 active participants, outreach to 20
- Was interested in less requirements, more self enforcement and regulating
- Liked feather banners
- Sensitive to the cost of permanent signs, want new businesses to be able to have temporary signs, long term.
- Wanted regulations to make sure that signs are well maintained
- Supported limiting the total number of signs allowed on a site based on frontage and square footage

Introducing Draft Sign Code

Overall:

- ❖ Removed reference to content throughout the text and definitions
- ❖ No exemptions, specific instances when permits are required
- ❖ Re-formatting and reorganizing
- ❖ Permanent sign provisions, little to no change
- ❖ Non-permanent sign provisions, entirely new
- ❖ Only signs visible from the ROW require a permit

Section 1- Sign Regulations LMC 18A.50.605

- Expanded on the purposes, borrowed language from other jurisdictions that emphasizes the importance of the first amendment
- Expanded in an attempt to answer “why do I need a permit?” and other common questions

Section 2- Definitions LMC 18A.50.680

- Removed content based definitions
- Section moved to the front of the document to align with future 18A format

Section 3- Administration LMC 18A.50.610

- Combined LMC 18A.50.610 & LMC 18A.50.615
- Clarified when permits are required; combined permanent and non-permanent into one section
- Removed repetitive and/or outdated sections, ex: 18A.50.615.E

Section 4- prohibited signs LMC 18A.50.620

- Deleted content based regulations

18A.50.625- SIGN PERMIT EXEMPTIONS

- Removed, largely content based

Section 5- General provisions LMC 18A.50.630

- Reorganized
- Removed language that was addressed in the separate sign type tables
- No public service signs specifically addressed in the code
- Moved billboards to non-conforming section

Section 6- Provisions for Permanent Signs or Continuous Displays LMC 18A.50.640

- Cleaned up the table, the content is largely the same.
- Removed incidental signs
- Moved portable signs to “non-permanent sign” section

Section 7- Provisions for Non-Permanent Signs LMC 18A.50.665

- New sign types are based on the size, shape and duration, not content
- Table format similar to permanent signs section

Section 8- Non Conforming Signs

- Includes billboards
- Removed outdated regulations (2006 references)

Summary of changes:

- Added a distance requirement between pole signs similar to monument signs
- Removed references to incidental and portable signs, which have been moved to the non-permanent sign section.

<u>Zone Districts</u>	Permanent Sign Standards					
	<u>Sign Type</u>	<u>Number Allowed</u>	<u>Sign Size (Min/Max)</u>	<u>Maximum Total Area</u>	<u>Maximum Height</u>	<u>Permit Rqd?</u>
Residential (All R, MR, and MF Zones)						
<u>Subdivision</u>	<u>Monument</u>	<u>1 per primary entrance</u>	<u>0 sf. / 32 sf.</u>		<u>7'</u>	<u>Y</u>
<u>Each residential lot</u>	<u>All</u>	<u>1 per street frontage</u>	<u>0 sf. / 4 sf.</u>	<u>4 sf.</u>	<u>3' for picket</u>	<u>N</u>
<u>MF with more than 6 units</u>	<u>Monument</u>	<u>1 per primary entrance</u>	<u>0 sf. / 32 sf.</u>		<u>7'</u>	<u>Y</u>
<u>All other permitted non-residential</u>	<u>Monument</u>	<u>1 per primary entrance</u>	<u>0 / 32 sf.</u>		<u>7'</u>	<u>Y</u>
	<u>Wall</u>	<u>Number limited by Total Area</u>	<u>0 / 50 sf.</u>	<u>5% of facade up to 50 sf</u>		<u>Y</u>
Commercial / Industrial (Excluding Freeway)						
	<u>Monument (by frontage)</u>					<u>Y</u>
	<u>50' or less</u>	<u>1</u>	<u>16 sf. / 24 sf.</u>	<u>24 sf.</u>	<u>7'</u>	<u>Y</u>
	<u>More than 50'</u>	<u>Number limited by Total Area</u>	<u>24 sf. / 40 sf.</u>	<u>24 sf. plus 0.17 for each frontage foot over 50 sf.</u>	<u>7'</u>	<u>Y</u>
		<u>A monument sign shall be separated from any other monument sign on the same property by a minimum 200'</u>				
	<u>Pole (by frontage)</u>					
	<u>Less than 250'</u>	<u>None</u>				
	<u>250' to 500'</u>	<u>1 in trade for any 2 permitted Monument</u>	<u>24 sf. / 40 sf.</u>		<u>20'</u>	<u>Y</u>
	<u>Over 500'</u>		<u>24 sf. / 48 sf.</u>		<u>20'</u>	<u>Y</u>
		<u>A pole sign shall be separated from any other monument sign on the same property by a minimum 200'</u>				
	<u>Wall</u>		<u>200 per sign or group</u>	<u>10% of facade</u>		<u>Y</u>
	<u>Window</u>		<u>40% of the window area on each wall.</u>			<u>N</u>

After meeting with Realtors Association, staff recommends changing the current draft to allow portable signs in residential zones.



Table 2 Non-Permanent Signs						
Residential (All R, MR, and MF Zones)						
Sign Type/ Examples		Number Allowed	Sign Size	Maximum Height	Permit Rqd?	Duration
Limited Duration Sign	• Freestanding sign	1 per property	6 sf	6	Y	Permit valid for 1 year, may be renewed annually
	• Window sign					
	• Wall Sign					
	• Banner sign • Fence sign					
Temporary Sign	• Freestanding sign	1 per property, 2 if property has 400+ ft. of street frontage	24 sf for banners, 8 sf for all other signs	• 8 ft.	the date of installation must be written in indelible ink on the lower right hand corner of the sign	May be displayed up to a maximum of 120 days per year
	• Window sign			• Banners shall be hung <24 ft		
	• Wall Sign					
	• Banner sign • Fence sign					
Portable Sign	• Sandwich Board	1	7 sf per sign face	3.5	N	6:00 AM -10:00 PM, daily
	• A-frame Signs					
Non Residential Zones						
Limited Duration Sign	• Freestanding sign	1 per property; 2 if property has 400+ ft. of street frontage of has > 10,000 sq. ft. lot size	16 sf	8	Y	Permit valid for 1 year, may be renewed annually
	• Window sign					
	• Wall Sign					
	• Banner sign • Fence sign					
Temporary Sign	• Freestanding sign	1 per property; 2 if property has 400+ ft. of street frontage of has > 10,000 sq. ft. lot size	32 sf for banners, 16 sf for all other signs	• 8 ft.	the date of installation must be written in indelible ink on the lower right hand corner of the sign	May be displayed up to a maximum of 120 days per year
	• Window sign			• Banners shall be hung <24 ft		
	• Wall Sign					
	• Banner sign • Fence sign					
Portable Sign	• Sandwich Board	1 per establishment	7 sf per sign face	3.5	N	6:00 AM -10:00 PM, daily
	• A-frame Signs					

Open Space, Public, and Institutional (OSR1, OSR2, P1)						
<u>Large Limited Duration Sign (Max area 16 sf.)</u>	<ul style="list-style-type: none"> <u>Freestanding sign</u> <u>Window sign</u> <u>Wall Sign</u> 	<u>1 per property; 2 if property has 400+ ft. of street frontage of has > 10,000 sq. ft. lot size, signs will be reviewed on a first-come first serve basis</u>	<u>16 sf</u>	<u>8</u>	<u>Y</u>	<u>Permit valid for 1 year, may be renewed annually</u>
<u>Large Banner Sign</u>		<u>1 per property; 2 if property has 400+ ft. of street frontage of has > 10,000 sq. ft. lot size, signs will be reviewed on a first-come first serve basis</u>	<u>32-80 sf* for banners, 16 sf for all other signs</u>	<ul style="list-style-type: none"> <u>8 ft.</u> <u>Banners shall be hung <24 ft</u> 	<u>The date of installation must be written in indelible ink on the lower right hand corner of the sign.</u>	<u>May be displayed up to a maximum of 120 days per year</u>
<u>Temporary Sign</u>	<ul style="list-style-type: none"> <u>Freestanding sign</u> <u>Window sign</u> <u>Wall Sign</u> <u>Banners</u> <u>Fence Sign</u> 	<u>1 per establishment; during the farmers market, or like festivals, each booth will be considered a separate establishment</u>	<u>6 sf</u>	<ul style="list-style-type: none"> <u>6 ft.</u> <u>Banners shall be hung <24 ft</u> 	<u>The date of installation must be written in indelible ink on the lower right hand corner of the sign.</u>	<u>Temporary and portable signs are only permitted in OSR1, OSR2, and PI from June-September and December-January each year.</u>
<u>Portable Sign</u>	<ul style="list-style-type: none"> <u>Sandwich Board</u> <u>A-frame Signs</u> 	<u>1 per establishment; during the farmers market, or like festivals, each booth will be considered a separate establishment</u>	<u>7 sf per sign face</u>	<u>3.5</u>	<u>N</u>	<u>Temporary and portable signs are only permitted in OSR1, OSR2, and PI from June-September and December-January each year.</u>
<u>* maximum banner size is calculated using 32 sf. plus 1 square foot for every 100f of over 400f of street frontage.</u>						

Next steps

1. Public hearing March 18, 2019
2. City council, review and adoption

Questions and Comments?

PLANNING COMMISSION RESOLUTION NO. 2018 - 07

**A RESOLUTION OF THE CITY OF LAKEWOOD PLANNING COMMISSION
AMENDING TITLE 18A.50.600-680, LAND USE AND DEVELOPMENT CODE, RELATED
TO SIGNS**

I. RECITALS

WHEREAS, in 2015 *Reed v. Town of Gilbert*, 135 S.Ct. 2218, 576 U.S. the United States Supreme Court clarified when municipalities may impose content-based restrictions on signage; and

WHEREAS, the City of Lakewood's existing sign code, LMC 18A.50.600 was most recently amended in 2011; and

WHEREAS, content-based regulations are found throughout LMC 18A.50.600-680; and

WHEREAS, it is appropriate for local governments to adopt needed amendments to ensure standards and regulations provide policy and regulatory guidance for growth and development; and

WHEREAS, the City of Lakewood's insurance carrier, Washington Cities Insurance Association (WCIA) has strongly encouraged the City of Lakewood to amend its current sign code ordinance; and

WHEREAS, In April 2018 the City of Lakewood Planning Commission began to review the existing sign code and proposed amendments; and,

WHEREAS, in order to increase public participation, the Planning Commission requested that a public task force be formed to review the existing sign code and propose necessary changes that comply with *Reed v. Gilbert* and support local economic development; and,

WHEREAS, on April 27, 2018 an invitation to join the task force was posted on the City of Lakewood's website, social media page and emailed to twenty identified stakeholders; and

WHEREAS, the sign code task force met on three occasions in May, 2018 to create a draft sign code to be presented to the Planning Commission; and

WHEREAS, the Planning Commission reviewed the proposed amendments beginning in July, 2018; and

WHEREAS, a State Environmental Policy Act (SEPA) Checklist was prepared; and

WHEREAS, the Responsible Official on behalf of the City of Lakewood has made a determination that this project does not have a probable significant adverse impact on the environment; and

WHEREAS, on August 27, 2018, the DNS was published on the Washington State SEPA Register (SEPA # 201804710); and

WHEREAS, on August 28, 2018, the DNS was published in *The News Tribune*; and

WHEREAS, a 60-day notice has been provided to state agencies prior to adoption of this resolution, and state agencies have been afforded the opportunity to comment per RCW 36.70A.106(1); and

WHEREAS, under LMC 18A.02.565, a Public Hearing is required; and

WHEREAS, the notice of the Public Hearing was published in *The News Tribune* on August 28, 2018; and

WHEREAS, the notice of the Public Hearing was placed on the City's website on August 28, 2018; and

WHEREAS, on September 19, 2018, the City of Lakewood Planning Commission conducted an advertised public hearing; and

WHEREAS, one written comment and no oral comments were received at the September 19, 2018 public hearing;

WHEREAS, on September 19, 2018 the City of Lakewood Planning Commission closed the public hearing; and

WHEREAS, the Planning Commission considered the public testimony received through the public hearing process, and deliberated on the proposed amendments and updates;

II. THE PLANNING COMMISSION OF THE CITY OF LAKEWOOD DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

SECTION 1: The procedural and substantive requirements of the State Environmental Policy Act have been complied with.

SECTION 2: The procedural requirements of RCW 36.70A have been complied with.

SECTION 3: The proposed amendment is consistent with the requirements of Revised Code of Washington, and the Washington Administrative Code.

SECTION 4: The proposed amendment is consistent with the City of Lakewood Comprehensive Plan.

SECTION 6: The proposed amendments have been reviewed and processed in accordance with the requirements of Title 14 Environmental Protection, Title 14A Critical Areas, and Title 18A Land Use and Development of the City of Lakewood Municipal Code.

SECTION 7: All of the facts set forth in the Recitals are true and correct, and are incorporated herein by reference.

SECTION 8: All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State law and the City's municipal code.

III. NOW, THEREFORE, BE IT RESOLVED that the Planning Commission for the City of Lakewood does hereby recommend to the Lakewood City Council that the Lakewood Municipal Code Title 18A should be updated and revised to read as indicated in Exhibit A attached hereto.

PASSED, APPROVED, and ADOPTED this 17th day of October, 2018 upon a motion of Commissioner Estrada, seconded by Commissioner Hudson-Echols, by the following vote:

AYES: 6

NOES: 0

ABSENT: 1

ABSTAIN: 0

APPROVED:


Chair

ATTEST:


KAREN DEVEREAUX, Secretary

Exhibit A

LMC 18A.50.600 Sign Regulations.

18A.50.605 Purpose - Sign Regulations.

The purpose of this section is to control and manage signs by establishing a framework for the balanced regulation of signage. This section recognizes that signs serve a number of valuable public and private functions, including: providing effective communication between people, wayfinding information, commercial images, marketing, advertising, and education; and creating a visually stimulating retail environment. However, the City also finds that unregulated signage can be detrimental to the promotion of the safety, well-being, and comfort of the users of streets, reduce the effectiveness of individual signs, have a significant negative impact on the aesthetic quality of the City's streetscapes, negatively impact property values and can result in dangerous conflicts between traffic control signs and other signs. This section balances the community's interest in traffic safety and aesthetics, with the community's desire to realize the public and private benefits of private signage.

~~The purpose of this section is to control and manage signs by establishing a common framework for the balanced regulation of signage in the city of Lakewood that protects the right of free speech and freedom of expression, while allowing for fair and appropriate utilization of the public landscape and "viewshed." This section recognizes that signs serve a number of valuable public and private functions, including providing effective communication between people, wayfinding information, commercial images, marketing, advertising, and education; and creating a visually stimulating retail environment. However, the City also finds that unregulated signage can be detrimental to the promotion of the safety, well-being, and comfort of the users of streets, reduce the effectiveness of individual signs, have a significant negative impact on the aesthetic quality of the City's streetscapes, negatively impact property values and can result in dangerous conflicts between traffic control signs and other signs. This section balances the community's interest in traffic safety, aesthetics, potential negative consequences of unregulated signage, with the community's desire to realize the public and private benefits of private signage. These regulations strive to achieve this balance by limiting the number, type, size and location of signs in order to minimize visual blight, clutter and traffic hazards while at the same time providing opportunities for free speech, freedom of expression, and the realization of the benefits of private signage. This section reduces distractions and obstructions from signs that would adversely affect traffic safety; and reduces hazards caused by signs encroaching upon public ways. The City's visual character is enhanced by promoting new and replacement signage which is creative and distinctive, compatible with the surroundings, and responsive to the public need to locate a business establishment by identification, address, and product and/or service information.~~

With these purposes in mind, it is the intent of this Chapter to ensure that the use and regulation of signage is consistent with the public interest as follows:

A. Balance multiple goals including promoting economic development by enhancing the City's appearance and creating an attractive community;

B. Provide minimum standards to safeguard life, health, property and the general welfare by regulating and controlling the design, quality of materials, construction, location, electrification and maintenance of all signs and sign structures;

- C. Ensure that signs are compatible with adjacent land uses;
 - D. Protect the public from hazardous conditions resulting from signs that are structurally unsafe, obscure vision of motorists, distract motorists, or interfere with traffic signs and signals;
 - E. Minimize overhead clutter for drivers and pedestrians;
 - F. Provide for types and sizes of signs appropriate to the land uses and zoning districts of the City;
 - G. Encourage well-designed signs that are compatible both with surrounding land uses and the buildings to which they are appurtenant;
 - H. Provide the public with reasonable means to help them easily and safely locate businesses and other locations in Lakewood;
 - I. Recognize free speech rights by regulating signs in a content-neutral manner;
 - J. Implement the goals and policies of the City of Lakewood Comprehensive Plan; and
 - K. Protect property values by encouraging signs that are appropriate in both scale and design to surrounding buildings and landscape and by discouraging a needless proliferation of the number of signs.
- ~~1. Provide functional flexibility and accommodate signage that follows basic principles of good contextual design;~~
 - ~~2. Ensure legibility of signage in the circumstances in which it is seen;~~
 - ~~3. Assure that public benefits derived from expenditures of public funds for the improvement and beautification of streets, other public structures, and spaces are not obviated by overly aggressive signage that results in a negative impact on the visual and aesthetic cohesiveness of the streetscape. (Ord. 534 § 1, 2011; Ord. 264 § 1 (part), 2001.)~~

18A.50.680 Sign Definitions.

For the purposes of this chapter, the following definitions shall apply:

- A. ABANDONED SIGN. Any sign which is no longer permitted for the timeframe outlined in the non-permanent sign section of this code, is no longer standing erect, and/or may be deemed hazardous or unsafe by the City Engineer.
- B. A-FRAME OR T-FRAME SIGN. A temporary, portable, freestanding, and self-supporting sign which may be either single- or double-faced, forming an "A" shape, or on a pole attached to a flat base.

C. ALTERATION OF SIGN. Any change in size, shape, position, location, construction, or supporting structure of a sign.

D. ANIMATED SIGN. A sign which has any visible moving part, flashing or oscillating lights, visible mechanical movement of any description, or other apparent visible movement achieved by any means. Animated signs include, but are not limited to, changing or moving pictures, drawings, and designs regardless of the means and mechanisms of the animation; and message display changes at intervals of five seconds or less.

E. AWNING SIGN. Any sign painted on, attached to, or supported by an awning.

F. BALLOON. A decorative inflatable device with a diameter of less than eighteen (18) inches, generally composed of a thin layer of latex or mylar. The tether of a balloon is less than twelve (12) feet in length (see "blimp").

G. BANNER SIGN. A typically rectangular or square shaped sign, of cloth or other similar material.

H. BILLBOARD SIGN. A large outdoor board.

I. BILLBOARD SIGN FACE. That portion of a billboard, exclusive of its structural support, on which changeable advertising copy is displayed either by affixing pre-printed poster panels or by painted copy.

J. BLIMP. A decorative device with a diameter or combined diameter of eighteen (18) inches or larger that is inflated. These devices include large single displays or displays of smaller balloons connected to create a larger display. A balloon with a tether longer than twelve (12) feet is considered a blimp.

K. CANOPY SIGN. A sign attached to the underside of a canopy.

L. EMITTING SIGN. A sign which emits sound, odor, or visible matter such as smoke or steam.

M. FLASHING SIGN. An illuminated sign using action or motion, or light or color.

N. FREESTANDING SIGN. A sign that is self-supported on a structure used exclusively or primarily for the support of the sign or for a group of signs and detached from any building or structure.

O. INFLATABLES. A decorative device with a diameter or combined diameter of 18 inches or larger that is inflated. These devices include large single displays or displays of smaller balloons connected to create a larger display. Blimps are not considered inflatables.

P. ILLUMINATED SIGN. A sign designed to give forth artificial light or reflect such light from an artificial source.

Q. INCIDENTAL SIGN. A sign that is not visible either from a right-of-way or off of the property on which the sign is located.

R. INDIRECTLY ILLUMINATED SIGN. An illuminated non- flashing sign whose illumination is derived entirely from an external artificial source and which is arranged so that no direct rays of light are projected from such source into residences or the street.

S. INTEGRATED SIGN PLAN. A special sign entitlement available to Major Commercial or Employment Centers as defined in this Code. An integrated sign plan is subject to review and approval by the Hearing Examiner using the procedures provided for conditional use permits.

T. LIMITED DURATION SIGN. A non-permanent sign that may be displayed for up to one year.

U. MAJOR EMPLOYMENT CENTER. An integrated development with contiguous ownership larger than 10 (ten) acres in size. Contiguous properties under separate control, but which function as an integrated center and when combined are larger than 10 (ten) acres in size, may be considered a major center.

V. MARQUEE SIGN. Any sign painted on, attached to, or supported by a roof like projection over the entrance to a theater, hotel or other building.

W. MONUMENT SIGN. A freestanding sign which is affixed in or upon the ground with no air space between the ground and the sign face.

X. NONCONFORMING SIGN. Any sign legally established prior to the effective date of this title or subsequent amendments thereto, which is not in full compliance with the regulations of this title.

Y. NONPERMANENT SIGN. A sign which is not permanently mounted.

Z. POLE SIGN. A freestanding sign where the sign face is elevated above the site grade by structural supports, and includes the supports.

AA. PORTABLE SIGN. A sign that is not permanently affixed to the ground or to a building or structure and which may be easily moved.

BB. PROJECTING SIGN. A two-faced wall sign affixed to the exterior wall of a building or structure with the exposed faces perpendicular to the plane of such wall.

CC. REASONABLE PERSON. The reasonableness standard is a test which asks whether the decisions made were legitimate and designed to remedy a certain issue under the circumstances at the time. Courts using this standard look at both the ultimate decision, and the process by which a party went about making that decision.

DD. ROOF SIGN. A sign or sign structure erected upon, against or directly above a roof or above the vertical parapet wall of a building, including a sign affixed to any structure erected upon a roof.

EE. SIGN. Any structure, device, letter, figure, character, poster, picture, logo, trademark or reading matter which is used or designed to announce, declare, demonstrate, display or otherwise identify or advertise, or attract the attention of the public. Including, but not limited to every device, frame, letter, figure, character, mark, plane, point, design, picture,

logo, stroke, stripe, trademark, plane, point, design, picture, logo, stroke, stripe, trademark, or reading matter, which is used or intended to be used to attract attention or convey information when the same is placed visible from a public right-of-way or public property; and shall include all parts, portions, units, and materials composing the same, together with the frame, background, and supports or anchoring thereof.

FF. SIGN AREA. The total area of all sign faces expressed in square feet.

GG. SIGN FACE. The total area of one sign face expressed in square feet. Area is measured from the outside perimeter, including backup, molding, framing, but excluding structural supports, architectural details, decorative scrollwork, etc. The area of a group of individual mounted letters or figures shall be the area of the smallest single geometric form necessary to enclose the entire group of letters or figures.

HH. SIGN HEIGHT. The distance from ground level to the highest point on the sign structure.

II. STRING PENNANT. A series of shapes, signs, streamers, or other similar devices made of fabric, plastic or other material which are connected together or attached to a cord to create a rope-like device that is typically displayed between poles or buildings.

JJ. TEMPORARY SIGN. A non-permanent sign that may be displayed for up to 120 days.

KK. WALL SIGN. Any sign painted on or attached directly to or erected against and supported by a building wall, or facade, with the exposed face of the sign in a plane parallel to the portion of the structure to which it is attached and projecting no more than one foot.

18A.50.610 Administration - Sign Regulations.

~~A. Permitted Zones. Only signs of the type or types as designated by this section shall be permitted in approved zoning districts that allow their use. This section shall be enforced pursuant to the procedures established in LMC 18A.02.460, Enforcement.~~ A sign permit is required for the following signs visible from the public right-of-way:

a. Permanent Signs

i. All new signs.

ii. Structural modification of any existing sign.

b. Non-Permanent Signs

i. Limited Duration Signs subject to section 18A.50.665.C.1

B. Each individual permanent or temporary sign shall require a separate sign permit, except as specifically exempted in this section. Any sign for which a building permit is required under the International Building Code shall also obtain a building permit.

C. Application for Permit.

1. An application for a sign permit must be filed with the Community Development Department on forms furnished by that department. The applicant must provide sufficient information to determine if the proposed sign is allowed under this code and all other applicable laws, including the international building code, regulations and ordinances.

2. Review and time limits. The Community Development Director shall promptly review the application upon the receipt of a completed permit application and payment of the permit fee by the applicant. The Community Development Director shall grant or deny the permit application within twenty (20) days from the date the completed application and permit fee is filed with the Community Development Department.

3. If the application is rejected, the Community Development Department must provide a list of the reasons for the rejection in writing. An application may only be rejected for non-compliance with the terms of this code, the building code, or other applicable law, regulation or ordinance.

D. Permit Fee. A nonrefundable fee as set forth in the uncodified fee schedule adopted by the City of Lakewood City Council must accompany all sign permit applications.

E. Duration and Revocation of permit. If a sign is not installed and a use permit issued within six months following the issuance of a sign permit (or within 30 days for non-permanent signs), the permit shall be void. The City of Lakewood may revoke a sign permit under any of the following circumstances:

1. The City of Lakewood determines that information in the application was materially false.

2. The sign as installed does not conform to the sign permit application;

3. The sign violates this code, building code, or other application law, regulations or ordinance; or

4. The Community Development Department Director determines that the sign is not being properly maintained.

~~B. Review and time limits.~~ The Community Development Director shall promptly review the application upon the receipt of a completed permit application and payment of the permit fee by the applicant. The Community Development Director shall grant or deny the permit application within twenty (20) days from the date the completed application and permit fee was filed with the Community Development Department.

~~C. Approval or denial.~~ The Community Development Director shall approve a permit for the sign if it complies with all applicable laws, including the building, electrical or other adopted codes of the City of Lakewood; the regulations for signs contained in this Chapter; and any variances granted from this Chapter. If the Community Development Director does not approve a permit for the sign, he/she shall state the reasons for the denial in writing,

~~and shall mail a certified copy of the reasons for denial to the address of the applicant stated on the application.~~

~~DE.~~ *Appeal of sign permit determinations.* Final DE Decisions regarding issuance of an sign permit applications may be appealed to the City's hearing examiner pursuant to LMC Section 18A.02.740. An appeal hearing regarding the issuance of a sign permit shall be conducted within 30 days of the receipt of the appeal petition and appeal fee. ~~.(Ord. 534 § 2, 2011; Ord. 264 § 1 (part), 2001.)~~

G. Enforcement. This section shall be enforced pursuant to the procedures established in LMC 18A.02.460, Enforcement.

~~18A.50.615~~Permanent Sign Permits.

~~New sign or sign modification permit. A permit is required for any new sign or modification of any existing sign, except as provided for in 18A.50.625.~~

~~A. Each individual permanent or temporary sign shall require a separate sign permit, except as specifically exempted in this section. Any sign for which a building permit is required under the Uniform Building Code shall also obtain a building permit.~~

~~B. No sign shall hereafter be erected, re-erected, constructed, installed, or altered except as provided by this Chapter. For the purposes of this Chapter "altered sign," as defined in LMC 18A.50.680 shall not include maintenance as that term is used in LMC 18A.50.680, Definitions.~~

~~C. Any alteration or change to a sign or any change in the sign copy requires a sign permit, except for a change in the sign copy where the sign copy is contained within a permanent framework and designed to be periodically replaced, or a message which changes on a changeable copy readerboard or a billboard.~~

~~D. A new sign or sign modification permit shall become null and void if the work for which the permit was issued has not been completed within six (6) months of issuance.~~

~~E. The Community Development Director shall not issue a sign permit for a freestanding sign or modification of a freestanding sign if a nonconforming freestanding sign exists on the subject property or contiguously owned properties; nor issue a sign permit for a wall sign or modification of a wall sign if a nonconforming wall or roof sign exists on the subject property or contiguously owned properties, except as provided in LMC 18A.50.675, Nonconforming Signs. (Ord. 534 § 3, 2011; Ord. 264 § 1 (part), 2001.)~~

~~18A.50.620~~ Prohibited Signs.

The following signs are prohibited in all zoning districts:

~~A. Mobile readerboards.~~

~~AB.~~ Roof signs.

B. Signs posted upon utility poles, traffic control devices, public sign posts, or other public utility devices.

~~C. Non-utility and non-governmental signs on utility poles or traffic control devices, public sign posts, or other public utility devices.~~

~~CD. Signs which, by virtue of their size, location, movement, content, coloring or manner of illumination, may be confused with traffic control signs or signals, including but not limited to signs containing words such as "stop," "look," and "danger," and directional features such as lighted arrows.~~

~~DE. Posters, pennants, banners, streamers, string pennants, blinking or flashing or strobe lights, balloons, searchlights, strings, twirlers, propellers, flares, and other displays of a carnival nature, blimps, or inflatables except as permitted in conjunction with a temporary sign pursuant to LMC 18A.50.665, Signs for Temporary Display section 7 "non-permanent signs".~~

~~F. Animated, emitting, moving, rotating, or visually projecting signs.~~

~~G. Vehicle signs, except as allowed pursuant to LMC 18A.50.625(B)(21) (22), Sign Permit Exceptions.~~

~~H. Parking lot, curb or wheelstop painting, or advertising which is not restrictive or cautionary in nature.~~

~~FI. Public address systems or sound devices used in conjunction with any sign or advertising device.~~

~~J. Obscenity. No sign shall bear or contain statements, words, or pictures in which the dominant theme appeals to the prurient interest in sex or is patently offensive because it affronts the contemporary community standard relating to the description or representation of sexual material, that is utterly without redeeming social value.~~

~~GK. Abandoned signs.~~

~~L. Off-premise signs, except as specifically permitted within this section.~~

~~LM. Billboard signs, except as provided for in LMC 18A.50.635. (Ord. 534 § 4, 2011; Ord. 264 § 1 (part), 2001.) section 9 "non-conforming signs".~~

~~18A.50.625 Sign Permit Exemptions.~~

~~A. Exemption from the sign permit requirements of this Chapter shall not be deemed to grant authorization for any sign constructed, erected or located in any manner in violation of the provisions of this Chapter or any other laws or Ordinances of the City or the State of Washington.~~

~~B. A sign permit shall not be required for the following:~~

~~1. Professional nameplates not exceeding two (2) square feet of sign area.~~

~~2. Plaques, tablets, or inscriptions indicating the name of a building, date of erection, commemorative information, or historic designation provided it is:~~

- ~~a. non-illuminated; and~~
- ~~b. no more than two signs per site; and~~
- ~~c. a maximum twelve (12) square feet of sign area.~~
- ~~3. Signs owned and/or required by the State, City, or public utility entities indicating or warning of danger, aids to safety, traffic control, or traffic direction signs.~~
- ~~4. Tourist-related business signs associated with those highway tourist-related signs regulated by the Washington State Department of Transportation.~~
- ~~5. City sponsored or co-sponsored signs, banners, decorations or displays subject to approval of the Community Development Director. These signs, banners, and displays may be located on or over public rights-of-way with approval of the sign placement by the City Engineer.~~
- ~~6. Temporary signs for the purpose of announcing or promoting a City-sponsored or promoted community fair, festival, or event. Such decorations and signs may be displayed no more than fourteen (14) calendar days prior to and during the fair, festival, or event. All decorations and signs must be removed within five (5) calendar days following the end of the fair, festival or event. Temporary signs may be located on or over public rights-of-way with approval of the sign placement by the City Engineer.~~
- ~~7. Public art including sculptures, wall paintings, murals, collages, and other design features that do not incorporate advertising or identification.~~
- ~~8. "No soliciting," "no trespassing," tow-away zone," or indications of danger or warning signs less than four (4) square feet in sign face size.~~
- ~~9. Maintenance of a legal sign in accordance with this section.~~
- ~~10. Signs intended to notify the public of public meetings or hearings and official or legal notices required, issued, sponsored, or posted by any public agency or court.~~
- ~~11. Incidental signs, provided for in LMC 18A.50.640~~
- ~~12. Religious symbols, when not included in a sign.~~
- ~~13. Decorative flags in commercial zones, on private property, within the confines of parking lots, landscape areas and on building frontages, which do not incorporate advertising, logos, or business identification; provided, that each individual flag does not exceed eighteen (18) square feet in sign area.~~
- ~~14. Identification signs installed on and pertaining to structures or improvements such as phone booths, charitable donation containers, and recycling boxes. Signs may not exceed ten (10) percent of the area of the structure's facade or surface elevation upon which they are installed.~~
- ~~15. Building addresses with numbers and letters which comply with the requirements of the Uniform Building Code and the Uniform Fire Code.~~

~~16. Signs located inside of a building, painted on a window, or hanging inside of a window, provided that window signs shall be limited to forty (40) percent of the window area.~~

~~17. Strings of incandescent lights where the lights do not flash or blink in any way and do not unreasonably impact adjacent properties or street with excessive illumination or glare.~~

~~18. Reasonable seasonal and holiday decorations within the appropriate season. Such displays shall be removed within ten (10) calendar days following the end of such season or holiday.~~

~~19. Non-illuminated signs not exceeding four (4) square feet of sign area placed on lawns or buildings or in windows and containing a noncommercial political, religious, or personal message (subject to LMC 18A.50.665).~~

~~20. Gravestones or other memorial displays associated with cemeteries and mausoleums.~~

~~21. Vehicle signs painted or adhered directly and permanently on the vehicle, such as vinyl letters and logos, adhered magnetically, or inside a vehicle window, subject to the requirements of LMC 18A.50.630, General Sign Standards.~~

~~22. Public transit buses and taxis bearing rental advertising, subject to the requirements of LMC 18A.50.630, General Sign Standards.~~

~~23. Public Service directional signs, subject to the requirements of LMC 18A.50.630.~~

~~24. On-site directional signs that do not contain a business name or advertising. (Ord. 534 § 5, 2011; Ord. 264 § 1 (part), 2001.)~~

18A.50.630 General Provisions.



The provisions of this section apply within all zone~~ing~~ districts citywide and includes ~~rules for signs that may be approved to benefit the general public interest as well as~~ general rules for the placement and maintenance of all signs.

A. General Sign Requirements.

1. No permanent sign shall be constructed, erected, or retained unless the sign and sign structure is constructed, erected, and as specified in the International Building Code or other applicable regulations.

2. Area of Signs.

a. The area of a sign means the area within a continuous perimeter enclosing the outer limits of the sign face, but not including structural elements which are not a part of the display.

b. When two identical sign faces are placed back to back, the sign area shall be computed by the measurement of one of the sign faces. No more than two faces are permitted per freestanding sign. The area of a spherical, cubical or polyhedral sign equals one-half the total surface area.

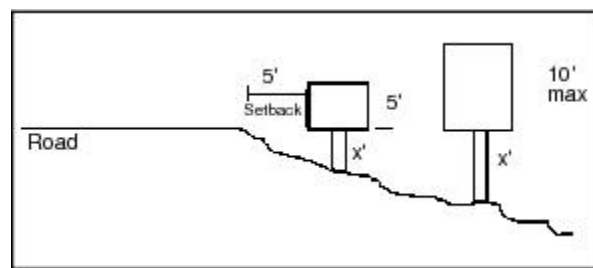
3. Area of Freestanding Letters. Freestanding letters and/or characters forming a sign or message shall be considered to occupy two-thirds of the combined overall background area.

4. Height of Signs. Maximum height of all freestanding signs or any part of the freestanding sign structure shall be 10 feet above average finished grade. Sign height shall be measured from the average finished grade at the sign foundation. The average finished grade for signs on grades lower than the adjacent right-of-way shall be considered the same as the average grade of the adjacent right-of-way. See the diagram following subsection (A)(7) of this section for grade exceptions.

5. Width of Signs. The maximum width of a freestanding sign structure shall be 12 feet. Sign width shall be measured on the face side of the sign from one side of the face or any part of the sign structure to the farthest point on the opposite side of the face or part of the sign structure.

7. Illumination. External sign illumination shall be directed only towards the sign face or freestanding letters and shall be shielded in ways to prevent light and glare on adjacent properties.

8. Grade Exception. When the elevation at the base of a freestanding sign is at least five feet below the elevation of the adjacent road, a single pole may be used to support the sign provided the portion of the sign above the elevation of the adjacent roadway has the appearance of a monument sign. See figure below.



9. Maintenance of Signs.

A. All signs shall be maintained in a safe condition and in good repair per a reasonable person standard. Any sign that is damaged shall be restored to a safe condition immediately. Failure to maintain a sign in a safe condition and in good repair shall be grounds for revocation of a sign permit.

B. All signs must be maintained and in good condition per a reasonable person standard. Torn, damaged, faded, dingy, shredded, or battered signs must be removed and/or replaced.

10. Unsafe Signs. No sign or sign structure shall be constructed in such a manner or at such a location that it will obstruct access to any fire escape or other means of ingress or egress from a building or any exit corridor, exit hallway, or exit doorway. No sign or supporting structure shall cover, wholly or partially, any window or doorway in any manner that will substantially limit access to the building in case of fire.

~~A. Public Service Directional Signs. Non-advertising and non-promotional directional or informational signs of a public or quasi-public nature, such as religious, educational, medical and emergency facilities, citizen recognition signs, neighborhood welcome signs, signs indicating scenic or historic points of interest may be erected or maintained by an official or civic body. Tourist related highway business signs are subject to WSDOT rules and are not included here as public service directional signs. Public service directional signs may be located in any zone with the approval of the Community Development Director if all of the following standards are met:~~

- ~~1. The sign shall not exceed a nine (9) square foot sign face.~~
- ~~2. Such signs shall be directional or informational in nature only (no advertising other than name of the use and location allowed).~~
- ~~3. Signs are of a consistent size, color and style as established by the City.~~
- ~~4. No more than four (4) such signs for each use or occupancy shall be approved.~~
- ~~5. Such a sign shall meet all other applicable provisions of this section.~~
- ~~6. These signs may be located within the public rights of way with approval of the sign placement by the City Engineer.~~
- ~~7. Signs shall be located on arterial streets nearest the location unless otherwise approved by the Community Development Director.~~

~~B. Maintenance of Signs. All signs, including signs heretofore installed, shall be maintained in a constant state of security, safety, and repair. Signs which are allowed to fall into a state of disrepair to the extent they are unsightly, broken, or hazardous may be declared a nuisance by the Community Development Director and abated pursuant to LMC 18A.02.460, Enforcement.~~

~~C. No permanent sign shall be constructed, erected, or retained unless the sign and sign structure is constructed, erected, and maintained so as to be able to withstand the wind, seismic, and other regulations as specified in the Uniform Building Code or other applicable regulations.~~

~~D. Fire Safety Obstructing Signs. No sign or sign structure shall be constructed in such a manner or at such a location that it will obstruct access to any fire escape or other means of ingress or egress from a building or any exit corridor, exit hallway, or exit doorway. No sign or supporting structure shall cover, wholly or partially, any window or doorway in any manner that will substantially limit access to the building in case of fire.~~

~~E. Visibility. No sign or sign structure shall be placed or erected in any place or manner where by reason of its position it will obstruct the visibility of any vehicular, mobile, or pedestrian traffic or be hazardous to motorists' ingress and egress from parking areas.~~

~~F. Illumination. Illumination from or upon any sign shall be shaded, shielded, directed or reduced so as to avoid undue brightness, glare, reflection of light skyward, or onto private or public property in the surrounding area and so as not to unreasonably distract~~

~~pedestrians and motorists. Illumination in excess of that which is reasonably necessary to make the sign visible from an adjacent street shall be prohibited.~~

BG. Placement.

1. Setbacks for Signs. All signs are permitted a zero-foot setback, except as provided in this chapter, provided the owner demonstrates to the City by reasonable evidence that the sign will not obstruct the clear sight zone as specified in Title XX LMC.

2. Establishment of Property Lines. It shall be the responsibility of the property owner or an authorized representative to establish and clearly mark out any property line from which a sign setback measurement shall be taken. In the event of a dispute or discrepancy the Director may order an independent survey to ensure compliance with this chapter. The survey cost shall be charged to the sign applicant.

3. A sign shall not be affixed to a tree, shrub, rock or other natural object.

4. No sign may be affixed to a utility pole, or other public structure.

5. Signs shall not be mounted on any portion of the roof or extend above the roof line unless mounted on a parapet wall. Signs shall not extend above the top edge of the parapet wall.

6. No sign shall project into the vehicular or pedestrian public way, or be less than nine (9) feet above a pedestrian way.

7. No sign together with any supporting framework shall extend to a height above the maximum building height allowed in a zone.

8. Signs shall not cover architectural details such as, but not limited to, arches, sills, moldings, cornices, and transom windows.

9. Signs shall not obstruct traffic signals. The issuance of a sign permit as regulated by this code shall not relieve the permit holder from fully complying with the State of Washington or any other law governing the obstruction of any authorized traffic sign, signal or device.

10. Signs shall not obstruct vision clearance as determined by the City Engineer.

11. Signs shall not be placed within the public right-of-way except as specifically allowed in this section. No person, organization, or agency shall place any signs, stakes, posts or any other foreign object or objects within a public street or the right-of-way of any public street in the City of Lakewood without the express permission, in writing, of the City Engineer. Any such objects now upon the public rights-of-way are hereby declared illegal, except for those now in place with written permission of the City Engineer and except for mailboxes or newspaper delivery tubes placed on the public right-of-way, with the approval of the City Engineer.

12. Unauthorized signs in the public right-of-way that the City Engineer determines to be located so as to present a hazard to the public health or safety may be immediately removed without prior notice.

13. Transmission Lines - Clearance. Horizontal and vertical clearance of signs or sign structures from power and communication transmission lines shall not be less than twelve (12) feet.

C. Flagpoles. No flagpole shall extend to a height above the maximum building height allowed in the zone. A flagpole greater than six (6) feet in height shall require a building permit. All flagpoles shall be set back eight (8) feet from all property lines. Flagpoles greater than twenty-five (25) feet in height shall be set back an additional foot for each foot in height above twenty-five (25) feet.

D. Digital Signs. The purpose of this section is to regulate how digital signage technology might be applied to sign types otherwise permitted by this chapter. It is not intended to allow more signs or larger signs than otherwise permitted by this chapter.

1. One digital sign is allowed per one hundred (100) feet of street frontage in non-residential zones.

2. Maximum luminance of not more than 0.2 foot-candles over ambient lighting conditions. All permitted digital signs shall be equipped with a sensor or other device that automatically determines ambient illumination and is programmed to automatically dim according to ambient light conditions. Digital sign illumination shall be measured in accordance with Night-time Brightness Level Recommendations for On-Premise Electronic Message Centers. (International Sign Association, August 2016).

3. No motion allowed except for instantaneous change of message or image.

4. Minimum hold between messages: eight (8) seconds plus 1.5 second transition fade.

5. Programming. To ensure that digital signs are programmed and continue to operate according to local standards, digital signs shall be designed for local on-site control and programming only.

~~1. A sign shall not be affixed to a tree, shrub, rock or other natural object.~~

~~2. No unauthorized sign may be affixed to a utility pole, or other public structure.~~

~~3. Signs shall not be mounted on any portion of the roof or extend above the roof line unless mounted on a parapet wall. Signs shall not extend above the top edge of the parapet wall.~~

~~4. No sign shall project into a vehicular public way or be less than nine (9) feet above a pedestrian way.~~

~~5. No sign together with any supporting framework shall extend to a height above the maximum building height allowed in a zone.~~

~~6. Signs shall not cover architectural details such as, but not limited to, arches, sills, moldings, cornices, and transom windows.~~

~~7. Signs shall not obstruct traffic signals. The issuance of a sign permit as regulated by this code shall not relieve the permit holder from fully complying with the State of Washington or any other law governing the obstruction of any authorized traffic sign, signal or device.~~

~~8. Signs shall not obstruct vision clearance as determined by the City Engineer.~~

~~9. Signs shall not be placed within the public right of way except as specifically allowed in this section. No person, organization, or agency shall place any signs, indicators, advertisements, stakes, posts or any other foreign object or objects within a public street or the right of way of any public street in the City of Lakewood without the express permission, in writing, of the City Engineer. Any such objects now upon the public rights of way are hereby declared illegal, except for those now in place with written permission of the City Engineer and except for mailboxes or newspaper delivery tubes placed on the public right of way, with the approval of the City Engineer.~~

~~10. Unauthorized signs in the public right of way that the City Engineer determines to be located so as to present a hazard to the public health or safety may be immediately removed without prior notice.~~

~~11. Signs in or on vehicles, as allowed in LMC 18A.50.625(B)(21)–(22), shall be subject to the following requirements:~~

~~a. Graphics and letters identifying a business or its principal product, painted or adhered directly and permanently on the vehicle, such as vinyl letters and logos, adhered magnetically, placed inside a window, or otherwise securely mounted to a vehicle which is routinely operated in the normal course of business for delivery, pickup, or transportation.~~

~~b. Signs permanently adhered on rental vehicles, such as U-haul rental trucks, identifying the name of the rental company,~~

~~c. Private “for sale” signs placed in the windows of vehicles being sold by their owners, and~~

~~d. Signs depicting the price and model year of vehicles for sale at motor vehicle sales lots.~~

~~H. Identification. Any sign constructed or erected after the effective date of this Chapter that identifies a business must contain within its text an identification of the business name in the English language in order to aid public safety and emergency responses in locating the advertised business.~~

~~I. Transmission Lines—Clearance. Horizontal and vertical clearance of signs or sign structures from power and communication transmission lines shall not be less than twelve (12) feet.~~

~~J. Flagpoles. No flagpole shall extend to a height above the maximum building height allowed in the zone. A flagpole greater than six (6) feet in height shall require~~

~~a building permit. All flagpoles shall be set back eight (8) feet from all property lines. Flagpoles greater than twenty five (25) feet in height shall be set back an additional foot for each foot in height above twenty five (25) feet.~~

~~K. Entrance and Exit Signs. Entrance and exit signs and/or other similarly worded directional signs, used for the purpose of controlling traffic, shall be limited to the following:~~

~~1. One (1) sign per entrance or exit.~~

~~2. Sign height shall not exceed thirty (30) inches.~~

~~3. Sign width shall not exceed sixteen (16) inches.~~

~~4. The maximum area of a sign face shall be four (4) square feet.~~

~~5. Advertisements shall not constitute more than twenty five (25) percent of the total face area of the sign, and shall not distract the reader from the primary directional and traffic control function of the sign.~~

E.L. Bus Shelter Signs. To support the provision of transit bus shelters in Lakewood, signs are permitted when provided in conjunction with the City-approved Pierce Transit Lakewood Bus Shelter Program, subject to the following requirements:

1. A bus shelter sign is an accessory sign that is structurally integrated into a bus shelter approved for design, construction, and location by Pierce Transit and the City of Lakewood.

a. The maximum sign area is forty-eight (48) square feet for the entire shelter structure.

b. Sign setback requirements are waived.

c. Sign separation requirements are waived.

d. Bus shelter signage is exclusive of signage limits of the lot on which it is located.

~~e. A sign permit for a bus shelter sign may be issued where a nonconforming freestanding sign exists on the lot.~~

~~2. Signage shall only be permitted on shelters in accordance with the City-approved Pierce Transit Lakewood Bus Shelter Program.~~

~~M. Address Number Signs. Address number signs shall be provided for all properties as required by LMC 15A.14.030.Z (Ord. 536 § 1, 2011; Ord. 534 § 6, 2011; Ord. 483 § 28, 2008; Ord. 264 § 1 (part), 2001.)~~

18A.50.635 Billboards. 

~~A. The total number of billboard faces within the City of Lakewood shall not exceed the total number of billboard faces existing on the date of incorporation of the City.~~

~~B. The demolition or removal of any billboard face reduces the number of allowable billboard faces by the number removed.~~

Zone-Districts		Sign Standards1					
		Sign Type	Number Allowed	Sign Size	Maximum Total Area	Maximum Height	Permit Rqd?
Residential (All R, MR, and MF Zones)							
	Subdivision	Monument	1 per primary entrance	0 sf. / 32 sf.		7'	Y
	Each residential lot	All	1 per streetfrontage	0 sf. / 4 sf.	4 sf.	3' for picket	N
	MF with more than 6 units	Monument	1 per primary entrance	0 sf. / 32 sf.		7'	Y
	Schools, churches and other permitted non-residential	Monument	1 per primary entrance	0 / 32 sf.		7'	Y
		Wall2	Number limited by Total Area	0 / 50 sf.	5% of façade up to 50 sf		Y
Commercial / Industrial							
All (excluding Freeway)							
		Monument (by frontage)					Y
		50' or less	1	16 sf. / 24 sf.	24 sf.	7'	Y
		More than 50'	Number limited by Total Area	24 sf. / 40 sf.	24 sf. plus 0.17 for each frontage foot over 50 sf.	7'	Y
			A monument sign shall be separated from any other monument sign on the same property by a minimum 200'				
		Pole (by frontage)					
		Less than 250'	None				
		250' to 500'	1 in trade for any 2 permitted Monument	24 sf. / 40 sf.		20'	Y
		Over 500'		24 sf. /48 sf.		20'	Y
		Wall2		200 per sign or group	10% of facade		Y

	Window		40% of the window area on each wall.			N
	Sale / Lease	1 per streetfrontage	16 sf. for ARC, TOC, NC; 32 sf. for others		10'	Y
	Incidental	See Note #3 below				N
	Portable	See Subsection #C.4 below				N
Freeway ⁴ (Select TOC, C1, C2, IBP, I1)						
	Pole/Monument-Surface Streetfrontage	Same as Non-Freeway Commercial / Industrial				Y
	Pole-Freeway Frontage	1 additional pole sign per freeway frontage. Min 60 l.f. surface streetfrontage req'd.	60 s.f. min/ 200 s.f. max. Must be within 50' of freeway r.o.w.)	1 sq. ft. per lineal foot arterial frontage (min. 60 linear feet of surface streetfrontage to qualify for freeway pole sign)	35' w/in 50' of freeway	Y
	Wall ² , Window, Sale / Lease, Incidental, Portable	Same as Non-Freeway Commercial / Industrial				
Open Space, Public, and Institutional (OSR1, OSR2, P1)	The Director shall review any request for signs in these districts and consider the type, size and location of the proposed signage in respect to the type and intensity of the use, and make a determination to approve, deny or modify the proposed sign(s) consistent with the intent of this chapter and the applicable zone district regulations.					

C. In the event that the City of Lakewood annexes areas containing billboards after the date of incorporation, the total number of allowable billboard faces shall be increased by the number of faces existing in such areas on the effective date of annexation.

~~D. Any billboard sign in existence on the date of incorporation, or on the effective date of annexation, shall be considered nonconforming.~~

~~E. Removal or demolition of a billboard shall require the issuance of a demolition permit for the removal of the existing billboard. Billboard removal or demolition shall be completed within ninety (90) days of permit issuance.~~

~~F. Billboards shall not be altered or modified, except as provided in subsections "G," "H," and "I" below.~~

~~G. Ordinary and necessary maintenance and repairs that do not change the size, shape, orientation, height, or location of billboards shall not require a zoning certification, but may require a building permit. Billboard copy replacement may occur at any time and is exempt from the requirement for permits.~~

~~H. Billboards that have any projections that extend more than three (3) feet out from the surface of the billboard face shall not be modified, except to remove or reduce such projections.~~

~~I. Billboards that contain, include, or are illuminated by any flashing, intermittent, or moving lights shall not be altered or modified, except to remove or reduce such lights. Billboards shall not include lighting unless it is effectively shielded so that the light is directed to the billboard face and prevents beams or rays of light from being directed at any portion of the traveled ways of the highway or airways, or is of such low intensity or brilliance as not to cause glare or to impair the vision of the driver of any motor vehicle. Billboards found to have excessive illumination, at the sole discretion of the City, shall be modified in accordance with the City's instructions.~~

~~J. Amortization of billboards shall be fulfilled as required in LMC 18A.50.675, Nonconforming Signs. (Ord. 264 § 1 (part), 2001.)~~

18A.50.640 Provisions for Signs That are for Permanent Signs or Continuous Displays.

A. Table 1 presents the dimensional standards and permit requirements by zone district for signs that are permanently installed or otherwise permitted for display without time restriction.

<u>Zone Districts</u>	Permanent Sign Standards					
	<u>Sign Type</u>	<u>Number Allowed</u>	<u>Sign Size (Min/Max)</u>	<u>Maximum Total Area</u>	<u>Maximum Height</u>	<u>Permit Rqd?</u>
Residential (All R, MR, and MF Zones)						
<u>Subdivision</u>	<u>Monument</u>	<u>1 per primary entrance</u>	<u>0 sf. / 32 sf.</u>	-	<u>7'</u>	<u>Y</u>
<u>Each residential lot</u>	<u>All</u>	<u>1 per street frontage</u>	<u>0 sf. / 4 sf.</u>	<u>4 sf.</u>	<u>3' for picket</u>	<u>N</u>
	<u>Monument</u>			-	<u>7'</u>	<u>Y</u>

<u>MF with more than 6 units</u>		<u>1 per primary entrance</u>	<u>0 sf. / 32 sf.</u>			
<u>All other permitted non-residential</u>	<u>Monument</u>	<u>1 per primary entrance</u>	<u>0 / 32 sf.</u>	-	<u>7'</u>	<u>Y</u>
	<u>Wall</u>	<u>Number limited by Total Area</u>	<u>0 / 50 sf.</u>	<u>5% of façade up to 50 sf</u>	-	<u>Y</u>
<u>Commercial / Industrial (Excluding Freeway)</u>						
-	<u>Monument (by frontage)</u>	-	-	-	-	<u>Y</u>
-	<u>50' or less</u>	<u>1</u>	<u>16 sf. / 24 sf.</u>	<u>24 sf.</u>	<u>7'</u>	<u>Y</u>
-	<u>More than 50'</u>	<u>Number limited by Total Area</u>	<u>24 sf. / 40 sf.</u>	<u>24 sf. plus 0.17 for each frontage foot over 50 sf.</u>	<u>7'</u>	<u>Y</u>
-	-	<u>A monument sign shall be separated from any other monument sign on the same property by a minimum 200'</u>				
-	<u>Pole (by frontage)</u>	-	-	-	-	-
-	<u>Less than 250'</u>	<u>None</u>	-	-	-	-
-	<u>250' to 500'</u>	<u>1 in trade for any 2 permitted Monument</u>	<u>24 sf. / 40 sf.</u>	-	<u>20'</u>	<u>Y</u>
-	<u>Over 500'</u>		<u>24 sf. / 48 sf.</u>	-	<u>20'</u>	<u>Y</u>
-	-	<u>A pole sign shall be separated from any other monument sign on the same property by a minimum 200'</u>				
-	<u>Wall</u>	-	<u>200 per sign or group</u>	<u>10% of facade</u>	-	<u>Y</u>
-	<u>Window</u>	-	<u>40% of the window area on each wall.</u>	-	-	<u>N</u>
<u>Freeway (Select TOC, C1, C2, IBP, I1)</u>						
-	<u>Pole/Monument-Surface Street frontage</u>	<u>Same as Non-Freeway Commercial / Industrial</u>				<u>Y</u>

-	<u>Pole- Free way Frontage</u>	<u>1 additional pole sign per free way frontage. Min 60 l.f. surface street frontage req'd.</u>	<u>60 s.f. min/ 200 s.f. max. Must be within 50' of freeway r.o.w.)</u>	<u>1 sq. ft. per lineal foot arterial frontage (min. 60 linear feet of surface street frontage to qualify for freeway pole sign)</u>	-	<u>Y</u>
-	<u>Wall, Window</u>	<u>Same as Non-Freeway Commercial / Industrial</u>				
<u>Open Space, Public, and Institutional (OSR1, OSR2, P1)</u>						
-	<u>Monument (by frontage)</u>	-	-	-	-	<u>Y</u>
-	<u>50' or less</u>	<u>1</u>	<u>16 sf. / 24 sf.</u>	<u>24 sf.</u>	<u>7'</u>	<u>Y</u>
-	<u>More than 50'</u>	<u>Number limited by Total Area</u>	<u>24 sf. / 40 sf.</u>	<u>24 sf. plus 0.17 for each frontage foot over 50 sf.</u>	<u>7'</u>	<u>Y</u>
-	-	<u>A monument sign shall be separated from any other monument sign on the same property by a minimum 200'</u>				
-	<u>Wall</u>	-	<u>200 per sign or group</u>	<u>10% of facade</u>	-	<u>Y</u>
-	<u>Window</u>	-	<u>40% of the window area on each wall.</u>	-	-	<u>N</u>

~~A. Table 18A.50.640 presents the dimensional standards and permit requirements by zone district for signs that are permanently installed or otherwise permitted for display without time restriction.~~

B. Notes for ~~Figure 18A.50.640~~Table 1

1. The following abbreviations are used in the Table:

Min. / Max. = Minimum / Maximum; sf = square foot or feet; Y = Yes; N = No;
Rqd.= Required; r.o.w. = right-of-way.

2. Wall sign includes Projecting, Canopy, Awning, and Marquee signs.

~~3. Incidental signs are defined in LMC 18A.50.680. Incidental signs shall not be readily visible or legible from a public right-of-way. Incidental signs shall not individually exceed two (2) square feet or, cumulatively, one-half of one (1/2 of 1) percent of the building facade; provided, said size limitation shall not apply to signs providing directions, warnings or information when, established, authorized, or maintained by a public agency.~~

34. Freeway Commercial / Industrial. TOC, C1, C2, IBP, NC2 and I1 zoning districts which abut I-5, SR 512, Tacoma Mall Boulevard, or the BNSF rail-road right-of-way in Tillicum.

C. Additional requirements and explanations for specific Sign Types and situations:

1. Wall signs shall not project more than 18 (eighteen) inches from the façade of the supporting structure.

2. Projecting signs shall not extend more than 6 (six) feet from the attached building.

3. Freestanding signage for landlocked parcels.

a. For purposes of this section:

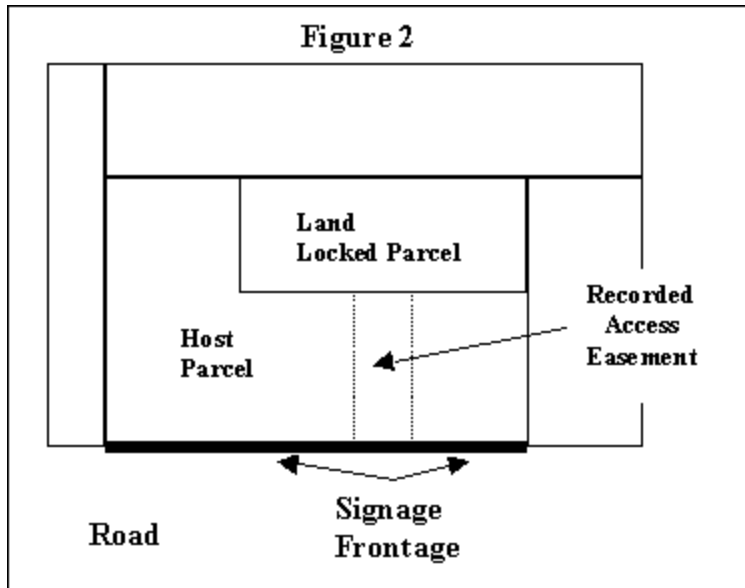
(1) A landlocked parcel is a parcel which does not have frontage on a public street and access to the parcel is provided through an adjacent parcel via a recorded access easement, or is a parcel that has less than 30 (thirty) feet on a public street and may or may not have access on that street.

(2) A host parcel is the parcel which provides the access to a landlocked parcel, via an easement.

b. A host parcel may share its allocation of freestanding signage with the landlocked parcel. The host parcel is under no obligation to grant the landlocked parcel use of its property for an easement or to grant part of its signage allotment.

c. Freestanding signage for the landlocked parcel shall be placed adjacent to the recorded access easement and shall only advertise those businesses located on the landlocked parcel and/or the host parcel.

d. In the case of landlocked parcels utilizing a host parcel for signage, the signage for the landlocked parcel shall not be considered to be off-premise signage.



[Added]

4. ~~Standards for Portable Signs Intended for Continuous Display:~~

~~Any business may display one portable sign, either a freestanding sign such as an A-Frame or a T-Frame, or a banner, on a continuous basis under the terms of this subsection. Portable signs permitted under this subsection are in addition to any permanent or temporary signs otherwise permitted by this Chapter. No permit is required if the portable sign complies with the following standards:~~

~~a. The sign must be located on private property on which the business is located (with the permission of the property owner) and shall not be located within the public right-of-way. On-site portable signs that are not generally visible from the public right-of-way or property are not considered signs under this Chapter.~~

~~b. The sign shall not block critical sight distances for the adjacent roadway, or for vehicles entering or exiting the roadway to or from a lawfully established driveway.~~

~~c. The sign may not block any pedestrian way. A minimum of 48 (forty-eight) inches clearance shall be provided.~~

~~d. The sign shall not block or interfere with any vehicular circulation, maneuvering or parking areas.~~

~~e. The maximum size for an A-Frame or T-Frame sign displayed under this subsection shall be 36 (thirty-six) inches wide and 48 (forty-eight) inches high.~~

~~f. The maximum size of a banner allowed under this subsection shall be 40 (forty) square feet.~~

~~g. Banners shall be displayed against a building wall, and shall be maintained in good condition. Torn, faded, dirty, dingy, or shredded banners shall be removed immediately.~~

~~Banners displayed on a continuous basis are in addition to the allotment of permanent wall signs for the business.~~

~~h. Freestanding portable signs shall be separated from each other by a minimum of 50 (fifty) feet.~~

~~i. Only one portable sign per business may be displayed on a permanent basis under the terms of this section. A business may display a freestanding portable sign (A-Frame/T-Frame) or a banner, but not both, under the terms of this subsection. For the purposes of this subsection, separate business entities occupying one tenant space shall be considered a single business. Additional portable signs may only be displayed on a temporary basis subject to the provisions of Section 18A.50.665, Signs for Temporary Display.~~

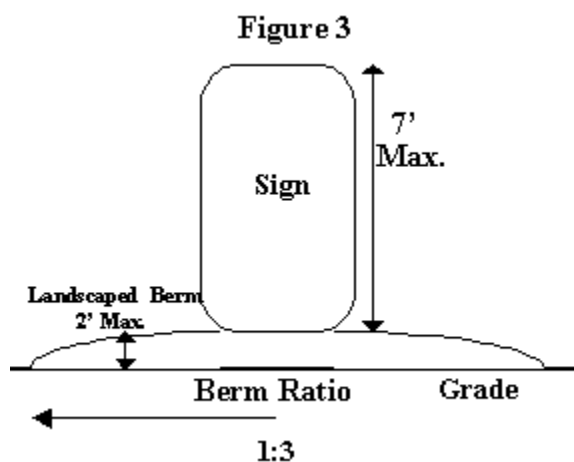
~~j. Freestanding portable signs permitted under this section shall be displayed only during regular business hours when the business is open, and shall be removed during those times when the business is closed.~~

~~k. No balloons, streamers, stringer pennants, festoons, or other similar devices are permitted in conjunction with signs displayed under this subsection. Such devices may be allowed on a temporary basis as permitted under Section 18A.50.665, Signs for Temporary Display.~~

~~l. Preference shall be given to conventional, non-portable signs lawfully erected and intended for display on a permanent basis. Signs displayed under this subsection shall be subject to all applicable standards and provisions of this Chapter.~~

45. Landscaped berm and decorative block edged berm alternatives for a monument sign.

- a. Landscaped berms or decorative block edged berms of 2 (two) feet or less in height shall not be included in the height calculations of a ground sign. Berms of more than 2 (two) feet in height shall be counted toward the sign height calculation. Landscaped berms shall have a slope ratio of not more than 1:3 height-to-width, from the center of the berm to be considered a landscaped berm.



[Added]

5. Integrated Sign Plans.

A. Major Employment Centers within the NC1, NC2, CBD, TOC, C1, C2, IBP, I1 and I2 zoning districts may vary from the development standards of this section by obtaining approval of an Integrated Sign Plan for the center.

(1) The sign plan for the center shall be reviewed either separately or as part of the conditional use permit for the project.

(2) In approving the sign plan for the center, the Hearing Examiner shall make a finding that the sign plan is proportionate to the intensity of the major commercial or employment center and consistent with the intent of this code. (Ord. 534 § 7, 2011; Ord. 264 § 1 (part), 2001.)

~~6. Major Commercial or Employment Centers within the NC1, NC2, CBD, TOC, C1, C2, IBP, I1 and I2 zoning districts.~~

~~(a) A major commercial center or employment center is an integrated development with contiguous ownership larger than 10 (ten) acres in size. Contiguous properties under separate control, but which function as an integrated center and when combined are larger than 10 (ten) acres in size, may be considered a major center.~~

~~(b) Major commercial and employment centers may vary from the development standards of this section by obtaining approval of an Integrated Sign Plan for the center.~~

~~(1) The sign plan for the center shall be reviewed either separately or as part of the conditional use permit for the project.~~

~~(2) In approving the sign plan for the center, the Hearing Examiner shall make a finding that the sign plan is proportionate to the intensity of the major commercial or employment center and consistent with the intent of this code. (Ord. 534 § 7, 2011; Ord. 264 § 1 (part), 2001.)~~

18A.50.645 Signs in the Single-Family and Mixed Residential 1 Zoning Districts. (Repealed)

(Repealed Ord. 534 § 8, 2011; Ord. 264 § 1 (part), 2001.)

18A.50.650 Signs in the Mixed Residential 2 and Multifamily Zoning Districts. (Repealed)

(Repealed Ord. 534 § 9, 2011; Ord. 264 § 1 (part), 2001.)

18A.50.655 Signs in the Commercial and Industrial Zoning Districts. (Repealed)

(Repealed Ord. 534 § 10, 2011; Ord. 277 § 1 (part), 2002; Ord. 264 § 1 (part), 2001.)

18A.50.660 Special Use Signs. (Repealed)

(Repealed Ord. 534 § 11, 2011; Ord. 264 § 1 (part), 2001.)

18A.50.665 Provisions for Non-Permanent Signs Signs for Temporary Display.

A. ~~A.~~ Table 2. presents the dimensional standards and permit requirements by zone district for non-permanent signs .

~~Signs for temporary display are allowed according to the standards and permit requirements of Table 18A.50.665 below. There are five (5) activity categories of temporary signs: Real Estate/Development, Political, Special Event, Private Sales and Temporary Use.~~

Temporary Sign Activity		Temporary Sign Standards				
		Number Allowed	Max Size per Sign (sq. feet)	Max Height (feet)	Other Provisions	Permit?
Apply to all Zones						
Real Estate / Development						
	Construction	4	32		Permit expires with project completion; signs may be freestanding or attached to site fencing or walls; signs shall be on premises only. Total area allowance is 128 sf per site.	Condition of Building Permit
	Subdivision & Condominium	4	16 for 8 or fewer lots / units; 32 for more than 8	7	Only one on-premise sign per street frontage; permit expires within 2 years of preliminary plat approval or sale of 75% of lots / units. No off-premise placement. Total area allowance is 128 sf per site.	Condition of Preliminary Plat
	Residential Sale or Rent	1 per street frontage	4 for 'R'; 8 for 'MR/MF'; 12 for other zones	4 in 'R' zones; 7 in other zones	Display only while property is actively for sale, rent, or lease; No off-premise display except for Open House (below).	N
	Residential Open House (Off-Premise)	4	4	3	Allowed only for single-family dwellings for sale. Display shall be only on open house days.	N

Political						
			4 per sign- or aggregat ed display		Signs placed in the public right-of-way shall not impede public circulation or create a hazard to circulation and shall not be located within a vision clearance area. Signs may be placed on fences, buildings, or other structures, in windows, or on pickets. Signs may be placed on private property only with the permission of the property owner or occupant. Display is limited to 60 days before and 10 days after an election.	N
Special Events						
	Grand Opening; business closing		Poster / banner: 32 A frame, T-frame or picket signs: 6	A-frame, T-frame or picket signs: 4	One 30-day display period per new business or organization opening or business closing. Two incidental signs / devices are also allowed. Total sign face area shall not exceed eighty (80) square feet.	Y
	City-sponsored Community Events	Signs, banners, or displays as approval by the Community Development Director.			Displays may be located on or over public rights-of-way with approval of the sign placement	N

					by the City Engineer	
	Non-Profit Events	1 per arterial frontage (minimum 1)	Poster / banner: 32 A-frame, T-frame or picket signs: 6	A-frame, T-frame or picket signs: 4	Applicant must meet definition of Non-Profit Community Organization in LMC 18A.50.680-Definitions. Maximum of one 15-day event per calendar quarter. Total sign face area shall not exceed eighty (80) square feet.	Y
Private Sales (Garage/Estate)						
	Residential Uses Only	1 on-premise; 4 off-premise	4 per sign face	3	Display only on days of sale and not to exceed 12 continuous days in any 90-day period. A frame, T-frame or picket style freestanding sign only; signs shall be located within 1/2 mile of the sale site, except that (1) sign may be placed at the nearest arterial street; signs may be placed on private property only with the permission of the owner or occupant.	N
Temporary Use						

			50		Only issued in association with and as a condition of a Temporary Use permit; not issued if another temporary sign permit is active; on-premise only; total allowed area not exceed 50 square feet. (Also see LMC 18A.10.520)	Condition of Temporary Use Permit
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Table 2 Non-Permanent Signs						
Residential (All R, MR, and MF Zones)						
Sign Type		Number Allowed	Sign Size	Maximum Height	Permit Rqd?	Duration
Limited Duration Sign	<ul style="list-style-type: none"> Freestanding sign Window sign Wall Sign Banner sign Fence sign 	1 per property	6 sf	6	Y	Permit valid for 1 year, may be renewed annually
Temporary Sign	<ul style="list-style-type: none"> Freestanding sign Window sign Wall Sign Banner sign Fence sign 	1 per property, 2 if property has 400+ ft. of street frontage	24 sf for banners, 8 sf for all other signs	<ul style="list-style-type: none"> 8 ft. Banners shall be hung <24 ft 	the date of installation must be written in indelible ink on the lower right hand corner of the sign	May be displayed up to a maximum of 120 days per year
Portable Sign	<ul style="list-style-type: none"> Sandwich Board A-frame Signs 	-	7 sf per sign face	3.5	N	6:00 AM -10:00 PM, daily
Non Residential Zones						
Limited Duration Sign	<ul style="list-style-type: none"> Freestanding sign Window sign Wall Sign Banner sign Fence sign 	1 per property; 2 if property has 400+ ft. of street frontage of has > 10,000 sq. ft. lot size	16 sf	8	Y	Permit valid for 1 year, may be renewed annually

<u>Temporary Sign</u>	<ul style="list-style-type: none"> • <u>Freestanding sign</u> • <u>Window sign</u> • <u>Wall Sign</u> • <u>Banner sign</u> • <u>Fence sign</u> 	<u>1 per property; 2 if property has 400+ ft. of street frontage of has > 10,000 sq. ft. lot size</u>	<u>32 sf for banners, 16 sf for all other signs</u>	<ul style="list-style-type: none"> • <u>8 ft.</u> • <u>Banners shall be hung <24 ft</u> 	<u>the date of installation must be written in indelible ink on the lower right hand corner of the sign</u>	<u>May be displayed up to a maximum of 120 days per year</u>
<u>Portable Sign</u>	<ul style="list-style-type: none"> • <u>Sandwich Board</u> • <u>A-frame Signs</u> 	<u>1 per establishment</u>	<u>7 sf per sign face</u>	<u>3.5</u>	<u>N</u>	<u>6:00 AM -10:00 PM, daily</u>
Open Space, Public, and Institutional (OSR1, OSR2, P1)						
<u>Large Limited Duration Sign (Max area 16 sf.)</u>	<ul style="list-style-type: none"> • <u>Freestanding sign</u> • <u>Window sign</u> • <u>Wall Sign</u> 	<u>1 per property; 2 if property has 400+ ft. of street frontage of has > 10,000 sq. ft. lot size, signs will be reviewed on a first-come first serve basis</u>	<u>16 sf</u>	<u>8</u>	<u>Y</u>	<u>Permit valid for 1 year, may be renewed annually</u>
<u>Large Banner Sign</u>	-	<u>1 per property; 2 if property has 400+ ft. of street frontage of has > 10,000 sq. ft. lot size, signs will be reviewed on a first-come first serve basis</u>	<u>32-80 sf* for banners, 16 sf for all other signs</u>	<ul style="list-style-type: none"> • <u>8 ft.</u> • <u>Banners shall be hung <24 ft</u> 	<u>The date of installation must be written in indelible ink on the lower right hand corner of the sign.</u>	<u>May be displayed up to a maximum of 120 days per year</u>
<u>Temporary Sign</u>	<ul style="list-style-type: none"> • <u>Freestanding sign</u> • <u>Window sign</u> • <u>Wall Sign</u> • <u>Banners</u> • <u>Fence Sign</u> 	<u>1 per establishment; during the farmers market, or like festivals, each booth will be considered a separate establishment</u>	<u>6 sf</u>	<ul style="list-style-type: none"> • <u>6 ft.</u> • <u>Banners shall be hung <24 ft</u> 	<u>The date of installation must be written in indelible ink on the lower right hand corner of the sign.</u>	<u>Temporary and portable signs are only permitted in OSR1, OSR2, and PI from June-September and December-January each year.</u>
<u>Portable Sign</u>	<ul style="list-style-type: none"> • <u>Sandwich Board</u> • <u>A-frame Signs</u> 	<u>1 per establishment; during the farmers market, or like festivals, each booth will be considered a separate establishment</u>	<u>7 sf per sign face</u>	<u>3.5</u>	<u>N</u>	<u>Temporary and portable signs are only permitted in OSR1, OSR2, and PI from June-September and December-January each year.</u>
<u>* maximum banner size is calculated using 32 sf. plus 1 square foot for every 100f of over 400f of street frontage.</u>						

B. Notes for Table 2.

1. The following abbreviations are used in the Table:

Min. / Max. = Minimum / Maximum; sf = square foot or feet; Y = Yes; N = No;
Rqd.= Required; r.o.w. = right-of-way.

2. Wall sign includes Projecting, Canopy, Awning, and Marquee signs.

C. Additional requirements and explanations for specific Sign Types and situations:

1. Limited Duration Signs

A. Limited duration signs, as defined in this Section, located on private property are subject to the regulations set forth below. Limited Duration signs that comply with the requirements in this subsection shall not be included in the determination of the type, number, or area of signs allowed on a property.

B. Size and Number

a. Non-Residential Zones:

i. Limited Duration Signs: One (1) large limited duration sign is permitted per property in all non-residential zones. If a property has at least 400 feet of street frontage or has more than 10,000 square feet of floor area, one (1) additional large limited duration sign may be permitted so long as there is a minimum spacing of 200 feet between the two (2) large limited duration signs.

C. Permit Requirements

a. A permit for a limited duration sign is issued for one (1) year and may be renewed annually.

b. One (1) sign is allowed per permit. An applicant may request up to two (2) permits per address, but is subject to the size and number requirements set forth in this section.

c. An allocation for a limited duration sign permit must include:

i. A description of the sign indicating the number, size, shape, dimensions, and colors of the sign, and the expected length of time the sign will be displayed;

ii. A schematic drawing of the site showing proposed location of the sign in relation to nearby building and streets;

iii. The number of signs on the site.

d. Installation and Maintenance

- i. All limited duration signs must be installed such that in the opinion of both the City Building Official and City Engineer, they do not create a safety hazard
 - ii. All limited duration signs must be made of durable materials and shall be well-maintained.
 - iii. Limited duration signs that are frayed, torn, broken, or that are no longer legible will be deemed unmaintained and shall be required to be removed.
- e. Illumination: Illumination of any limited duration sign is prohibited

2. Temporary Signs

- a. Temporary signs, as defined by this section, located on private property, are exempt from standard permit requirements. Temporary signs that comply with the requirements of this sub-section shall not be included in the determination of the type, number, or area of signs allowed on a property.
- b. Size and Number.
 - 1. One (1) temporary sign is permitted per property in all non-residential districts. If a property has at least 400 feet of street frontage or has > 10,000 sq. ft. of floor area one (1) additional temporary sign may be permitted so long as there is a minimum spacing of 200 feet between the two (2) temporary signs.
- c. Duration and Removal
 - i. Temporary signs may be displayed up to a maximum of 120 days per year. The date of erection of a temporary sign must be written in indelible ink on the lower right hand corner of the sign.
 - ii. The City of Lakewood or the property owner may confiscate signs installed in violation of this chapter. Neither The City of Lakewood nor the property owner is responsible for notifying sign owners of confiscation of an illegal sign.
- d. Permission: The party posting the temporary sign is solely responsible for obtaining the permission of the property owner before posting their temporary sign. The property owner is able to remove any unauthorized sign on their property.
- e. Municipal Notification: Temporary signs are exempt from the standard permit requirements; the date of erection of a temporary sign must be written in indelible ink on the lower right hand corner of the sign. Any sign that does not have the date of installation written on the sign will be subject to removal.
- f. Installation and Maintenance.

- i. All limited duration signs must be installed such that in the opinion of the municipality Building Official and City Engineer, they do not create a safety hazard.
 - ii. All temporary signs must be made of durable materials and shall be well-maintained.
 - iii. Temporary signs that are frayed, torn, broken, or that are no longer legible will be deemed unmaintained and required to be removed.
 - g. Illumination: Illumination of any temporary sign is prohibited.

3. Portable Signs

a. General Provisions

i. Illumination: Illumination of any portable sign is prohibited

ii. Hours of Display

1. Signs shall not be displayed on any premises before 6:00 AM and shall be removed each day at or before 10:00 PM.

2. All portable signs must be taken in during inclement weather.

b. Sandwich Board or A-frame Signs. Sandwich board signs that comply with the requirements in this sub-section shall not be included in the determination of the type, number, or area of signs allowed on a property.

i. Number: One (1) sandwich board sign is permitted per establishment. For the purposes of this subsection, a parking garage or parking lot, and each vendor at an outdoor marketplace or like event, shall be considered an establishment.

ii. Sign Placement

1. If a sign is located on a public or private sidewalk, a minimum of 36 inches of unobstructed sidewalk clearance must be maintained between the sign and any building or other obstruction.

2. The sign must be located on the same contiguous property, or adjacent right-of-way, as the establishment installing it.

3. Portable signs shall be weighted, temporarily secured, or strategically placed so as to avoid being carried away by high winds.

iii. Manual Changeable Copy

1. Manual changeable copy signs are permitted when integrated into a sandwich board sign.

~~B. Notes for Table 18A.50.665~~

~~1. Temporary use sign permits shall not be issued for detached or attached dwellings.~~

~~2. Failure to comply with the conditions in this Chapter and the issued permit shall result in immediate enforcement pursuant to LMC 18A.02.460, Enforcement. In addition, the subject applicant, business, and location shall be ineligible for a temporary sign permit for a period of one (1) year.~~

~~3. Attachments to a temporary sign, including lighting, shall be prohibited~~

~~4. Alteration of required landscaping in any manner shall be prohibited.~~

~~5. Up to two (2) of the following types of devices and displays may be permitted as accessory to one (1) or more temporary signs if such devices are included in the special event temporary sign permit:~~

~~a. Streamers.~~

~~b. Stringer pennants.~~

~~c. Strings of twirlers or propellers.~~

~~d. Balloons. (Ord. 534 § 12, 2011; Ord. 317 § 10, 2003; Ord. 307 § 25, 2003; Ord. 264 § 1 (part), 2001.)~~

18A.50.675 Nonconforming Signs.

A. Any sign which does not conform to the sign standards within this chapter, for which a permit was issued by Pierce County prior to February 28, 1996, and which was constructed, erected, and maintained in compliance with applicable Pierce County regulations shall be regarded as a legal non-conforming sign; excluding those signs that are prohibited under LMC 18A.50.620, Prohibited Signs.

B. Nonconforming Sign Permits.

~~1. A permit is required for each legal nonconforming sign within the city of Lakewood.~~

~~2. The permit shall include the necessary information pertaining to the nonconforming status of the sign for administrative tracking, public notice, amortization (if applicable), and removal of the sign in accordance with this title.~~

~~3. All property owners, lessors, or businesses with control of a nonconforming sign within the city shall obtain a nonconforming sign permit for each nonconforming sign within ninety (90) days of notification by the City of Lakewood.~~

~~4. No fee shall be charged for required nonconforming sign permits which are obtained within ninety (90) days of notification by the City of Lakewood. Owners of signs who have not obtained the required permit prior to the stated deadline shall be assessed a permit fee for administration of the permit.~~

15. Changes to nonconforming signs, as allowed pursuant to this title, shall be permitted by documenting the nature and extent of the change ~~using~~ on a ~~nonconforming~~ sign permit.

C. Any legal nonconforming sign which is structurally altered, relocated, or replaced shall immediately be brought into compliance with all of the provisions of this title, excluding the repair, and/or restoration of a sign to a safe condition. Normal maintenance shall be permitted on any part of a sign or sign structure without loss of nonconforming status. Sign face changes that do not result in an increase of the nonconformity shall be allowed, except as specifically prohibited in this chapter.

~~C. Any legal nonconforming sign which is structurally altered, relocated, or replaced shall immediately be brought into compliance with all of the provisions of this title, excluding the repair, and/or restoration of a sign to a safe condition. Normal maintenance shall be permitted on any part of a sign or sign structure without loss of nonconforming status. Sign face changes that do not result in an increase of the nonconformity shall be allowed, except as specifically prohibited in this chapter.~~

D. Billboards: The following requirements shall pertain to all billboards located within the City.

1. The total number of billboard faces within the City of Lakewood shall not exceed the total number of billboard faces existing on the date of incorporation of the City.

2. The demolition or removal of any billboard face reduces the number of allowable billboard faces by the number removed.

3. In the event that the City of Lakewood annexes areas containing billboards after the date of incorporation, the total number of allowable billboard faces shall be increased by the number of faces existing in such areas on the effective date of annexation.

4. Any billboard sign in existence on the date of incorporation, or on the effective date of annexation, shall be considered nonconforming.

5. Removal or demolition of a billboard shall require the issuance of a demolition permit for the removal of the existing billboard. Billboard removal or demolition shall be completed within ninety (90) days of demolition permit issuance.

6. Billboards shall not be altered or modified, except for the following:

a. Ordinary and necessary maintenance and repairs that do not change the size, shape, orientation, height, or location of billboards shall not require a zoning certification, but may require a building permit. Billboard copy replacement may occur at any time and is exempt from the requirement for permits.

b. Billboards that have any projections that extend more than three (3) feet out from the surface of the billboard face shall not be modified, except to remove or reduce such projections.

c. Billboards that contain, include, or are illuminated by any flashing, intermittent, or moving lights shall not be altered or modified, except to remove or reduce such lights. Billboards shall not include lighting unless it is effectively shielded so that the light is directed to the billboard face and prevents beams or rays of light from being directed at any portion of the traveled ways of the highway or airways, or is of such low intensity or brilliance as not to cause glare or to impair the vision of the driver of any motor vehicle. Billboards found to have excessive illumination, at the sole discretion of the City, shall be modified in accordance with the City's instructions.

~~D. All nonconforming signs not exempted by subsection E below shall be removed or modified to conform with current sign standards no later than December 31, 2006. A sign permit shall be obtained for any sign modifications necessary to bring signs into conformance. Pursuant to subsection C, all non-conforming signs required to be modified or replaced by this section shall be brought into full compliance with the provisions of this code.~~

~~E. Signs for which permits were issued by Pierce County prior to February 28, 1996, if they are within 25 percent of the height and area requirements of the current sign standards as of the effective date of this Ordinance, shall be exempt from the provisions of subsection D above. In addition, any sign erected pursuant to a valid sign permit issued by the City of Lakewood at any time since incorporation of the City shall be exempt from the provisions of subsection D above. These exemptions shall not apply to any sign listed as a prohibited sign. If the removal of a non-conforming sign is subject to compensation by the City pursuant to RCW 47.42, the Highway Scenic Control/Scenic Vistas Act, an exemption may be provided for said sign at the discretion of the City Manager.~~

~~F. In addition to the provisions of subsection D, all nonconforming signs not exempted by subsection E shall be removed or brought into conformance prior to December 31, 2006, under the following conditions:~~

E. Removal required for non-conforming signs

1. The following situations will require removal of existing non-conforming signs.

a1. In conjunction with any administrative use permit, conditional use permit, variance, subdivision, change in use, or building permit application for an expansion or alteration (including new structures) on the property on which the sign is located, where the cost of the expansion, alteration, or new construction is greater than twenty-five (25) percent of the value of the existing structure(s) on the site. This calculation shall include cumulative value, adjusted for inflation, of all expansions, alterations, and new construction initiated since incorporation of the City.

b2. Within ninety (90) days of the demolition or destruction of any portion of a building containing the use to which a non-conforming sign is accessory,

where the value of that portion of the building is greater than fifty (50) percent of the appraised value of the entire building

c3. Within ninety (90) days of damage of the sign by catastrophic events, such as earthquakes, floods and wind, vandalism, fire or other casualty such that the cost of repair and restoration of the sign, to the same or a more conforming design, exceeds fifty (50) percent of the cost of replacing the sign with a conforming sign. The Building Official may require that such sign be removed or repaired in less than ninety (90) days if the sign is deemed to be an immediate danger to the public.

d4. Upon notice by the City that the sign is in a state of disrepair, is unsafe, or may become a danger to the public, providing the costs of repair and restoration of the sign exceeds fifty (50) percent of the cost of replacing the sign with a conforming sign.

e5. Upon notice by the City that the sign constitutes a traffic hazard, ~~not created by the relocation of streets or highways or the result of acts by the City.~~

FG. Any signs not removed within the time limit specified in Section ED above, or as otherwise ordered by the City, shall be deemed a public nuisance, subject to the removal provisions of this chapter, and shall be removed by the City if the sign owner or property owner fails to do so after being so ordered by the Community Development Director. Costs, including administrative and indirect costs, of said removal, shall be borne by the sign and/or property owner and may be recovered by the City, if necessary, by placing a lien on the property from which the sign has been removed.

~~H. Amortization. To ease the economic impact of this code on businesses with legal nonconforming signs subject to removal under subsection D, this code has provided for a limited period of use for a nonconforming sign in its existing state. During this period, it is expected that the sign will be amortized on federal income taxes; however, whether it may be so amortized shall not affect the application of this section. Similar treatment shall be accorded signs in new areas annexed to the City. (Ord. 385 § 1, 2005; Ord. 317 § 11, 2003; Ord. 264 § 1 (part), 2001.)~~

~~18A.50.680 Sign Definitions.~~

~~For the purposes of this chapter, the following definitions shall apply:~~

~~A. ABANDONED SIGN. Any sign that has been deserted and its effective use terminated, and which no longer fulfills the purpose for which it was constructed.~~

~~B. A FRAME OR T FRAME SIGN. A temporary, portable, freestanding, and self-supporting sign which may be either single or double faced, forming an "A" shape, or on a pole attached to a flat base.~~

~~C. ALTERATION SIGN. Any change in size, shape, position, location, construction, or supporting structure of a sign. A change in copy is not an alteration.~~

~~D. ANIMATED SIGN. A sign which has any visible moving part, flashing or oscillating lights, visible mechanical movement of any description, or other apparent visible movement achieved by any means. Animated signs include, but are not limited to, changing or moving pictures, drawings, and designs regardless of the means and mechanisms of the animation; and message display changes at intervals of five seconds or less.~~

~~E. AWNING SIGN. Any sign painted on, attached to, or supported by an awning.~~

~~F. BALLOON. A decorative inflatable device with a diameter of less than eighteen (18) inches, generally composed of a thin layer of latex or mylar. The tether of a balloon is less than twelve (12) feet in length (see "blimp").~~

~~G. BANNER SIGN. A typically rectangular or square shaped sign, of cloth or other similar material, bearing a commercial message, motto, or slogan. A banner may have a message and/or display a commercial graphic or symbol. It can vary in size, color, and design.~~

~~H. BILLBOARD SIGN. A sign that contains a message or directs attention to a business, profession, product, activity, or service that is not related to a use or activity conducted or offered on the premises or at the location where the sign is located, excluding road directional signs, and which is generally available by means of rental or lease to persons other than the owner of the sign. A billboard sign includes the sign face(s) that contains the message or direction noted above, as well as the pole or other structure upon which the sign face is attached.~~

~~I. BILLBOARD SIGN FACE. That portion of a billboard, exclusive of its structural support, on which changeable advertising copy is displayed either by affixing pre-printed poster panels or by painted copy.~~

~~J. BLIMP. An advertising or decorative device with a diameter or combined diameter of eighteen (18) inches or larger that is inflated by some means and is used to attract attention, advertise, promote, market or display goods and/or services. These devices include large single displays or displays of smaller balloons connected in some fashion to create a larger display. A balloon with a tether longer than twelve (12) feet is considered a blimp.~~

~~K. BUSINESS SIGN. A sign that directs attention to a business, commodity, goods, service or entertainment conducted, sold or offered on the premises.~~

~~L. CANOPY SIGN. A sign attached to the underside of a canopy.~~

~~M. CONSTRUCTION SIGN. A temporary sign placed in advance of occupancy of a building or structure indicating the name of the building or structure, the architects, the contractors and other information regarding the building or structure.~~

~~N. DIRECTIONAL OR INFORMATIONAL SIGN. A sign designated to guide or direct pedestrians or vehicles.~~

~~O. EMITTING SIGN. A sign which emits sound, odor, or visible matter such as smoke or steam.~~

~~P. FLAG. An individual piece of cloth or other similar material, varying in size, shape, color, and design, affixed to a staff or pole. A flag is used as a symbol of a nation, state, city, or organization; or it may be merely decorative. A "pennant" is a shape of flag, however one (1) "string pennant" is not a flag.~~

~~Q. FLASHING SIGN. Any illuminated sign on which the artificial light is not maintained in a stationary status and/or remain constant in intensity and color at all times when such sign is in use.~~

~~R. FLASHING SIGN. An illuminated sign may utilize action or motion, or light or color.~~

~~S. FREESTANDING SIGN. A sign that is self-supported on a structure used exclusively or primarily for the support of the sign or for a group of signs, being detached from any building or structure.~~

~~T. GATE OR ENTRANCE SIGN. A sign attached or adjacent to an entranceway of a residential site or subdivision, which identifies the site or subdivision.~~

~~U. GRAND OPENING. The celebration or promotional period beginning on or shortly after the date when a new, permanent business or use is first opened for business in a permanent, fixed building. A grand opening must occur at or near the beginning of a business operation and can only occur once during the lifetime of the operation. For the purposes of this definition, Grand Re-Opening, Under New Ownership, Under New Management, or similar type events shall be allowed for the following: a change of business location; construction of a new business structure; major remodeling or expansion valued at \$50,000 or more; change of ownership; change of general management; or change of name, provided that such event is for a permanent business in a permanent, fixed building and occurs on or about the date of the above changes in business.~~

~~V. IDENTIFICATION SIGN. A sign used only for the purpose of identifying the occupancy of a building, structure or property.~~

~~W. INFLATABLES. A decorative device with a diameter or combined diameter of 18 inches or larger that is inflated by some means and is used to attract and/or promote attention to a site or service. These devices include large single displays or displays of smaller balloons connected in some fashion to create a larger display. Blimps are not considered inflatables.~~

~~X. ILLUMINATED SIGN. A sign designed to give forth artificial light or reflect such light from an artificial source.~~

~~Y. INCIDENTAL SIGN. Signs, emblems, and decals attached to a primary building which are designed to provide general building and limited non-advertising business information and may include but are not limited to signs designating restrooms, hours of operation, acceptable credit cards, property ownership or management, and phone booths. Incidental signs shall not be readily visible or legible from a public right-of-way. Incidental signs shall not individually exceed two (2) square feet or, cumulatively, one-half of one (1/2 to 1) percent of the building facade; provided, said size limitation shall not apply to signs providing directions, warnings or information when, established, authorized, or maintained by a public agency.~~

~~Z. INDIRECTLY ILLUMINATED SIGN. An illuminated nonflashing sign whose illumination is derived entirely from an external artificial source and which is arranged so that no direct rays of light are projected from such source into residences or the street.~~

~~AA. Integrated Sign Plan. A special sign entitlement available to Major Commercial or Employment Centers as defined in this Code. An integrated sign plan is subject to review and approval by the Hearing Examiner using the procedures provided for conditional use permits.~~

~~BB. MARQUEE SIGN. Any sign painted on, attached to, or supported by a marquee.~~

~~CC. MOBILE READERBOARD SIGN. Any sign which is manifestly designed to be transported, including by trailer or on its own wheels, even though the wheels of such sign may be removed and the remaining chassis or support constructed without wheels is converted to an "A" or "T" frame sign, or attached temporarily or permanently to the ground since this characteristic is based on the design of such a sign. It is characteristic of such a mobile readerboard that the space provided for advertising matter consists of a changeable copy sign.~~

~~DD. MONUMENT SIGN. A freestanding sign which is affixed in or upon the ground with no air space between the ground and the sign face.~~

~~EE. NONCONFORMING SIGN. Any sign legally established prior to the effective date of this title or subsequent amendments thereto, which is not in full compliance with the regulations of this title.~~

~~FF. NON-PROFIT COMMUNITY ORGANIZATION. Any organization that qualifies as a non-profit entity under the provisions of section 501(c)(3) of the IRS federal tax code, including but limited to children's clubs, religious institutions, fraternal organizations, public schools, and governmental organizations.~~

~~GG. OFF-PREMISE SIGN. A sign that contains a message or directs attention to a business, profession, product, activity, or service that is not directly related to a use or activity conducted or offered on the premise or at the location where the sign is located, excluding road directional signs.~~

~~HH. ON-PREMISE SIGN. A sign identifying a business, product, service or activity conducted or sold on the same premises as that on which the sign is located.~~

~~II. PAINTED SIGN. A sign which is painted on any office, wall, window, fence or structure of any kind.~~

~~JJ. POLE SIGN. A freestanding sign where the sign face is elevated above the site grade by structural supports, and includes the supports.~~

~~KK. POLITICAL SIGN. A sign advertising a candidate for political office or a measure scheduled for election.~~

~~LL. PORTABLE SIGN. A sign that is not permanently affixed to the ground or to a building or structure and which may be easily moved.~~

~~MM. PROJECTING SIGN. A two-faced wall sign affixed to the exterior wall of a building or structure with the exposed faces perpendicular to the plane of such wall.~~

~~NN. READERBOARD OR CHANGEABLE MESSAGE SIGN. A sign or part of a sign on which the letters are readily replaceable such that the copy can be changed.~~

~~OO. ROOF SIGN. A sign or sign structure erected upon, against or directly above a roof or above the vertical parapet wall of a building, including a sign affixed to any structure erected upon a roof.~~

~~PP. SIGN. Any structure, device, letter, figure, character, poster, picture, logo, trademark or reading matter which is used or designed to announce, declare, demonstrate, display or otherwise identify or advertise, or attract the attention of the public. Including, but not limited to every device, frame, letter, figure, character, mark, plane, point, design, picture, logo, stroke, stripe, trademark, plane, point, design, picture, logo, stroke, stripe, trademark, or reading matter, which is used or intended to be used to attract attention or convey information when the same is placed visible from a public right-of-way or public property; and shall include all parts, portions, units, and materials composing the same, together with the frame, background, and supports or anchoring thereof.~~

~~QQ. SIGN AREA. The total area of all sign faces expressed in square feet.~~

~~RR. SIGN FACE. The total area of one sign face expressed in square feet. Area is measured from the outside perimeter, including backup, molding, framing, but excluding structural supports, architectural details, decorative scrollwork, etc. The area of a group of individual mounted letters or figures shall be the area of the smallest single geometric form necessary to enclose the entire group of letters or figures.~~

~~SS. SIGN HEIGHT. The distance from ground level to the highest point on the sign structure.~~

~~TT. SPECIAL USE SIGN. A sign intended to be displayed for a limited time and which is not permanently mounted, that advertises political issues or candidates, private sales, residential sale/rent/lease, commercial and industrial sale/rent/lease, or is a short term contractor's sign.~~

~~UU. STRING PENNANT. A series of shapes, signs, streamers, or other similar devices made of fabric, plastic or other material which are connected together or attached to a cord to create a rope-like device that is typically displayed between poles or buildings. String pennants may contain advertising or be decorative. String pennants can vary in size, color, or design.~~

~~VV. SUBDIVISION SIGN. A sign erected and maintained within the boundaries of a recorded subdivision and indicating the name of the subdivision, the name of the contractor or subdivider and the name of the owner or agent, and giving information regarding directions, price or terms.~~

~~WW. TEMPORARY SIGN. A sign intended to be displayed for a limited time and which is not permanently mounted, that advertises non-profit community or civic events, special events, temporary uses, a subdivision, or is an interim sign for a business.~~

~~XX. VEHICLE SIGN. The use of a vehicle as a sign, any sign which is attached to or placed on a parked vehicle or trailer which is principally used for advertising purposes rather than transportation, any advertising or advertising space for which the owners or operator of the vehicle receives any compensation, except public transit buses bearing rental advertising.~~

~~YY. VISUALLY PROJECTED SIGN. A sign which is projected, by whatever means, onto a surface or into the air.~~

~~ZZ. WALL SIGN. Any sign painted on or attached directly to or erected against and supported by a building wall, or facade, with the exposed face of the sign in a plane parallel to the portion of the structure to which it is attached. (Ord. 534 § 13, 2011; Ord. 277 § 1 (part), 2002; Ord. 264 § 1 (part), 2001.)~~



City of Lakewood
Determination of Non-Significance
2018 Sign Code Update

Description of Proposal: The proposed sign code update is intended to streamline and simplify the existing sign code, LMC 18A.50.600, and address issues raised in the US Supreme Court case of Reed v. Town of Gilbert, AZ. The proposed changes include: major revisions to the City's administrative (LMC 18A.50.610) and temporary/non-permanent (LMC 18A.50.665) sign code sections; removal of exempt sign types (LMC 18A.50.625); a broader definition of signs allowed throughout the City; as well as, general reformatting and updates that increase readability and permitting predictability.

Location of Proposal: Citywide
Proponent: City of Lakewood Community Development Department
SEPA Official: Courtney Brunell, Planning Manager
Phone: 253-983-7839
Email: cbrunell@cityoflakewood.us
Lead Agency: City of Lakewood, Community Development Department
Date of Issue: August 27, 2018

Threshold Determination: The Responsible Official concludes that the proposed amendments will not have a probable significant adverse impact to the environment. Pursuant to WAC 197-11-340(2)(a)(v), a DNS may be issued. This conclusion is based on staff review of the proposed updates and the environmental checklist. The environmental effects of specific projects allowed under the plan will be analyzed on a case-by-case basis, as required by the State Environmental Policy Act.

This DNS is issued under the Washington Administrative Code 197-11-340. The City of Lakewood will not act upon this proposal prior to the appeal deadline.

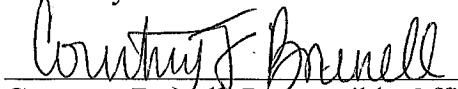
Agency and Public Comments: Comments regarding this Determination of Non-Significance (DNS) should be directed to the SEPA Official at 6000 Main Street, Lakewood, WA 98499 or cbrunell@cityoflakewood.us.

COMMENT DEADLINE: 5:00PM, Tuesday September 11, 2018

Appeal Procedure: Pursuant to RCW 43.21C.075, LMC 14.02.200 and LMC 18A.02.740, decisions of the Responsible Official may be appealed to the City of Lakewood Hearing Examiner. A written notice identifying the grounds for the appeal must be filed within 14 days of the date the Determination of Non-Significance becomes final. Appeals are filed with appropriate fees at the Community Development Department, located at the above address.

APPEAL DEADLINE: 5:00PM, Tuesday, September 25, 2018

Issued by:



Courtney Brunell, Responsible Official



STATE OF WASHINGTON

DEPARTMENT OF COMMERCE

1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

September 12, 2018

Courtney Brunell
Planning Manager
City of Lakewood
6000 Main Street Southwest
Lakewood, Washington 98499-5027

Dear Ms. Brunell:

Thank you for sending the Washington State Department of Commerce (Commerce) the following materials as required under RCW 36.70A.106. Please keep this letter as documentation that you have met this procedural requirement.

City of Lakewood - Proposed amendment to rezone four parcels, APN# 8920000292; 8920000293; 8920000320; and 0219151000, within the Tacoma Golf & Country Club from Residential 1 (R1) to Residential 2 (R2), which will increase the allowed density from 1.45 to 2.2 dwelling units per acre of single family residential development. These materials were received on August 06, 2018 and processed with the material ID # 25253. Expedited Review is requested under RCW 36.70A.106(3)(b).

City of Lakewood - Proposed sign code update is intended to streamline and simplify the existing sign code, LMC 18A.50.600, and address issues raised in the US Supreme Court case of Reed v. Town of Gilbert, AZ. These materials were received on September 11, 2018 and processed with the material ID # 25254. Expedited Review is requested under RCW 36.70A.106(3)(b).

If this submitted material is an adopted amendment, then please keep this letter as documentation that you have met the procedural requirement under RCW 36.70A.106.

If you have submitted this material as a draft amendment requesting expedited review, then we have forwarded a copy of this notice to other state agencies for expedited review and comment. If one or more state agencies indicate that they will be commenting, then Commerce will deny expedited review and the standard 60-day review period (from date received) will apply. Commerce will notify you by e-mail regarding of approval or denial of your expedited review request. If approved for expedited review, then final adoption may occur no earlier than fifteen calendar days after the original date of receipt by Commerce. Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Dave Andersen (509) 434-4491 or Paul Johnson (360) 725-3048.

Sincerely,

Review Team
Growth Management Services



TO: City Council

FROM: Tiffany Speir, Planning Manager, Special Projects

THROUGH: John Caulfield, City Manager *John P. Caulfield*

DATE: March 11, 2019

SUBJECT: VISION 2050 Update

Attached hereto is the presentation I will provide the Council on March 11 regarding the update from VISION 2040 (V2040) to VISION 2050 (V2050.) The purpose of the presentation is to inform the Council about V2040, the status of the V2050 update process, and to seek direction from the Council regarding how it wishes the City to participate in the comment periods for the Supplemental Environmental Impact Statement (SEIS) for V2050 and for V2050 itself.

VISION 2050 Update

City Council

March 11, 2019

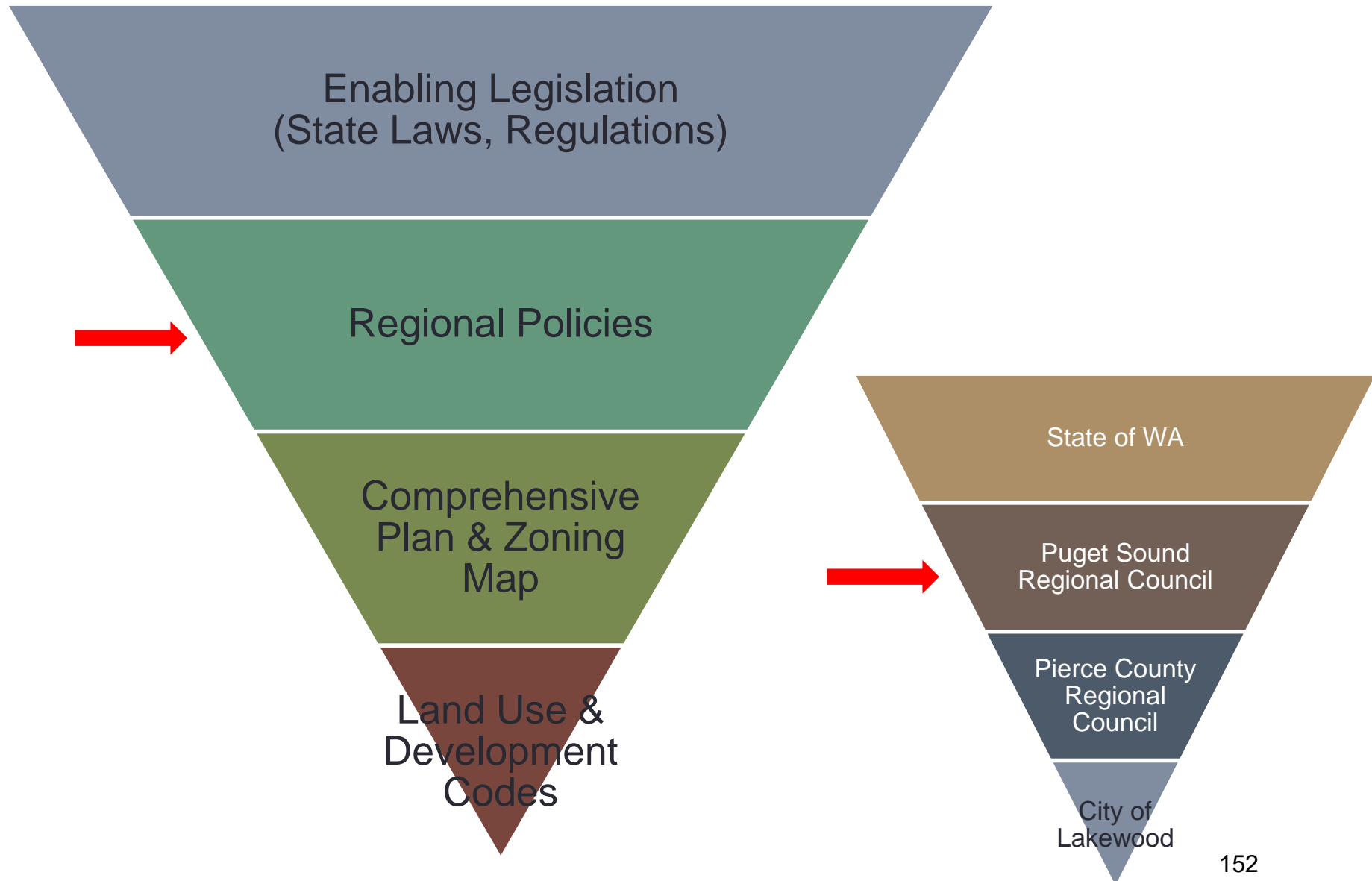
Tiffany Speir, Planning Manager, Special Projects



Purpose of Presentation

- Orient to VISION 2040
- Understand efforts to date on VISION 2050
- Identify specific areas of concern for Lakewood
- Identify whether Lakewood Council wishes to engage in SEIS and draft VISION 2050 review and adoption

Lakewood Land Use Planning Construct



Puget Sound Regional Council (PSRC)

- The Puget Sound Regional Council (PSRC) is the metropolitan planning organization (MPO) and regional transportation planning organization (RTPO) for all of the jurisdictions in Snohomish, King, Pierce, and Kitsap Counties.
- An **MPO** is the agency designated by the United States Department of Transportation and the Governor that is responsible, in cooperation with the State, for ensuring that transportation planning is conducted through a "continuous, cooperative, and comprehensive (3-C) process." The process is stipulated in federal law.
- An **RTPO** is an agency authorized under state law to develop and adopt a regional transportation plan, and to certify that the transportation elements of local comprehensive plans conform to requirements of state law and are consistent with the regional transportation plan.

Puget Sound Regional Council (PSRC)

PSRC's 1993 Interlocal Agreement Mission Statement:

- Preserve and enhance the quality of life in the central Puget Sound area. In so doing, it shall **prepare, adopt, and maintain goals, policy (sic), and standards for regional transportation and regional growth management in the central Puget Sound area**, in accordance with federal and state law and **based on local comprehensive plans of jurisdictions within the region**. The agency shall ensure implementation in the region of the provisions of state and federal law which pertain to regional transportation planning and regional growth management.

Puget Sound Regional Council (PSRC)

PSRC's purpose per its bylaws:

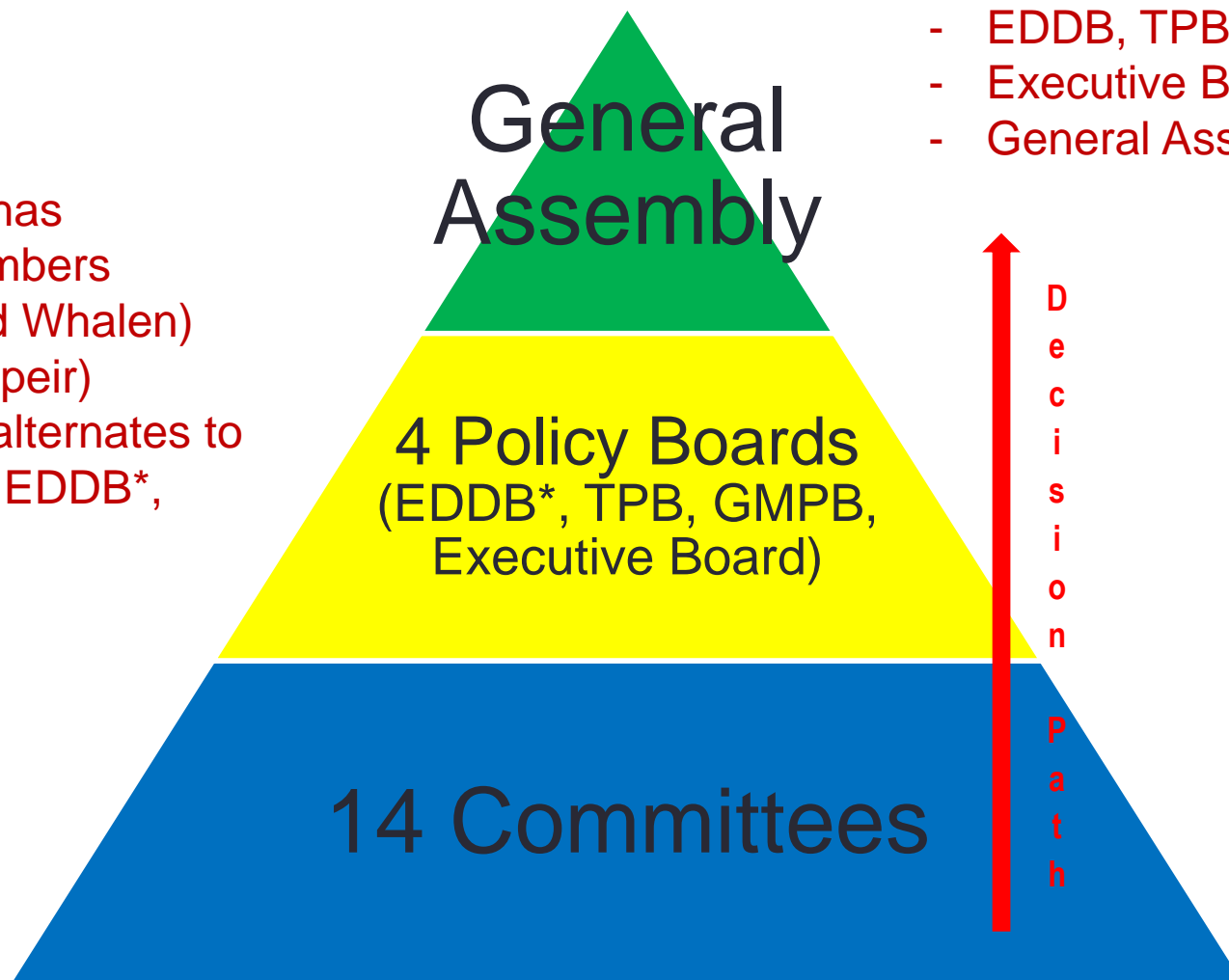
- [E]xercise the authority delegated to it pursuant to the Interlocal Agreement and under federal and state laws as the Metropolitan Planning Organization and Regional Transportation Planning Organization for the central Puget Sound region, and to **qualify eligible agencies for programming of federal, state and local transportation projects** identified in the Transportation Improvement Program.

Puget Sound Regional Council (PSRC)

Recommendations:

- Committees to
- EDDB, TPB and GMPB to
- Executive Board then to
- General Assembly

Lakewood has
Councilmembers
(Bocchi and Whalen)
and staff (Speir)
serving as alternates to
the GMPB, EDDB*,
and RSC



VISION 2040

- PSRC is currently charged with maintaining:
 - “VISION 2040” (environmental framework, regional growth strategy and multi-county planning policies; last updated in 2008);
 - Regional economic strategy (titled “Amazing Place”; last updated September 2017); and
 - Regional Transportation Plan (last updated May 2018).

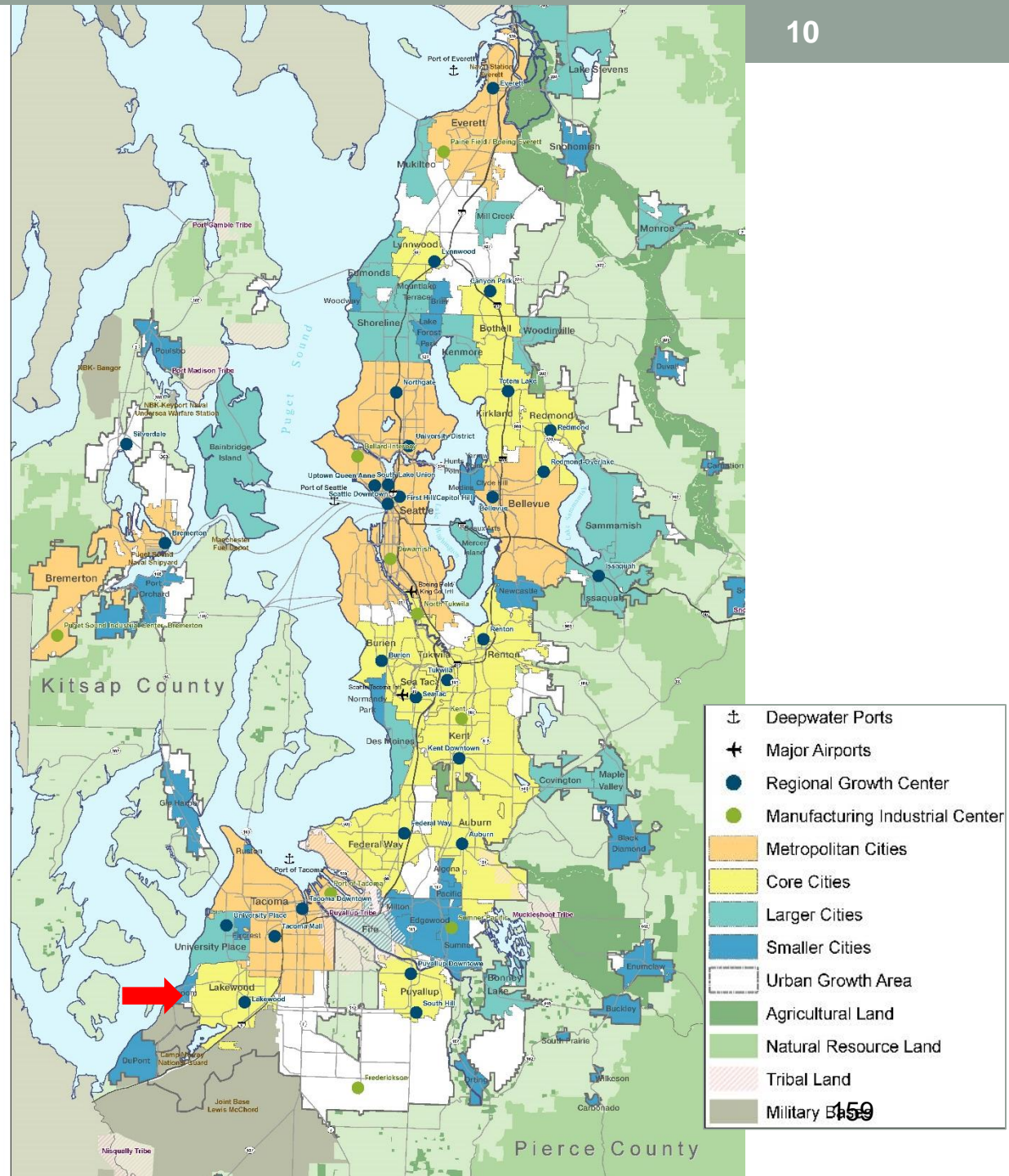


VISION 2040 – what is it?

VISION 2040 includes regional goals and policies to:

- Protect and restore the **natural environment** and reduce greenhouse gas emissions
- Plan for **growth** in cities and urban centers, while reducing sprawl
- Improve the **balance of jobs and housing** across the counties
- Create more **vibrant and resilient urban centers**
- Support **health, well-being, and active living**
- Provide **affordable housing choices** to meet the needs of all residents
- Improve **mobility** for people and goods
- Maintain and operate the **transportation system** safely and efficiently
- Encourage a strong, diverse **economy**
- Provide **services** like solid waste, energy, and water systems to support the region's growth

PSRC Regional Geographies



VISION 2040

Lakewood is considered one of the region's “**Core Cities**” - key hubs for the region's long-range multimodal transportation system, and major civic, cultural, and employment centers within their counties. The Regional Growth Strategy envisions a major role for these cities in accommodating growth.

Lakewood also has a “**Regional Growth Center**” in the Downtown Subarea. Regional Growth Centers:

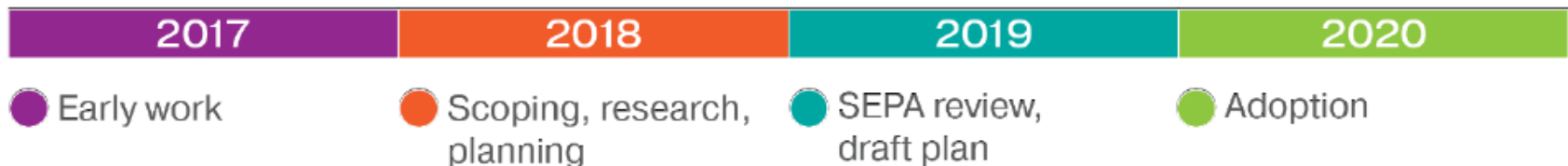
- are priority locations for accommodating growth;
- strengthen existing development patterns;
- promote housing opportunities close to employment;
- support development of an extensive multimodal transportation system which reduces dependency on automobiles;
- reduce congestion and improve air quality; and
- maximize the benefit of public investment in infrastructure and services.



VISION 2050 Schedule

PSRC is conducting an update to VISION 2040, reviewing and making changes to regional policies and planned growth patterns. This effort will extend the document's planning horizon out 10 years to 2050, and it will be renamed VISION 2050 (V2050.) It is scheduled to be adopted in spring 2020.

VISION 2050 Work Program



VISION 2050 Scoping Process

During the 2018 V2050 scoping process, Lakewood, Pierce County, and several other jurisdictions requested that PSRC take a more aggressive look at V2040 and the real world results from its policies and implementation.

Lakewood and others criticized how economic growth has been so focused in Seattle and King County while residential growth has continued outside of King County, resulting in increasing commuting and housing affordability problems in the region.

However, this was a position voiced by a minority of participating PSRC jurisdictions and was overridden, and the [V2050 effort is proceeding with V2040 considered as a good starting point.](#)

VISION 2050 Update

Fundamental issues in update from V2040 to V2050:

- Extending the plan horizon to the year 2050
 - Policy updates per **state statutory changes**, including school siting
- Updating **outdated** information
- Include information from **recent regional plans**, including:
 - o Regional Open Space Conservation Plan (6/18)
 - o Regional Transportation Plan (5/18)
 - o Regional Economic Strategy (9/17)
 - o Updates to address board commitments, including implementation of the Regional Centers Framework Update (e.g., [recognizing Military Installations as regional geography](#))

VISION 2050 Update

Priority policy issues also being addressed per '18 scoping process:

- Focus on “**social equity**” and access to opportunity in all aspects of the plan.
 - Historically marginalized communities include Native and Indigenous peoples, communities of color, immigrants and refugees, people with low-income, and people with limited-English proficiency.
 - Some of these communities' challenges include unmet housing demand and supply, difficulty in accessing jobs, economic and cultural displacement, and inequitable access to opportunity for some residents.
 - VISION 2050 presents an opportunity to consider equity throughout the plan, from health disparities to displacement to demographics and services for unincorporated communities.

VISION 2050 Update

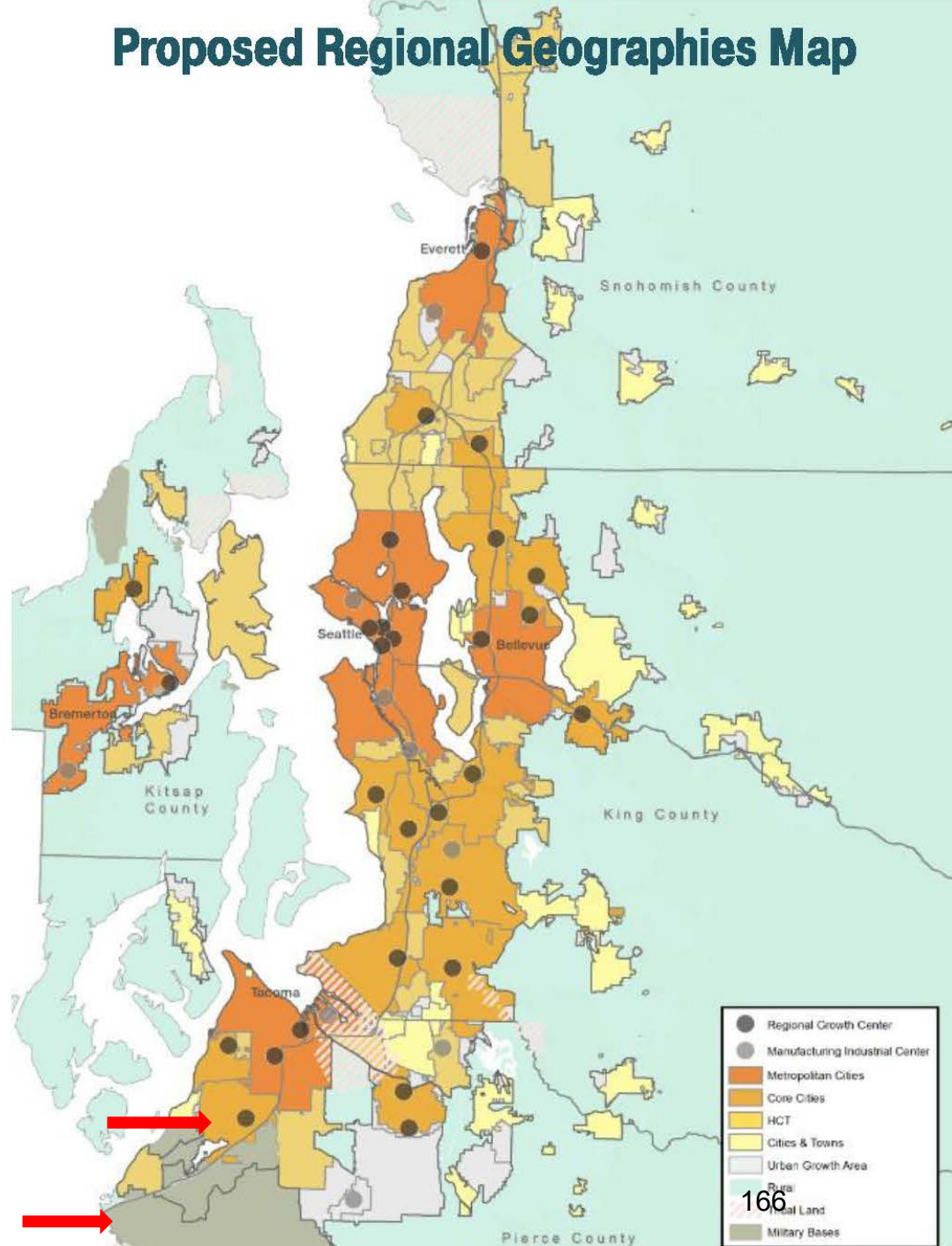
Additional priority policy issues also being addressed per '18 scoping process:

- Plan for how and where **regional growth** should occur.
- Address **housing** choice and affordability.
- Protect and restore the **natural environment**.
- Promote thriving communities and **shared prosperity across the region**.

VISION 2050 Update

Regional Geographies Proposal:

- Reaffirm focus on jurisdictions with designated regional centers
- Differentiate current Small and Larger cities by existing and planned high-capacity transit
 - Light rail, BRT, commuter rail, ferry & streetcar
- Identify unincorporated urban areas with high-quality transit service
- Recognize Major Military Installations as regional geographies



VISION 2050 Update

The three basic growth strategy alternatives to be considered in the V2050 SEIS include:

Growth Alternatives

Stay the Course

Growth focused in Metropolitan and Core cities

Transit Focused Growth

More compact growth focused in high capacity transit (HCT) areas

Reset Urban Growth

Growth more distributed throughout the urban growth area

Stay the Course (No Action) Alternative

The Stay the Course alternative is a direct extension of the VISION 2040 Regional Growth Strategy and assumes a compact growth pattern, focused in the largest and most transit-connected cities in the region within the region's 29 designated regional growth centers. This alternative serves as the required no action alternative that must be evaluated in accordance with SEPA.

This alternative continues to direct the **largest share of future growth to the region's five major Metropolitan Cities: Seattle, Bellevue, Everett, Bremerton, and Tacoma. Growth is also focused in the region's Core Cities** - those other cities with regional growth centers that are concentrations of growth and serve as economic and transportation hubs for the region.

Compared to historical trends, this alternative allocates less growth in urban unincorporated and rural areas and more growth in cities. Growth in urban unincorporated growth areas is envisioned as occurring in areas affiliated with cities for annexation, and growth in rural areas is minimized when compared to past trends.

This alternative maintains the current Regional Growth Strategy allocation of shares of growth. For this analysis, Stay the Course and subsequent data measures use the revised regional geographies. PSRC developed model inputs for Stay the Course using the existing VISION 2040 regional geographies and then calculated inputs and results based on the revised system of regional geographies.

Transit Focused Growth Alternative

The Transit Focused Growth alternative considers a compact growth pattern based on the VISION 2040 Regional Growth Strategy that assumes accelerated growth near the region's existing and planned transit investments.

The Transit Focused Growth alternative assumes an **explicit goal for 75 percent of the region's population and employment growth to occur within a quarter- to a half-mile from current and planned high-capacity transit station areas, including light rail, bus rapid transit, commuter rail, ferries, and streetcar.** This would result in the largest shares of growth to Metropolitan Cities, Core Cities, and HCT Communities.

The alternative also assumes a greater role in accommodating future growth for areas served by high-capacity transit outside of Metropolitan and Core Cities. Growth in unincorporated urban growth areas with existing or planned high-capacity transit and planned for annexation or incorporation would be similar to cities with high-capacity transit.

The remaining share of population and employment growth would be distributed largely within the urban growth area among areas not served by high-capacity transit based on the broad objectives for the Regional Growth Strategy. Growth in rural areas and unincorporated areas without access to high-capacity transit and unaffiliated unincorporated areas is the lowest in this alternative.

Reset Urban Growth Alternative

The Reset Urban Growth alternative shares similarities with actual growth patterns that occurred from 2000 to 2016 and assumes a more dispersed growth pattern throughout the urban area.

The Reset Urban Growth alternative **assumes a more distributed pattern throughout the urban area**. This alternative would continue to allocate the largest shares of growth to Metropolitan Cities and Core Cities, although the overall growth to these geographies and HCT Communities would be less compared to Stay the Course or Transit Focused Growth.

Growth allocations for Cities & Towns and Urban Unincorporated areas are based on land use capacities identified in currently adopted comprehensive plans. Growth in urban unincorporated areas without access to high-capacity transit and unaffiliated urban unincorporated areas is the highest in this alternative. Growth in rural areas would be slightly higher than Stay the Course.

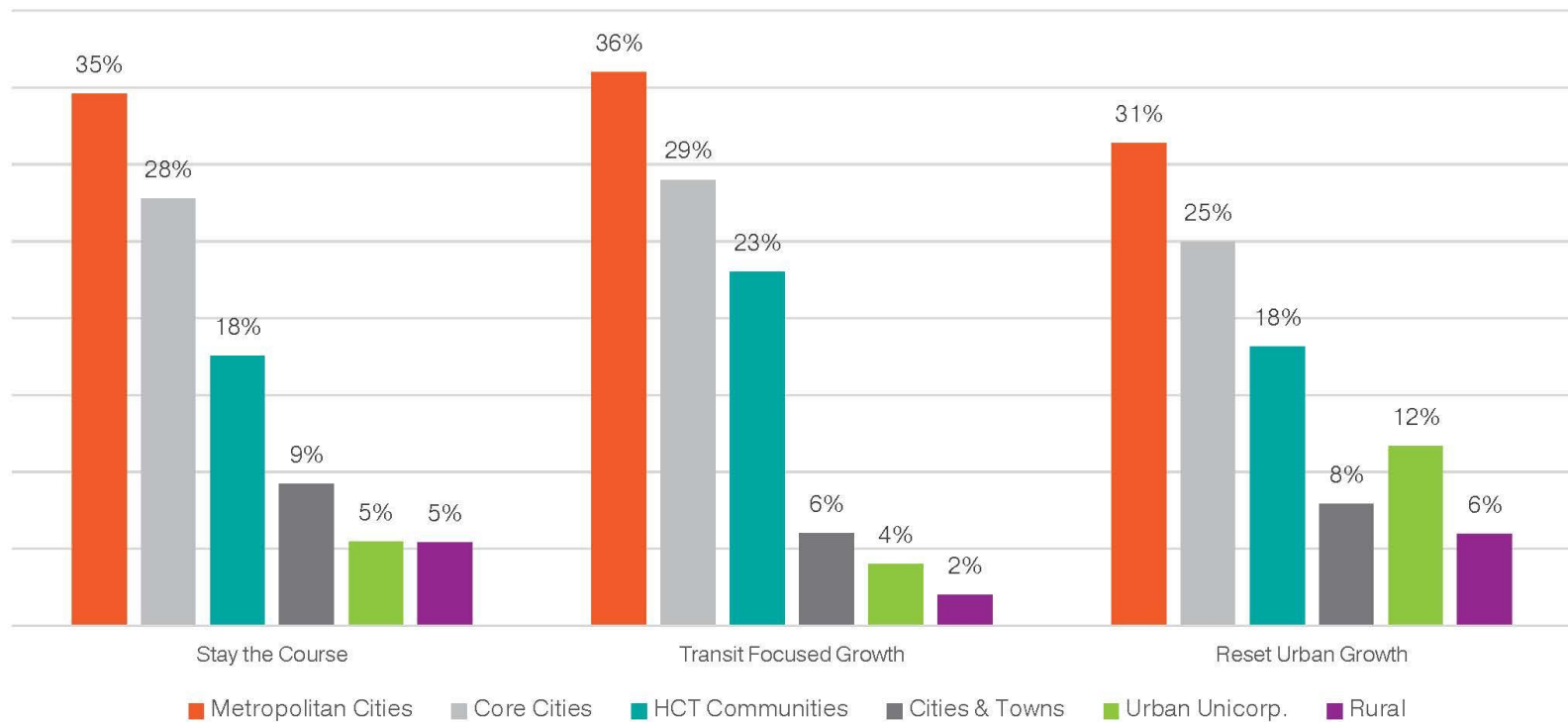
Table ES-1. Summary Comparison of Alternatives to Stay the Course

Topic	Stay the Course	Transit Focused Growth	Reset Urban Growth
What would the growth pattern look like?	Compact growth focused in Metropolitan and Core cities with regional growth centers. Extends current growth plan.	More compact growth focused in high-capacity transit areas in Metropolitan, Core and HCT Communities. Less growth in outlying areas.	Growth is more distributed throughout the urban growth area, while still assuming a large share of growth to Metropolitan and Core cities. More growth in outlying areas.
Where would population growth go?	Metropolitan Cities: 35% Core Cities: 28% HCT Communities: 18% Cities & Towns: 9% Urban Unincorporated: 5% Rural: 5%	Metropolitan Cities: 36% Core Cities: 29% HCT Communities: 23% Cities & Towns: 6% Urban Unincorporated: 4% Rural: 2%	Metropolitan Cities: 31% Core Cities: 25% HCT Communities: 18% Cities & Towns: 8% Urban Unincorporated: 12% Rural: 6%
Where would employment growth go?	Metropolitan Cities: 44% Core Cities: 36% HCT Communities: 12% Cities & Towns: 5% Urban Unincorporated: 3% Rural: 1%	Metropolitan Cities: 44% Core Cities: 35% HCT Communities: 13% Cities & Towns: 4% Urban Unincorporated: 2% Rural: 1%	Metropolitan Cities: 41% Core Cities: 32% HCT Communities: 12% Cities & Towns: 6% Urban Unincorporated: 6% Rural: 2%

Recommended Alternatives



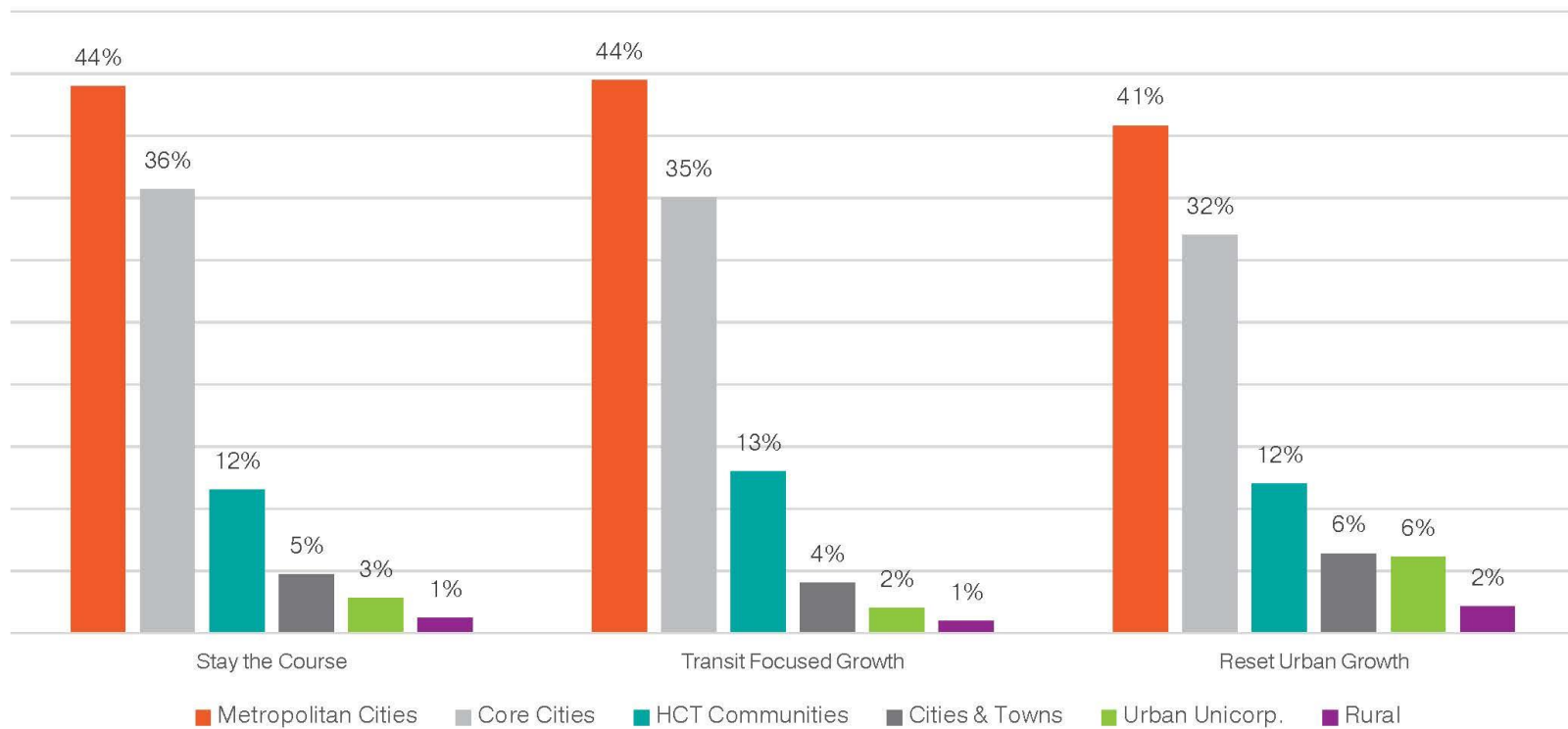
Population Growth 2017-2050



Recommended Alternatives



Employment Growth 2017-2050



VISION 2050 Update

Monthly discussions at Regional Staff Committee and Growth Management Policy Board regarding different chapters of V2040 with PSRC staff presenting proposed amendments:

Housing

- New policy to **emphasize housing as a regional issue**, with a focus on housing near transit and in centers
- Reconsider H-Action-1 to ensure future actions, such as a **Regional Housing Strategy**, can be implemented
- Include introductory language stating the regional need for housing by income level
- New policy to support and promote affordable housing near high capacity transit
- Strengthen MPP-H-8 (innovative techniques) to focus on **tools to promote affordability and diversity of housing type**
- Revise H-Action-2 (regional housing program) to emphasize the need for continued technical assistance
- Explore a new housing action to **engage and coordinate with the state**
- A **range of accountability options** to be discussed at future GMPB meetings

VISION 2050 Update

Housing continued

- New policy (MPP-H-A) to **emphasize housing as a regional issue and the need for a coordinated approach to housing**
- Revise MPP-H-5 (centers) to **better promote housing in centers and in proximity to transit**
- New action (H-Action-A) to **develop a regional housing strategy**
- New policy (MPP-H-B) to **recognize the need for public intervention to provide deeply subsidized housing**
- New policy (MPP-H-C) to support and promote affordable housing near high capacity transit
- Revise MPP-H-8 (innovative techniques) to focus on tools to promote middle density housing options

VISION 2050 Update

Housing continued

- New action (H-Action-B) to **support the implementation of a regional housing strategy**
- New local action (H-Action-D) to **support local housing needs assessments**
- New local action (H-Action-E) to **support tools to include affordable housing in new development**
- New policy (MPP-H-D) calls for **identifying and mitigating displacement as part of housing planning process**
- New action (H-Action-C) calls for **PSRC to support members and coordinate with state agencies**

VISION 2050 Update

Monthly discussions at Regional Staff Committee and Growth Management Policy Board regarding different chapters of V2040 with PSRC staff presenting proposed amendments:

Economy

2017 Regional Economic Strategy “Amazing Place” Implementation Goals:

- Open economic opportunities to everyone
- Compete globally
- Sustain a high quality of life

Amazing Place strategy focus:

- Encourage economic growth across all part of the region

VISION 2040 policies to be reviewed:

- MPP-Ec-12:Economic growth in distressed areas
- MPP-Ec-22:Promote compatible jobs in rural and natural resource areas
- MPP-Ec-21:Promote compatible jobs in free-standing cities within rural areas

VISION 2050 Update

Monthly discussions at Regional Staff Committee and Growth Management Policy Board regarding different chapters of V2040 with PSRC staff presenting proposed amendments:

Public Services

- Updates to V2040 School Siting Policies
 - Amended existing policy to incorporate new GMA amendment
 - MPP-PS-21 – Site schools, institutions and other community facilities that primarily serve populations within the urban growth area (where they will promote local growth plans), except as provided by RCW 36.70A.211.
- Regional staff committee discussed need for new policy to support collaborative school siting efforts
 - Emphasize cooperation and coordination between school districts, cities, counties, etc.
 - Site and design schools to support safe bike/ped access
 - Schools serve community as a whole

VISION 2050 Update

Monthly discussions at Regional Staff Committee and Growth Management Policy Board regarding different chapters of V2040 with PSRC staff presenting proposed amendments:

Transit Oriented Development

- Potential Policy Development

- Reflect region's objective to leverage transit investments by planning for growth in station areas
 - **Establish a goal for growth in transit station areas**
 - **Encourage or require transit-supportive densities**
- Encourage middle density housing
- **Encourage or require inclusionary or incentive zoning**

- Potential Actions

- Update action to include monitoring implementation and goals of Growing Transit Communities Strategy
- Include a **local action to plan for growth around high capacity transit**

VISION 2050 Update

Monthly discussions at Regional Staff Committee and Growth Management Policy Board regarding different chapters of V2040 with PSRC staff presenting proposed amendments:

Centers

- Update text and mapping to:
 - Reflect different types of regional growth centers and manufacturing/industrial centers
 - Goals for different types of regional centers
 - Reference designation criteria for types of centers
- Within the Regional Growth Strategy:
 - Develop additional guidance to address other issues:
 - Role of MICs in employment targets, Cities with multiple regional centers, Communities with different levels of transit investment, Timing of transit investments, Role of tribal growth in targets, Other issues?
- Within the Transportation Chapter:
 - Design transportation programs and projects to support transit densities and uses in centers and TOD areas

VISION 2050 Update

Monthly discussions at Regional Staff Committee and Growth Management Policy Board regarding different chapters of V2040 with PSRC staff presenting proposed amendments:

Environment Chapter

- Water
 - Protect, restore and recover the health of Puget Sound
 - Reduce stormwater pollution
 - Reduce use of toxic products
- Implement and update the Regional Open Space Conservation Plan
 - Provide equitable and convenient access to parks, trails and open space
 - Encourage environmental stewardship on private and public lands
 - Enhance tree canopy
 - Improve water quality

VISION 2050 Update

Environment Chapter continued

- Climate Change
 - Continued implementation of 4 part Greenhouse Gas Emissions Strategy



Land Use

Implement VISION 2040

- Jobs housing balance
- Centers, transit oriented development and efficient Communities

User Fees

Implement roadway pricing to support VMT reduction and reduce travel delay emissions

Choices

Expand transportation choices that reduce GHG emissions

Technology

Support development of technology to dramatically reduce tailpipe emissions

VISION 2050 Update

Transportation Chapter

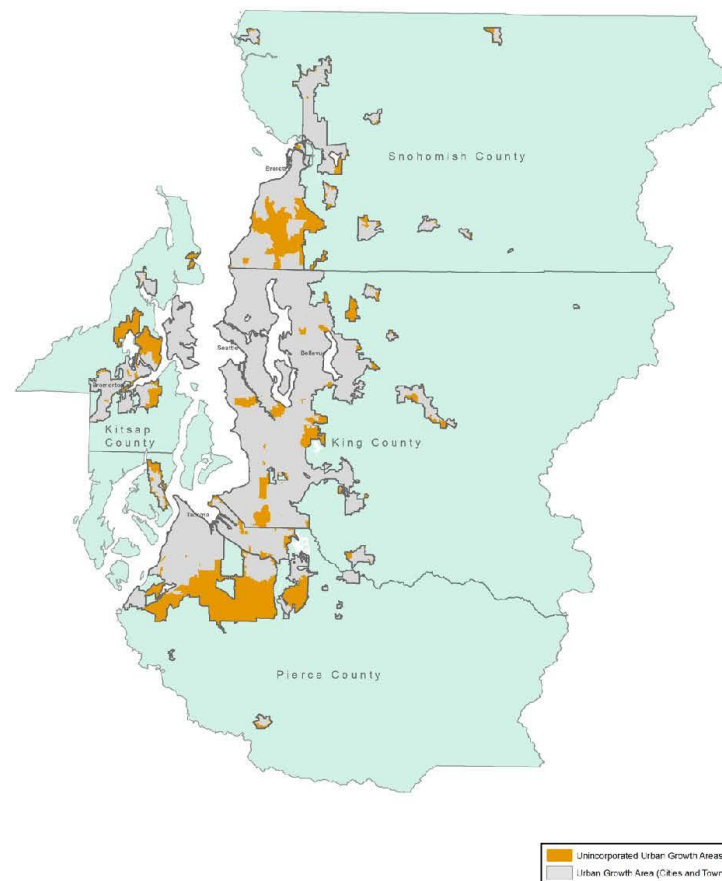
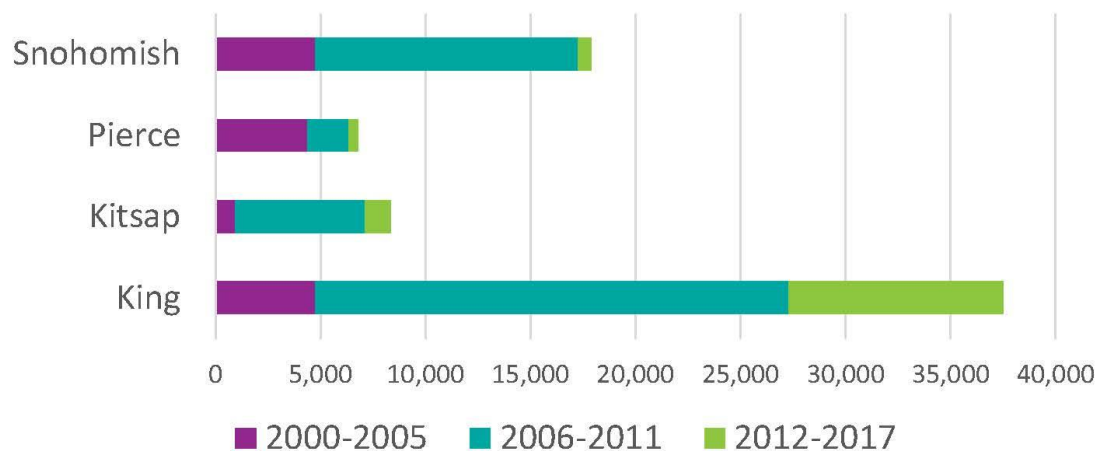
- Simplify, streamline, and update text to reflect current Regional Transportation Plan
- Policies
 - Modernize language and address latest planning practices
 - Reflect board direction on key topics
- Update/incorporate new actions
 - Condense to reflect accomplishments since 2008
 - Reflect current work, such as freight, technology, climate
 - 2022 Regional Transportation Plan to respond to VISION 2050

VISION 2050 Update

Development Patterns

Annexation Progress

Annexed Acres by County



Unincorporated Urban Growth Areas
Urban Growth Areas (Cities and Towns)

VISION 2050 Update

Development Patterns

Expand DP-Action-15

- Address challenges to annexation
 - Annexation methods in state law
 - Financial implications
 - Interjurisdictional coordination
 - Community opposition
- Call for PSRC to communicate with the state Legislature
- PSRC could organize peer networking sessions and workshops to encourage idea sharing and coordination

VISION 2050 Update

Health

Public comments gathered suggest that VISION 2050 should expand beyond the built environment and **consider health implications related to:**

- social cohesion,
- climate change,
- housing conditions,
- access to healthy food, and
- equity

Proposed V2050 Chapter text updates:

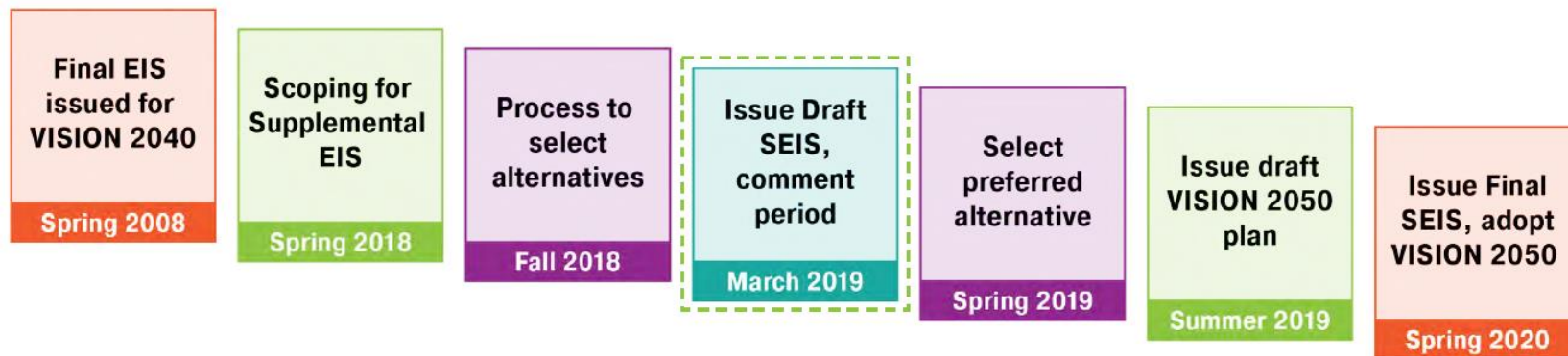
- Text to **discuss health more holistically**
- Describe health disparities
- **Continue to apply a “health-in-all-policies” approach**
- **Build on social and racial equity work by adding a new policy to reduce health disparities**

VISION 2050 Update

Lakewood has an opportunity to provide comments on both the DSEIS and the draft VISION 2050 plan itself over the next few months. These can be done independently or in coordination with other jurisdictions.

Once V2050 is finalized and adopted, it will include policies and strategies that will direct future residents and jobs to various parts of the central Puget Sound, and that Lakewood will be required to comply with in its growth and transportation planning.

VISION 2050 SEPA Process



VISION 2050 Engagement Timeline

Scoping FEBRUARY thru APRIL 2018	Research & Planning MAY 2018 – JUNE 2019	SEPA Review & Draft Plan JULY 2019	Finalize & Adopt MAY 2020
<ul style="list-style-type: none"> Public opinion survey Countywide scoping listening sessions 	<ul style="list-style-type: none"> Peer Networking Series work sessions GMPB work sessions Draft SEIS open houses 	<ul style="list-style-type: none"> Online open house Countywide draft plan feedback sessions 	<ul style="list-style-type: none"> Public hearing PSRC General Assembly adoption

Ongoing:

Board and Committee meetings, website, email communications, PSRC participation at countywide and regional forums, PSRC General Assembly.

PSRC will be seeking comments on the Draft Supplemental Environmental Impact Statement for VISION 2050 between March 1 and April 29, 2019.

<https://www.psrc.org/whats-happening/blog/vision-2050-draft-supplemental-eis>

Upcoming Open Houses:

- Wednesday, March 13 from 4 – 6 p.m. at South Tacoma Public Library, 3411 S 56th Street, Tacoma, 98409
- Thursday, March 21 from 12 – 2 p.m. at PSRC Boardroom, 1011 Western Avenue, Suite 500, Seattle, 98104

Questions for Council

Specific areas of concern for Lakewood:

- Preserving local control over land use and transportation planning
- Establishment of regional housing plans, controls
- Address mental health as well as physical health in V2050?
- Other?

Does Lakewood Council wish to engage in SEIS and draft VISION 2050 review and adoption?

- Independent comments? 3/13/19 Open House, 3/28/19 GMCC, 4/29/19 comment deadline
- Coordinated comments? Engage with Regional Coalition Effort?

End of Presentation

Thank you!