



LAKEWOOD CITY COUNCIL AGENDA

Monday, July 1, 2019
7:00 P.M.
City of Lakewood
City Council Chambers
6000 Main Street SW
Lakewood, WA 98499

Page No.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PROCLAMATIONS AND PRESENTATIONS

- (4) 1. Proclamation recognizing Washington State Legislators of the 28th and 29th Legislative Districts for their outstanding service, dedication and commitment to the citizens of Lakewood.
– *Senators Steve Conway and Steve O'Ban and Representatives Kristine Kilduff, Steve Kirby, Melanie Morgan and Mari Leavitt*
2. Clover Park School District Report.

PUBLIC COMMENTS

C O N S E N T A G E N D A

- (6) A. Approval of the minutes of the City Council study session of June 10, 2019.
- (10) B. Approval of the minutes of the City Council meeting of June 17, 2019.
- (15) C. Approval of claims vouchers, in the amount of \$2,396,807.33, for the period of May 16, 2019 through June 14, 2019.
- (70) D. Approval of payroll checks, in the amount of \$2,476,111.85, for the period of May 16, 2019 through June 15, 2019.

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.

<http://www.cityoflakewood.us>

City Hall will be closed 15 minutes after adjournment of the meeting.

- (72) E. Items Filed in the Office of the City Clerk:
1. Community Services Advisory Board meeting minutes of February 27, 2019.
 2. Lakewood's Promise Advisory Board meeting minutes of April 4, 2019.
 3. Community Services Advisory Board meeting minutes of May 15, 2019.

R E G U L A R A G E N D A

PUBLIC HEARINGS AND APPEALS

- (78) This is the date set for a public hearing on the 2019 West Pierce Fire & Rescue Proposition No. 1, maintenance and operations levy; Proposition No. 2, levy lid lift; and Proposition No. 3, EMS levy lid lift, coming before the voters on August 6, 2019. – *City Attorney*
- (79) This is the date set for a public hearing on the assessment roll for American Lake – Lake Management District No.1. – *Engineering Services Manager*
- (82) This is the date set for a public hearing on the renewal of interim regulations governing Wireless Service Facilities. – *Planning Manager*
- (122) This is the date set for a public hearing on the 2019 Comprehensive Plan and Zoning Map amendments. – *Planning Manager*

RESOLUTION

- (251) Resolution No. 2019-14

Expressing support for the 2019 West Pierce Fire & Rescue Proposition No. 1, maintenance and operations levy; Proposition No. 2, levy lid lift; and Proposition No. 3, EMS levy lid lift, coming before the voters on August 6, 2019. – *City Attorney*

- (254) Resolution No. 2019-15

Creating an Advisory Committee for the American Lake – Lake Management District No.1 and establishing the duties thereof. – *Engineering Services Manager*

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UNFINISHED BUSINESS**NEW BUSINESS****REPORTS BY THE CITY MANAGER****CITY COUNCIL COMMENTS****ADJOURNMENT**

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CITY OF LAKEWOOD



PROCLAMATION

WHEREAS, the City of Lakewood expresses its appreciation to the Washington State Legislature for their dedication to furthering legislative priorities and strengthening the partnership with the City of Lakewood; and

WHEREAS, Senator Steve O'Ban, Representative Christine Kilduff and Representative Mari Leavitt of Legislative District 28, and Senator Steve Conway, Representative Steve Kirby and Representative Melanie Morgan of Legislative District 29, serving the citizens of Lakewood, have worked diligently in supporting the City of Lakewood's 2019-2020 Legislative Agenda; and

WHEREAS, Legislators of the 28th and 29th Districts adopted a 2019-2021 operating budget which appropriates \$621,000 to the City for the Community Policing Partnership to help respond to calls for police service at Western State Hospital; and

WHEREAS, Legislators of the 28th and 29th Districts adopted a 2019-2021 biennial capital budget which invests \$500,000 to the City for Fort Steilacoom Park trail access upgrades via the Washington Wildlife and Recreation Program (WWRP); and

WHEREAS, Legislators of the 28th and 29th Districts adopted a 2019-2021 biennial capital budget which invests \$500,000 to the City for Harry Todd Park waterfront improvements via the Aquatic Land Enhancement Account (ALEA); and

WHEREAS, Legislators of the 28th and 29th Districts adopted a 2019-2021 capital budget which provides significant investments in community projects in Lakewood including \$1,015,000 to the City for Fort Steilacoom Park to replace dirt baseball infields with turf baseball infields and \$773,000 to the City for Springbrook Park for environmental restoration of Clover Creek and Springbrook Park expansion; and

WHEREAS, Legislators of the 28th and 29th Districts collaborated with South Sound Military and Communities Partnerships (SSMCP), South Sound communities, and the City of Lakewood to allocate \$500,000 from the 2019-2021 biennial capital budget towards resolving the encroachment in the McChord Field North Clear Zone (NCZ).

NOW, THEREFORE, BE IT RESOLVED by the Lakewood City Council, and on behalf of the citizens of Lakewood, tribute is hereby paid to Legislators of the 28th and 29th Legislative Districts

***SENATOR STEVE CONWAY, SENATOR STEVE O'BAN,
REPRESENTATIVE CHRISTINE KILDUFF, REPRESENTATIVE STEVE KIRBY,
REPRESENTATIVE MARI LEAVITT AND REPRESENTATIVE MELANIE MORGAN***

for their outstanding service, dedication and commitment to the citizens of Lakewood and urge all citizens to join us in extending our appreciation for their public service.

PROCLAIMED this 1st day of July, 2019.

Don Anderson, Mayor

Jason Whalen, Deputy Mayor

Mary Moss, Councilmember

Michael Brandstetter, Councilmember

John Simpson, Councilmember

Marie Barth, Councilmember

Paul Bocchi, Councilmember



LAKEWOOD CITY COUNCIL STUDY SESSION MINUTES

Monday, June 10, 2019
City of Lakewood
City Council Chambers
6000 Main Street SW
Lakewood, WA 98499

CALL TO ORDER

Deputy Mayor Whalen called the meeting to order at 7:01 p.m.

ROLL CALL

Councilmembers Present: 6 – Deputy Mayor Jason Whalen; Councilmembers Mary Moss, Mike Brandstetter, John Simpson, Marie Barth and Paul Bocchi.

Councilmembers Excused: 1 – Mayor Don Anderson.

Planning Commissioner Present: 5 – Chair Don Daniels, Ryan Pearson, James Guerrero, John Paul Wagemann and Christopher Webber.

ITEMS FOR DISCUSSION:

West Pierce Fire & Rescue Update.

Fire Chief Jim Sharp shared that West Pierce Fire & Rescue provides services to the cities of Lakewood, University Place and the Town of Steilacoom. They have six stations and 31 firefighters on duty daily. He reported that in 2018, they received 16,320 calls for service, which is a 28% increase since 2011. He shared that call volume has increased due to urban density, access to healthcare, an aging population, poverty, substance abuse and mental health.

He shared that West Pierce Fire & Rescue is bringing forward to the voters three measures on the August 6th ballot which make up for 85% of the operations budget. Proposition 1 is a replacement of the current maintenance and operations levy. The request is for \$13.9 million dollars annually over four years. This is not a new levy, but a continuation of the maintenance and operations levy the community has supported for over 40 years. Proposition 2 returns the regular levy to the statutorily authorized rate and Proposition 3 returns the EMS levy to the statutorily authorized rate.

He then shared that the 2020 Vision is to continue to provide first class, community oriented fire and EMS services, to hire five more firefighters to support the growing need of medical services and to implement a full time connected care program.

Joint Planning Commission Meeting.

Chair Daniels and members of the Planning Commission introduced themselves. Chair Daniels highlighted the Commissions 2018 accomplishments and reviewed the schedule of projects to be completed in 2019. Discussion ensued.

Review of Lake Grove Properties, LLC Multifamily Tax Exemption proposal.

Assistant City Manager of Development Services Bugher shared that the request for multifamily tax exemption was first reviewed by the Council on January 14, 2019 which proposes to construct a 60-unit apartment complex in the Central Business District's Residential Target Area. The project is proposing a 12-year exemption of which 12-units must be set aside as affordable housing units for low to moderate income households. Discussion ensued and approval of the tax exemption as proposed is not supported by the Council at this time.

Review of fiscal agent agreement for Lakewood's CHOICE.

Parks, Recreation and Community Services Director Dodsworth shared that it is recommended that the City enter into an agreement with the Washington State Health Case Authority to become the fiscal agent for Lakewood's Choice. She reported that the programs would be implemented by two independent contractors, a community leadership team and the City would ensure compliance with the contract. Discussion ensued.

Review of 1st Quarter 2019 Financial Report.

Assistant City Manager for Administrative Services Kraus provided an overview of activity in all funds through March 31, 2019.

ITEMS TENTATIVELY SCHEDULED FOR THE JUNE 17, 2019 REGULAR CITY COUNCIL MEETING:

1. Proclamation recognizing Congressman Denny Heck for his outstanding service, dedication and commitment to the citizens of Lakewood.
2. Awarding a bid for the Fort Steilacoom Park Pavilion improvement project.
– (Motion – Consent Agenda)
3. Awarding a bid for the North Thorne Lane SW Sanitary Sewer Extension and Road improvement project. – (Motion – Consent Agenda)
4. Authorizing the execution of an agreement with Site Workshop, LLC for design services for the Fort Steilacoom Park South Angle Lane project.
– (Motion – Consent Agenda)

5. Authorizing the execution of an interlocal agreement for prevention services with the State of Washington Health Care Authority, in the amount of \$110,000, to act as a fiscal agent for Lakewood's CHOICE.
– (Motion – Consent Agenda)
6. Authorizing the execution of a contract for services with the Lakewood Multicultural Coalition, in the amount of \$2,000, to support community engagement events. – (Motion – Regular Agenda)

REPORTS BY THE CITY MANAGER

City Manager Caulfield shared that a public hearing will be held on July 1st to consider a Resolution in support of the three West Pierce Fire & Rescue ballot measures.

He shared that a map of the Gravelly Lake Drive street ends has been provided to Councilmembers and that next steps will be to follow up on complaints in the area and consider a meeting with property owners.

He reported that Resolution No. 2019-12 recommending agencies comply with the National Transportation Board safety recommendations was shared with 23 local jurisdictions, agencies and the State Legislatures.

He shared that the revised interlocal agreement for South Sound 911 has been approved by four of the six legislative bodies. Councilmember Brandstetter will continue as the Council liaison when the new governing body is formalized.

He shared that an abatement hearing was held last week for Karwan Village where 16 people attended. In addition, the QFC abatement hearing was held on June 6th and it is expected that the interim building official will be issuing a notice of findings and order to abate.

He then reported that the Lakewood Landing webpage is live and a Request for Proposals for commercial broker services was issued on June 4th. He shared that the phase 1 environmental site assessment for the WSDOT property has been completed and given the history of spills on the property, a phase 2 environmental site assessment will also be done. He shared that the WSDOT property was appraised at \$7.53 million and it is expected that the cost to construct a new WSDOT replacement facility will total approximately \$25 million. The Woodbrook Business Park is a possible option for relocation site.

He then announced the following meetings and events:

- June 13, 8:00 A.M. to 11:00 A.M., City of Lakewood Developer's Forum, McGavick Conference Center

CITY COUNCIL COMMENTS

Councilmember Moss shared that she attended the Farmer's Market grand opening.

Councilmember Simpson shared that he attended the Clover Park School District board meeting where he recognized those who participated in the Arlington Project at Clover Park High School. He shared that the Board of Directors voted on a name for the new middle school.

Councilmember Bocchi shared that he attended the Tillicum Neighborhood Association meeting. He commented on Puget Sound Regional Council Vision 2050 and the ratio of jobs to housing in the outlining counties.

Councilmember Barth shared that she also attended the Farmer's Market grand opening.

Deputy Mayor Whalen shared that he attended the Farmer's Market grand opening and the Clover Park School District CELT meeting.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:51 p.m.

JASON WHALEN, DEPUTY MAYOR

ATTEST:

BRIANA SCHUMACHER
CITY CLERK



LAKEWOOD CITY COUNCIL MINUTES

Monday, June 17, 2019
City of Lakewood
City Council Chambers
6000 Main Street SW
Lakewood, WA 98499

CALL TO ORDER

Mayor Anderson called the meeting to order at 7:00 p.m.

ROLL CALL

Councilmembers Present: 6 – Mayor Anderson, Councilmembers Mary Moss, Mike Brandstetter, John Simpson, Marie Barth and Paul Bocchi.

Councilmembers Excused: 1 – Deputy Mayor Jason Whalen.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Anderson.

PROCLAMATIONS AND PRESENTATIONS

Proclamation recognizing Congressman Denny Heck for his outstanding service, dedication and commitment to the citizens of Lakewood.

MAYOR ANDERSON PRESENTED A PROCLAMATION RECOGNIZING CONGRESSMAN DENNY HECK FOR HIS OUTSTANDING SERVICE, DEDICATION AND COMMITMENT TO THE CITIZENS OF LAKEWOOD.

PUBLIC COMMENTS

Speaking before the Council were:

Dennis Haugen, Lakewood resident, shared a news video and spoke about illegal immigration.

C O N S E N T A G E N D A

- A. Approval of the minutes of the City Council study session of May 28, 2019.
- B. Approval of the minutes of the City Council meeting of June 3, 2019.

C. Motion No. 2019-36

Authorizing the award of a contract to Northwest Cascade, Inc., in the amount of \$1,159,407.68, for the construction of the North Thorne Lane Sewer and Road improvement project.

D. Motion No. 2019-37

Authorizing the award of a contract to Aquatechnex, LLC, in the amount of \$125,000, for the 2019 American Lake Eurasian Watermilfoil Control project.

E. Motion No. 2019-38

Authorizing the execution of an agreement with Site Workshop, LLC, in the amount of \$142,766, to provide design services for the Fort Steilacoom Park Angle Lane South project.

F. Items Filed in the Office of the City Clerk:

1. Public Safety Advisory Committee meeting minutes of March 6, 2019.
2. Public Safety Advisory Committee meeting minutes of April 3, 2019.
3. Parks & Recreation Advisory Board meeting minutes of April 22, 2019.
4. Lakewood Arts Commission meeting minutes of May 6, 2019.
5. Planning Commission meeting minutes of May 15, 2019.

COUNCILMEMBER SIMPSON MOVED TO ADOPT THE CONSENT AGENDA AS PRESENTED. SECONDED BY COUNCILMEMBER MOSS. VOICE VOTE WAS TAKEN AND CARRIED UNANIMOUSLY.

R E G U L A R A G E N D A

UNFINISHED BUSINESS

Motion No. 2019-39 Authorizing the execution of an agreement with the Lakewood Multicultural Coalition, in the amount of \$2,000, to support community engagement events.

Councilmember Brandstetter and Councilmember Moss disclosed their affiliation with the Lakewood Multicultural Coalition and recused themselves from discussion and voting on this matter.

COUNCILMEMBER SIMPSON MOVED TO ADOPT MOTION NO. 2019-39 AS PRESENTED. SECONDED BY COUNCILMEMBER BARTH. VOICE VOTE WAS TAKEN AND CARRIED UNANIMOUSLY.

Motion No. 2019-40 Authorizing the execution of an interlocal agreement for prevention services with the State of Washington Health Care Authority, in the amount of \$110,000, to act as a fiscal agent for Lakewood's CHOICE.

COUNCILMEMBER MOSS MOVED TO ADOPT MOTION NO. 2019-40 AS PRESENTED. SECONDED BY COUNCILMEMBER BOCCHI. VOICE VOTE WAS TAKEN AND CARRIED UNANIMOUSLY.

NEW BUSINESS

None.

REPORTS BY THE CITY MANAGER

Veterans Drive Project Update.

Public Works Engineering Director Bucich shared that an open house will be held on June 26th from 5:00 P.M. – 7:00 P.M. in the City Hall Council Chambers to discuss the potential roadway cross sections with residents and businesses located in the area of Veterans Drive from the VA Hospital to Gravelly Lake Drive. He shared that the project survey and preliminary design is currently underway and construction is expected to begin in April, 2020 with completion in December, 2020.

City Manager Caulfield reported the that the City has learned from Crisis Stabilization Services (CCSS) that DSHS is placing a violent 15-year old juvenile into the CCSS facility on Interlaaken Drive on Tuesday. It is anticipated that the juvenile will be held in the Lakewood facility for 2-3 weeks prior to being moved to a more restrictive facility in Kennewick. Representatives of the Behavioral Health Contact Team, West Pierce Fire & Rescue and a social worker from Mary Bridge met with CCSS staff where this juvenile is to be placed. DSHS representatives at this meeting were unable to explain the rationale for moving this juvenile to Lakewood as his crimes were committed outside of Pierce County.

He then complimented Economic Development Manager Newton for the success of the Lakewood Developers Forum held last week at the McGavick Conference Center.

He shared that as a follow to the May 28th Study session regarding the Colonial Plaza Artwork the City will be entering into a design contract with Ms. Perry Howard to more fully develop a vision, theme, type of design and to identify a timeline for the process.

He then shared that Planning Manager Brunell has been coordinating with current planning employees, the operations and maintenance crew, parks staff and code enforcement officers to review the new sign code and outreach.

He reported that the City of Fife sent the City notice last week terminating the Bearcat Use Agreement effective July 15, 2019.

He shared that the Fort Steilacoom Park Pavilion restrooms and kitchen project contract was removed from City Council's July 17th meeting agenda due to only receiving one bid from Stetz Construction. The bid amount totaled over \$230,000, while the budget estimate totaled \$70,000. We will review project specifications, cost savings and alternate ways to accomplish tasks including options to rebid the project in the fall.

He then reported that the City's Downtown Subarea Plan has won the 2019 Governor's Smart Communities Award for Vision.

He shared that demolition at the former Starlite Swap Meet property began last Friday.

He then reported the City is again beginning conversations relative to the annexation of Camp Murray.

He shared that he is scheduled to meet with Tacoma City Manager Pauli this week following a presentation that the Western State Hospital CEO provided to the Tacoma City Council relative individuals being released from state facilities as well as to discuss options for a combined transportation project from 38th Street to Mounts Road along the I-5 JBLM Corridor.

He then shared that SSMCP Program Manager Adamson met with representatives of the Air Force and JBLM last week and the Air Force is looking to commit \$2.5 Million towards the acquisition of Tactical Tailor.

CITY COUNCIL COMMENTS

Councilmember Moss shared that she attended the Lakewood Developers Forum last week.

Councilmember Bocchi commented on the construction and road improvements on Custer Road.

Councilmember Barth shared that she attended the Lakewood Developers Forum and the Lake City Neighborhood Association meeting.

Councilmember Simpson commented on Congressman Heck's support of the City and acknowledged the Mayor and City Manager for their leadership. He then highlighted Mr. Douglas Munro United States Coast Guardsman and Medal of Honor recipient.

Mayor Anderson commented on the after action report submitted by Mr. Kevin Greiss, Garrison Commander, US Army Garrison Rheinland-Pfalz from his

weeklong visit last month which complimented Lakewood as being the most military collaborative city that he has visited in his career. He then shared that last week he attended the Association of Defense Communities Conference in Washington, D.C. where he met with Assistant Secretary of the Air Force for Installations, Energy and Environment Mr. John Henderson. He shared that he presented Congressman Denny Heck with the Association of Defense Communities Congressional Leadership Award.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:20 p.m.

DON ANDERSON, MAYOR

ATTEST:

BRIANA SCHUMACHER
CITY CLERK



To: Mayor and City Councilmembers
From: Tho Kraus, Assistant City Manager/Administrative Services
Through: John J. Caulfield, City Manager *John J. Caulfield*
Date: July 1, 2019
Subject: Claims Voucher Approval

Check Run Period: May 16, 2019 – June 14, 2019

Total Amount: \$ 2,396,807.33

Checks Issued:

05/31/2019	Checks 91005-91067	\$ 221,344.92
06/14/2019	Checks 91068-91189	\$ 291,095.84

EFT Checks Issued:

05/31/2019	Checks 14053-14121	\$ 838,644.48
06/14/2019	Checks 14122-14197	\$1,050,722.09

Voided Checks:

06/06/2019	Check 14066	\$ 5,000.00
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Grand Total \$2,396,807.33

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein and that the claims are just and due obligations against the City of Lakewood, Washington, and that I am authorized to authenticate and certify said liens.

Dondi Koester

Dondi Koester
Finance Supervisor

Tho Kraus

Tho Kraus
Assistant City Manager/
Administrative Services

John J. Caulfield

John J. Caulfield
City Manager

City of Lakewood - Accounts Payable Voucher Report

Heritage Bank							Page 1 of 54
Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
14053	5/31/2019	011591		911 SUPPLY INC,			\$200.00
001.0000.15.521.22.31.008			5/14/2019	74126	PD Supplies	68.13	
001.0000.15.521.22.31.008			5/14/2019	74127	PD Supplies M. McGettigan	131.87	
14054	5/31/2019	000005		ABC LEGAL MESSENGERS, INC,			\$125.00
105.0001.07.559.20.41.001			5/18/2019	5244034.100	AB 19-2-06639-9 Svc Of Process	125.00	
14055	5/31/2019	011446		ADAMSON, WILLIAM			\$249.00
192.0000.00.558.60.43.004			5/31/2019	06/09-06/12/19 Meals	SSMP 2019 Defense Comm. Nat'l	249.00	
14056	5/31/2019	011596		ADAMS-PROVOST, SUSAN			\$104.00
001.0000.02.512.50.43.004			5/22/2019	06/03-06/05 Per Diem	MC DMCJA Conf Adams	104.00	
14057	5/31/2019	011184		AMERESCO INC,			\$8,576.00
302.0002.21.595.12.41.001			9/30/2018	2014-248 A (1) 8 MV1	PWCP Street Light Design	8,576.00	
14058	5/31/2019	000728		ARONSON SECURITY GROUP INC,			\$1,065.23
502.0000.17.518.35.41.001			5/15/2019	WSEA26084	PKFC Troubleshoot Card Reader	1,065.23	
14059	5/31/2019	007445		ASSOCIATED PETROLEUM PRODUCTS,			\$3,921.34
501.0000.51.548.79.32.001			5/14/2019	1432800-IN	PKFL 04/29-05/14	181.37	
501.0000.51.548.79.32.001			5/14/2019	1432800-IN	PKFL 04/29-05/14	97.06	
501.0000.51.548.79.32.001			5/14/2019	1432800-IN	PKFL 04/29-05/14	113.98	
501.0000.51.548.79.32.001			5/14/2019	1432800-IN	PKFL 04/29-05/14	52.69	
501.0000.51.548.79.32.001			5/14/2019	1432800-IN	PKFL 04/29-05/14	9.98	
501.0000.51.548.79.32.001			5/14/2019	1432800-IN	PKFL 04/29-05/14	15.25	
501.0000.51.548.79.32.001			5/14/2019	1432800-IN	PKFL 04/29-05/14	109.54	
501.0000.51.548.79.32.002			5/14/2019	1432800-IN	PKFL 04/29-05/14	130.06	
501.0000.51.548.79.32.002			5/14/2019	1432800-IN	PKFL 04/29-05/14	26.35	
501.0000.51.548.79.32.002			5/14/2019	1432800-IN	PKFL 04/29-05/14	14.70	
501.0000.51.548.79.32.002			5/14/2019	1432800-IN	PKFL 04/29-05/14	85.42	
501.0000.51.548.79.32.001			5/14/2019	1432800-IN	PKFL 04/29-05/14	36.33	
501.0000.51.548.79.32.002			5/14/2019	1432800-IN	PKFL 04/29-05/14	153.91	
501.0000.51.548.79.32.002			5/14/2019	1432800-IN	PKFL 04/29-05/14	77.65	
501.0000.51.548.79.32.002			5/14/2019	1432800-IN	PKFL 04/29-05/14	43.82	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
501.0000.51.548.79.32.002			5/14/2019	1432800-IN	PKFL 04/29-05/14	23.30	
501.0000.51.548.79.32.002			5/14/2019	1432800-IN	PKFL 04/29-05/14	61.01	
501.0000.51.548.79.32.001			5/14/2019	1432800-IN	PKFL 04/29-05/14	52.69	
501.0000.51.548.79.32.001			5/14/2019	1432800-IN	PKFL 04/29-05/14	155.30	
501.0000.51.548.79.32.001			5/14/2019	1432800-IN	PKFL 04/29-05/14	171.66	
501.0000.51.548.79.32.001			5/14/2019	1432800-IN	PKFL 04/29-05/14	76.82	
501.0000.51.548.79.32.001			5/14/2019	1432800-IN	PKFL 04/29-05/14	72.10	
501.0000.51.548.79.32.001			5/14/2019	1432800-IN	PKFL 04/29-05/14	78.48	
501.0000.51.548.79.32.001			5/14/2019	1432800-IN	PKFL 04/29-05/14	77.37	
501.0000.51.548.79.32.001			4/30/2019	1425048-IN	PKFL 4/16-29/19	163.39	
501.0000.51.548.79.32.001			4/30/2019	1425048-IN	PKFL 4/16-29/19	133.03	
501.0000.51.548.79.32.001			4/30/2019	1425048-IN	PKFL 4/16-29/19	144.30	
501.0000.51.548.79.32.001			4/30/2019	1425048-IN	PKFL 4/16-29/19	75.12	
501.0000.51.548.79.32.001			4/30/2019	1425048-IN	PKFL 4/16-29/19	7.20	
501.0000.51.548.79.32.001			4/30/2019	1425048-IN	PKFL 4/16-29/19	48.20	
501.0000.51.548.79.32.002			4/30/2019	1425048-IN	PKFL 4/16-29/19	87.64	
501.0000.51.548.79.32.002			4/30/2019	1425048-IN	PKFL 4/16-29/19	84.20	
501.0000.51.548.79.32.002			4/30/2019	1425048-IN	PKFL 4/16-29/19	62.60	
501.0000.51.548.79.32.002			4/30/2019	1425048-IN	PKFL 4/16-29/19	64.79	
501.0000.51.548.79.32.002			4/30/2019	1425048-IN	PKFL 4/16-29/19	109.24	
501.0000.51.548.79.32.001			4/30/2019	1425048-IN	PKFL 4/16-29/19	38.50	
501.0000.51.548.79.32.002			4/30/2019	1425048-IN	PKFL 4/16-29/19	133.03	
501.0000.51.548.79.32.002			4/30/2019	1425048-IN	PKFL 4/16-29/19	75.12	
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501.0000.51.548.79.32.001			4/30/2019	1425048-IN	PKFL 4/16-29/19	45.70	
501.0000.51.548.79.32.001			4/30/2019	1425048-IN	PKFL 4/16-29/19	43.82	
501.0000.51.548.79.32.001			4/30/2019	1425048-IN	PKFL 4/16-29/19	67.61	
501.0000.51.548.79.32.001			4/30/2019	1425048-IN	PKFL 4/16-29/19	175.29	
501.0000.51.548.79.32.001			4/30/2019	1425048-IN	PKFL 4/16-29/19	72.93	
501.0000.51.548.79.32.001			4/30/2019	1425048-IN	PKFL 4/16-29/19	184.68	
501.0000.51.548.79.32.001			4/30/2019	1425048-IN	PKFL 4/16-29/19	76.36	
14060	5/31/2019	011669		BOBCAT OF SEATTLE,			\$60,844.79
501.9999.51.594.48.64.005			5/14/2019	2490508	PK BOBCAT TOOLCAT- Replacement	55,363.77	
501.9999.51.594.48.64.005			5/14/2019	2490508	Sales Tax	5,481.02	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
14061	5/31/2019	009926		CASCADE RIGHT-OF-WAY SVCS LLC,			\$1,265.00
001.9999.13.558.70.41.001			5/10/2019	LAK TIL 19.05	ED AG 2017-192 Thru 04/30 Prop	1,035.00	
302.0024.21.595.15.41.001			5/10/2019	LW Phillips 19.5	PWCP AG 2018-152 Thru 04/30 RO	230.00	
14062	5/31/2019	010262		CENTURYLINK,			\$149.66
503.0000.04.518.80.42.001			5/14/2019	253-589-8734 340B	IT 05/14-06/14 Phone	149.66	
14063	5/31/2019	002120		CHICAGO TITLE CO,			\$270.30
190.4005.52.559.32.41.001			5/17/2019	0149312-TR-1	CDBG MHR-160 Chooniedass ALTA	270.30	
14064	5/31/2019	000536		CITY TREASURER CITY OF TACOMA,			\$8,815.66
101.0000.11.542.64.47.005			5/20/2019	100433653 05/20/19	PKST 03/21-05/17 5460 Steil Bl	4.01	
001.0000.11.576.81.47.005			5/17/2019	100384880 05/17/19	PKFC 03/20-05/16 8700 Steil Bl	34.38	
101.0000.11.542.64.47.005			5/17/2019	100436441 05/17/19	PKST 04/05-05/16 7804 83rd Ave	2.81	
101.0000.11.542.64.47.005			5/21/2019	100228932 05/21/19	PKST 03/22-05/20 8300 Steil Bl	282.13	
101.0000.11.542.64.47.005			5/21/2019	100228949 05/21/19	PKST 03/22-05/20 8200 Steil Bl	132.73	
101.0000.11.542.64.47.005			5/21/2019	100349749 05/21/19	PKST 01/12-01/15 7717 BPW W Tr	1.23	
101.0000.11.542.64.47.005			5/22/2019	100665891 05/22/19	PKST 04/23-05/21 7309 Onyx Dr	18.77	
101.0000.11.542.64.47.005			5/24/2019	100228710 05/24/19	PKST 03/21-05/17 8915 Meadow R	51.06	
101.0000.11.542.64.47.005			5/24/2019	100228748 05/24/19	PKST 03/26-05/22 11170 GLD SW	116.03	
101.0000.11.542.64.47.005			5/24/2019	100228892 05/24/19	PKST 03/21-05/17 9299 Whitman	50.60	
101.0000.11.542.64.47.005			5/24/2019	100254732 05/24/19	PKST 04/24-05/22 11023 GLD SW	19.18	
101.0000.11.542.64.47.005			5/24/2019	100707975 05/24/19	PKST 04/24-05/22 7403 Lkwd Dr	31.18	
101.0000.11.542.64.47.005			5/27/2019	100228868 05/27/19	PKST 03/23-05/21 10099 GLD SW	47.25	
502.0000.17.518.35.47.005			5/29/2019	100113209 05/29/19	PKFC 04/27-05/28 6000 Main St	6,674.20	
101.0000.11.542.63.47.006			5/29/2019	100218262 05/29/19	PKST 04/27-05/28 10601 Main St	44.18	
101.0000.11.542.63.47.006			5/29/2019	100218270 05/29/19	PKST 04/27-05/28 10602 Main St	10.57	
101.0000.11.542.64.47.005			5/29/2019	100218275 05/29/19	PKST 04/27-05/28 10511 GLD SW	55.19	
101.0000.11.542.63.47.006			5/29/2019	100262588 05/29/19	PKST 03/29-05/28 6100 Lkwd Tow	68.12	
101.0000.11.542.64.47.005			5/13/2019	100350986 05/13/19	PKST 03/14-05/10 8800 Custer R	130.12	
101.0000.11.542.63.47.006			5/13/2019	100440754 05/13/19	PKST 04/12-05/10 7211 BPW W #S	16.53	
101.0000.11.542.64.47.005			5/13/2019	100463727 05/13/19	PKST 03/14-05/10 7919 Custer R	4.01	
101.0000.11.542.64.47.005			5/13/2019	100520997 05/13/19	PKST 03/14-05/10 7609 Custer R	61.17	
101.0000.11.542.64.47.005			5/13/2019	100575626 05/13/19	PKST 03/12-05/08 8901 BPW SW	79.53	
101.0000.11.542.64.47.005			5/13/2019	100681481 05/13/19	PKST 03/12-05/08 8601 BPW SW	94.09	
101.0000.11.542.63.47.006			5/13/2019	100898201 05/13/19	PKST 04/12-05/10 7729 BPW W	107.53	
101.0000.11.542.63.47.006			5/16/2019	100415564 05/16/19	PKST 04/16-05/14 9450 Steil Bl	51.23	
101.0000.11.542.63.47.006			5/16/2019	100415566 05/16/19	PKST 04/16-05/14 9000 Steil Bl	48.96	
101.0000.11.542.63.47.006			5/16/2019	100415597 05/16/19	PKST 04/16-05/14 10000 Steil B	53.59	

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101.0000.11.542.63.47.006			5/16/2019	100471519 05/16/19	PKST 04/16-05/14 8312 87th St	27.27	
101.0000.11.542.64.47.005			5/16/2019	100658937 05/16/19	PKST 03/16-05/14 10300 Steil B	68.25	
101.0000.11.542.64.47.005			5/16/2019	100687561 05/16/19	PKST 03/16-05/14 8623 87th Ave	54.95	
001.0000.11.576.81.47.005			5/16/2019	101076847 05/16/19	PKFC 03/16-05/14 8750 Steil Bl	156.93	
101.0000.11.542.64.47.005			5/16/2019	101086773 05/16/19	PKST 04/16-05/14 9550 Steil Bl	22.58	
101.0000.11.542.63.47.006			5/15/2019	100349419 05/15/19	PKST 03/14-05/10 7502 Lkwd Dr	24.11	
001.0000.11.576.81.47.005			5/15/2019	100384879 05/15/19	PKFC 03/16-05/14 8750 Steil Bl	68.59	
101.0000.11.542.64.47.005			5/15/2019	100892477 05/15/19	PKST 03/14-05/10 8108 John Dow	102.60	
14065	5/31/2019	005786		CLASSY CHASSIS,			\$195.95
501.0000.51.521.10.48.005			5/14/2019	4521	PDFL Car Maint	118.03	
501.0000.51.521.10.48.005			5/17/2019	4523	PDFL Car Maint	77.92	
14067	5/31/2019	011779		COTA, JEFFREY			\$103.00
101.0000.11.542.64.43.004			5/28/2019	06/11-06/13 Per Diem	PK IMSA-NW Conf Cota	103.00	
14068	5/31/2019	000496		DAILY JOURNAL OF COMMERCE,			\$697.20
401.0021.41.531.10.44.001			5/21/2019	3348105	PWSW 05/14 & 05/21 American La	289.80	
311.0004.21.594.35.44.001			5/21/2019	3348106	PWSC 05/14 & 05/21 Thorne Sewe	407.40	
14069	5/31/2019	010648		DIAMOND MARKETING SOLUTIONS,			\$2,026.64
001.0000.99.518.40.42.002			5/30/2019	05/19 Postage	ND 05/19 Replenish Postage	1,938.45	
311.0000.01.535.30.42.002			5/30/2019	05/19 Postage	PWSC 05/19 Postage Est.	88.19	
14070	5/31/2019	011920		EILEEN OBRIEN CONSULTING,			\$6,975.00
195.0021.02.512.50.41.001			5/30/2019	05/30/19	MC 05/31 BJA Drug Court	2,175.00	
195.0021.02.512.50.41.001			5/2/2019	05/02/19	MC 01/01-04/30 BJA Drug Court	4,800.00	
14071	5/31/2019	009689		FLO HAWKS,			\$230.79
401.0000.11.531.10.48.001			5/10/2019	66062850	PWSW Pump Inspection #1 & #2	230.79	
14072	5/31/2019	002825		GRAYBAR ELECTRIC COMPANY,			\$658.63
503.0000.04.518.80.35.001			5/16/2019	9310157077	IT Networking Equip.	388.83	
503.0000.04.518.80.31.001			5/24/2019	9310296123	IT Labels	22.81	
101.0000.11.542.64.31.001			5/23/2019	9310272120	PKST Supplies	246.99	
14073	5/31/2019	011428		GUNDERSON LAW OFFICE PLLC,			\$2,550.00
001.0000.06.515.31.41.001			5/28/2019	1040	LG AG 2019-002 05/20-05/24 Pro	550.00	
001.0000.06.515.31.41.001			5/20/2019	1039	LG AG 2019-002 05/13-05/17 Pro	2,000.00	

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14074	5/31/2019	012229		HINES, LAUREN			\$163.56
001.0000.07.558.50.43.003			5/28/2019	04/29-04/30 Mileage	CD WSAPT Conf Hines	163.56	
14075	5/31/2019	012308		HONEY BUCKET,			\$672.34
001.0000.11.576.80.41.001			5/16/2019	0551081333	PKFC 05/16-06/19 Sani-Can 1152	89.42	
001.0000.11.576.80.41.001			5/16/2019	0551081334	PKFC 05/16-06/19 Sani-Can 1050	89.42	
001.0000.11.576.80.41.001			5/16/2019	0551081335	PKFC 05/16-06/19 Sani-Can 1260	104.50	
001.0000.11.576.81.41.001			5/16/2019	0551081336	PKFC 05/16-06/19 Sani-Can 8714	95.00	
001.0000.11.576.80.41.001			5/16/2019	0551081337	PKFC 05/16-06/19 Sani-Can 9701	104.50	
001.0000.11.576.80.41.001			5/16/2019	0551081338	PKFC 05/16-06/19 Sani-Can 2716	104.50	
001.0000.11.576.81.41.001			5/6/2019	0551067279	PKFC 05/06-06/02 Sani-Can 8714	85.00	
14076	5/31/2019	004036		HORIZON AUTOMATIC RAIN CO,			\$643.24
001.0000.11.542.70.31.001			5/16/2019	3N098829	PKST Maint. Supplies	115.88	
001.0000.11.542.70.31.001			5/14/2019	3N098672	PKST Supplies	486.37	
001.0000.11.542.70.31.001			5/15/2019	3N098783	PKST Supplies	40.99	
14077	5/31/2019	007446		JOHNSON, PETER			\$158.29
001.0000.15.521.40.43.001			5/30/2019	05/27-05/30/19 Reimb	PD Leadsonline Leadership Conf	158.29	
14078	5/31/2019	011970		KAPLA, DANA			\$33.00
001.0000.04.514.20.43.004			5/31/2019	06/10/19 Per Diem	FN GFOA Acctg. For Capital Ass	33.00	
14079	5/31/2019	008466		KBH CONSTRUCTION CO,			\$36,518.61
301.0006.11.595.70.63.001			5/31/2019	#5	PK AG 2018-182 #5 2018 Gateway	38,440.64	
301.0000.00.223.40.00.000			5/31/2019	#5	PK AG 2018-182 #5 2018 Retaina	-1,922.03	
14080	5/31/2019	002018		KRAZAN & ASSOCIATES INC,			\$2,168.00
302.0065.21.595.12.41.001			4/30/2019	INV F604849-6035	PWCP AG 2018-192 04/22 GLD SRT	2,168.00	
14081	5/31/2019	000299		LAKEVIEW LIGHT & POWER CO.,			\$12,111.90
101.0000.11.542.64.47.005			5/7/2019	67044-002 05/07/19	PKST 04/03-05/03 Pac Hwy & STW	76.26	
101.0000.11.542.64.47.005			5/7/2019	67044-012 05/07/19	PKST 04/03-05/03 Hwy 512 & STW	103.41	
101.0000.11.542.63.47.006			5/7/2019	67044-014 05/07/19	PKST 04/07-05/07 Hwy 512 & STW	91.54	
101.0000.11.542.64.47.005			5/7/2019	67044-016 05/07/19	PKST 04/03-05/03 40th Ave SW	61.81	
101.0000.11.542.64.47.005			5/7/2019	67044-031 05/07/19	PKST 84th St S & STW	67.08	
101.0000.11.542.64.47.005			5/7/2019	67044-032 05/07/19	PKST 04/03-05/03 100th ST SW &	81.27	
001.0000.11.576.80.47.005			5/7/2019	67044-048 05/07/19	PKFC 04/03-05/03 2716 84th St	32.69	

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101.0000.11.542.64.47.005			5/7/2019	67044-050 05/07/19	PKST 04/03-05/03 LKWD Dr SW/St	77.70	
101.0000.11.542.64.47.005			5/7/2019	67044-053 05/07/19	PKST 04/03-05/03 4648 Steil Bl	58.51	
101.0000.11.543.50.47.005			5/7/2019	67044-074 05/07/19	PKST 04/03-05/03 9424 Front St	371.73	
001.0000.11.576.80.47.005			5/7/2019	67044-075 05/07/19	PKFC 04/03-05/03 8807 25th Ave	98.02	
101.0000.11.542.64.47.005			5/7/2019	67044-078 05/07/19	PKST 04/03-05/03 100th St SW &	138.31	
101.0000.11.542.64.47.005			5/7/2019	67044-079 05/07/19	PKST 04/03-05/03 96th St S & S	114.84	
101.0000.11.542.64.47.005			5/7/2019	67044-080 05/07/19	PKST 04/03-05/03 8802 STW	76.81	
101.0000.11.542.64.47.005			5/7/2019	67044-081 05/07/19	PKST 04/03-05/03 3601 Steil Bl	73.50	
101.0000.11.542.63.47.006			5/7/2019	67044-083 05/07/19	PKST 04/03-05/03 40th & 100th	90.64	
101.0000.11.542.64.47.005			5/7/2019	67044-084 05/07/19	PKST 04/03-05/03 Steil & LKVW	75.03	
101.0000.11.542.63.47.006			5/7/2019	67044-085 05/07/19	PKST 04/03-05/03 26th & 88th S	45.29	
101.0000.11.542.64.47.005			5/14/2019	67044-004 05/14/19	PKST 04/10-05/10 108th St SW &	71.71	
101.0000.11.542.64.47.005			5/14/2019	67044-010 05/14/19	PKST 04/10-05/10 108th St SW &	66.71	
101.0000.11.542.64.47.005			5/14/2019	67044-017 05/14/19	PKST 04/10-05/10 112th St SW &	67.70	
101.0000.11.542.64.47.005			5/14/2019	67044-030 05/14/19	PKST 04/10-05/10 112th ST SW &	71.99	
101.0000.11.542.63.47.006			5/14/2019	67044-072 05/14/19	PKST 04/10-05/10 11302 Kendric	104.93	
502.0000.17.542.65.47.005			5/14/2019	67044-073 05/14/19	PKFC 04/10-05/10 11420 Kendric	497.20	
502.0000.17.521.50.47.005			5/19/2019	117448-001 05/21/19	PKFC 04/17-05/17 Lkwd Police S	8,239.51	
101.0000.11.542.64.47.005			5/21/2019	67044-001 05/21/19	PKST 04/17-05/17 100th St SW &	65.91	
101.0000.11.542.64.47.005			5/21/2019	67044-003 05/21/19	PKST 04/17-05/17 Motor Ave & W	68.67	
101.0000.11.542.64.47.005			5/21/2019	67044-005 05/21/19	PKST 04/17-05/17 BP Wy SW & Lk	74.30	
101.0000.11.542.64.47.005			5/21/2019	67044-006 05/21/19	PKST 04/17-05/17 108th St SW &	69.75	
101.0000.11.542.64.47.005			5/21/2019	67044-019 05/21/19	PKST 04/17-05/17 BPW SW & 100t	70.29	
101.0000.11.542.64.47.005			5/21/2019	67044-020 05/21/19	PKST 04/17-05/17 59th AVE SW &	86.81	
101.0000.11.542.64.47.005			5/21/2019	67044-022 05/21/19	PKST 04/17-05/17 GLD SW & BPW	89.21	
101.0000.11.542.64.47.005			5/21/2019	67044-024 05/21/19	PKST 04/17-05/17 GLD SW & Stei	64.40	
001.0000.11.576.80.47.005			5/21/2019	67044-034 05/21/19	PKFC 04/17-05/17 10506 Russell	41.36	
101.0000.11.542.63.47.006			5/21/2019	67044-039 05/21/19	PKST 04/17-05/17 5700 100th St	49.93	
101.0000.11.542.64.47.005			5/21/2019	67044-044 05/21/19	PKST 04/17-05/17 100th SW & LK	71.99	
101.0000.11.542.64.47.005			5/21/2019	67044-046 05/21/19	PKST 04/17-05/17 10013 GLD SW	164.12	
101.0000.11.542.64.47.005			5/21/2019	67044-047 05/21/19	PKST 04/17-05/17 59th Ave SW &	72.34	
001.0000.11.576.80.47.005			5/21/2019	67044-063 05/21/19	PKFC 04/17-05/17 6002 Fairlawn	52.79	
101.0000.11.542.64.47.005			5/21/2019	67044-064 05/21/19	PKST 04/17-05/17 93rd St SW &	61.99	
101.0000.11.542.64.47.005			5/21/2019	67044-082 05/21/19	PKST 04/17-05/17 GLD & Mt Tac	153.85	
14082	5/31/2019	000280		LAKESWOOD CHAMBER OF COMMERCE,			\$7,931.64
104.0023.01.557.30.41.001			5/15/2019	04/19	HM AG 2019-018 04/19 Lodging T	7,931.64	

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14083	5/31/2019	000288		LAKEWOOD HARDWARE & PAINT INC,			\$496.99
001.0000.11.576.81.31.001			5/21/2019	582065	PKFC Maint. Supplies	49.32	
001.0000.11.576.81.31.001			5/21/2019	582150	PKFC Maint. Supplies	1.98	
001.0000.11.576.80.31.001			5/24/2019	582434	PKFC Supplies	315.45	
001.0000.11.576.80.31.001			5/23/2019	582290	PKFC Supplies	130.24	
14084	5/31/2019	003008		LARSEN SIGN CO,			\$626.43
104.0010.01.557.30.41.001			5/23/2019	25420	HM Signs	626.43	
14085	5/31/2019	011849		LAW OFFICE DENA M.P. BURKE,			\$2,401.70
001.0000.06.515.31.41.001			5/23/2019	23-2019	LG AG 2018-188 05/21-05/23 Pro	799.00	
001.0000.06.515.31.41.001			5/23/2019	22-2019	LG AG 2018-188 05/14-05/16 Pro	662.70	
001.0000.06.515.31.41.001			5/21/2019	21-2019	LG AG 2018-188 05/06-05/09 Pr	940.00	
14086	5/31/2019	009711		LEXIS NEXIS RISK DATA MGMT INC,			\$24.18
001.0000.15.521.10.41.001			3/31/2019	1226184-20190331	PD 03/19 Person Searches	24.18	
14087	5/31/2019	011494		MARTIN, BRIAN			\$585.00
104.0011.01.557.30.41.001			5/7/2019	1808	HM Editing SummerFEST TV Comm	585.00	
14088	5/31/2019	011573		MARTINEZ, SALLY			\$49.73
001.0000.11.571.20.49.011			5/24/2019	05/24/19 Reimb	PKRC Ray Evans Fishing Event	49.73	
14089	5/31/2019	009724		MILES RESOURCES LLC,			\$440.74
302.0004.21.595.30.31.030			5/20/2019	294279	PWCP Tack Coat, Asphalt Bucket	50.00	
302.0004.21.595.30.31.030			5/20/2019	294280	PWCP Hot Mix Asphalt	90.56	
301.0021.11.594.76.63.001			5/13/2019	293926	PKFC Supplies	192.54	
101.0000.11.542.30.31.030			5/13/2019	294001	PKST Cold Mix	107.64	
14090	5/31/2019	009261		NATIONAL CONSTRUCTION RENTALS,			\$3,774.80
001.9999.13.558.70.41.001			5/16/2019	5375235	ED 05/15/19-05/15/20 6ft Tempo	3,774.80	
14091	5/31/2019	010467		NORTH AMERICAN RESCUE LLC,			\$4,085.40
001.0000.15.521.10.35.010			4/29/2019	IN366552	PD Dressing, Chest Seal - Hyfi	942.90	
001.0000.15.521.26.35.010			4/29/2019	IN366552	PD Dressing, Emergency Trauma	576.45	
001.0000.15.521.26.35.010			4/29/2019	IN366552	PD Gauze, Compressed - 4.5" x	199.50	
001.0000.15.521.10.35.010			4/29/2019	IN366552	PD Tournequet, Combat Applicat	2,321.55	
001.0000.15.521.10.35.010			4/29/2019	IN366552	freight	45.00	

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14092	5/31/2019	000365		NORTHWEST ABATEMENT SVC INC,			\$1,044.05
001.0000.15.521.10.41.001			5/10/2019	I19-3496-1	PD Empty Lead Buckets, Change	1,044.05	
14093	5/31/2019	000366		NORTHWEST CASCADE INC,			\$506,102.88
302.0063.21.595.30.63.001			4/30/2019	AG 2019-071 PP # 1	PWCP AG 2019-071 0408-04/30 Co	435,742.59	
302.0063.21.534.00.41.001			4/30/2019	AG 2019-071 PP # 1	PWCP AG 2019-071 0408-04/30 Co	70,360.29	
14094	5/31/2019	007033		PARAMETRIX,			\$4,499.66
302.0134.21.595.12.41.001			5/16/2019	10004	PWCP AG 2019-076 Thru 05/04 Ve	4,499.66	
14095	5/31/2019	003198		PIERCE COLLEGE,			\$35.00
001.0000.11.571.20.41.001			5/15/2019	144614	PKRC Science Dome Field Trip	35.00	
14096	5/31/2019	000407		PIERCE COUNTY,			\$9,453.47
001.0000.11.565.10.44.004			5/15/2019	ci-269307	PK Q1/19 2% Liquor Profit & Ex	4,204.72	
001.0000.11.569.50.45.004			5/1/2019	CI-269363	PKSR 05/19 Senior Center Lease	5,248.75	
14097	5/31/2019	000428		PIERCE COUNTY SEWER,			\$261.10
001.0000.11.576.80.47.004			5/12/2019	00162489 05/12/19	PKFC 04/01-04/30 American Lk	54.57	
001.0000.11.576.80.47.004			5/12/2019	00936570 05/12/19	PKFC 04/01-04/30 Fairlawn Svcs	26.33	
001.0000.11.576.80.47.004			5/12/2019	01032275 05/12/19	PKFC 04/01-04/30 8421 Pine St	26.33	
001.0000.11.576.81.47.004			5/19/2019	01926535 05/19/19	PKFC 03/15-04/30 12612 47th Av	153.87	
14098	5/31/2019	010630		PRINT NW,			\$205.07
001.0000.11.571.20.49.005			5/29/2019	24601601	PKRC S. White Business Cards	30.77	
001.0000.02.512.50.41.001			5/1/2019	D242370P	MC 05/19 Postage For Jury Summ	174.30	
14099	5/31/2019	010427		PRINT SHOP OF LAKEWOOD INC,			\$1,797.96
104.0010.01.557.30.41.001			4/23/2019	9087	HM SummerFest & Farmners Marke	149.46	
104.0010.01.557.30.41.001			5/14/2019	9126	HM Healthy Bucks Coupons	219.80	
104.0011.01.557.30.41.001			5/16/2019	9147	HM SummerFest Flyers	329.70	
104.0010.01.557.30.41.001			5/16/2019	9148	HM Farmer's Market Flyers	329.70	
104.0021.01.557.30.41.001			5/16/2019	9149	HM Summer Concert Series Flyer	329.70	
001.0000.11.571.21.49.005			5/28/2019	9174	PKRC Rack Cards	87.92	
001.0000.11.571.20.49.005			5/22/2019	9167	PKRC Car Show 2-Sided Flyers	329.70	
001.0000.11.571.21.49.005			5/21/2019	9163	PKRC Summerfest Posters	21.98	
14100	5/31/2019	007183		PRO-VAC,			\$7,725.20
401.0000.11.531.10.48.001			5/20/2019	190329-038	PWSW Video Inspection, Storm D	4,720.53	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
401.0000.11.531.10.48.001			4/17/2019	190422-037	PWSW Pond Cleaning & Tonnage D	3,004.67	
14101	5/31/2019	007505		REDFLEX TRAFFIC SYSTEMS INC,			\$32,240.00
001.0000.15.521.71.41.080			4/30/2019	INVI-1171	PD 04/19 Photo Enforcement	32,240.00	
14102	5/31/2019	011932		ROBERT W. DROLL,			\$40,235.24
301.0003.11.594.76.41.001			4/25/2019	18021-09	PK AG 2018-115 03/26-04/25 Har	40,235.24	
14103	5/31/2019	008825		SAFELITE FULFILLMENT INC,			\$32.92
501.0000.51.521.10.48.005			5/21/2019	00451-733189	PDFL Car Maint	32.92	
14104	5/31/2019	009723		SHERIDAN, SELINDA			\$38.40
001.0000.11.569.50.41.001			5/17/2019	05/10/19	PKSR 05/10 Instructor	38.40	
14105	5/31/2019	003181		SKIP'S LAKEWOOD IRON WORKS,			\$164.85
001.0000.11.576.80.48.001			5/28/2019	LWD000349	PKFC Repair Services	164.85	
14106	5/31/2019	000066		SOUND UNIFORM SOLUTIONS,			\$998.41
001.0000.15.521.32.31.008			4/29/2019	201904SU386	PD Jumpsuits, Patches, Tourniq	998.41	
14107	5/31/2019	003267		SOUTH TACOMA GLASS SPECIALISTS,			\$236.29
501.0000.51.548.79.48.005			5/17/2019	31561	PKFL Rear Door Window Repl	236.29	
14108	5/31/2019	011046		SPEIR, TIFFANY			\$105.00
001.0000.07.558.65.49.003			5/14/2019	AHH2-052019-1834	CD: Affordable Housing/Homeles	35.00	
001.0000.07.558.65.49.003			5/14/2019	LUCLU-052019-1835	CD Land Use Case Law Update: S	35.00	
001.0000.07.558.65.49.003			5/8/2019	LU2019-052019-1800	CD Legislative Deep Dive 2019:	35.00	
14109	5/31/2019	000516		SPRINT,			\$120.47
503.0000.04.518.80.42.001			5/16/2019	482477812-138	it 04/15-05/14 Phone	120.47	
14110	5/31/2019	011097		ST. PIERRE, KATHERINE			\$194.11
001.0000.09.518.10.31.001			5/28/2019	028201	HR 2019 Volunteer Appreciation	194.11	
14111	5/31/2019	009493		STAPLES ADVANTAGE,			\$838.03
001.0000.09.518.10.31.001			5/17/2019	3414089108	HR Office Supplies	67.94	
001.0000.06.515.30.31.001			5/16/2019	3414018543	LG Office Supplies	48.03	
001.0000.99.518.40.31.001			5/16/2019	3414018544	ND Copy Paper	243.45	
001.0000.09.518.10.31.001			5/9/2019	3413447970	HR Office Supplies	31.90	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.09.518.10.31.001			5/14/2019	3413813702	HR Water	51.99	
001.0000.09.518.10.31.001			5/14/2019	3413813703	HR Office Supplies	8.33	
101.0000.21.544.20.31.001			5/14/2019	3413813704	PWST Office Supplies	18.14	
001.0000.15.521.10.31.001			5/2/2019	3412708945	PD Office Supplies	142.76	
001.0000.15.521.10.31.001			5/3/2019	3412784390	PD Office Supplies	86.17	
001.0000.15.521.10.31.001			5/3/2019	3412784391	PD Office Supplies	46.04	
101.0000.11.544.90.31.001			5/1/2019	3412629646	PKST Supplies	93.28	
14112	5/31/2019	009030		STERICYCLE INC,			\$10.36
001.0000.15.521.10.41.001			4/30/2019	3004673775	PD 04/01 On Call Svc	10.36	
14113	5/31/2019	002458		SUMMIT LAW GROUP,			\$1,197.00
001.0000.06.515.30.41.001			5/16/2019	103610	LG 04/19 General Labor	1,197.00	
14114	5/31/2019	006497		SYSTEMS FOR PUBLIC SAFETY,			\$15,455.24
501.0000.51.521.10.48.005			5/15/2019	35501	PDFL Car Maint	245.22	
501.0000.51.521.10.48.005			5/15/2019	35515	PDFL Car Maint	24.52	
501.0000.51.521.10.48.005			5/15/2019	35516	PDFL Car Maint	40.42	
501.0000.51.521.10.48.005			5/15/2019	35517	PDFL Car Maint	413.70	
501.0000.51.521.10.48.005			5/15/2019	35520	PDFL Car Maint	49.05	
501.0000.51.521.10.48.005			5/14/2019	35463	PDFL Car Maint	3,177.92	
180.0000.15.521.21.48.005			5/14/2019	35476	PDFL Car Maint	1,070.94	
181.0000.15.521.21.48.005			5/14/2019	35488	PDFL Car Maint	1,051.16	
501.0000.51.521.10.48.005			5/14/2019	35499	PDFL Car Maint	49.05	
501.0000.51.521.10.48.005			5/10/2019	35419	PDFL Car Maint	243.77	
501.0000.51.521.10.48.005			5/10/2019	35465	PDFL Car Maint	44.03	
501.0000.51.521.10.48.005			5/10/2019	35466	PDFL Car Maint	122.60	
501.0000.51.521.10.48.005			5/10/2019	35473	PDFL Car Maint	204.94	
181.0000.15.521.21.48.005			5/10/2019	35482	PDFL Car Maint	98.09	
501.0000.51.521.10.48.005			5/6/2019	33819	PDFL Car Maint	1,008.33	
501.0000.51.521.10.48.005			5/17/2019	35235	PDFL Car Maint	833.97	
501.0000.51.521.10.48.005			5/17/2019	35260	PDFL Car Maint	435.25	
180.0000.15.521.21.48.005			5/17/2019	35453	PDFL Car Maint	3,353.80	
501.0000.51.521.10.48.005			5/17/2019	35502	PDFL Car Maint	961.04	
501.0000.51.521.10.48.005			5/17/2019	35518	PDFL Car Maint	2,027.44	
14115	5/31/2019	000540		TACOMA RUBBER STAMP,			\$95.82
190.0003.52.559.31.31.001			5/22/2019	I-640268-1	CDBG Stamps	95.82	

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14116	5/31/2019	008186		TRCVB,			\$8,139.45
104.0015.01.557.30.41.001			4/30/2019	Lakewood 2019-04	HM AG 2019-015 04/19 Lodging T	8,139.45	
14117	5/31/2019	000153		TYLER TECHNOLOGIES INC,			\$109.40
503.0000.04.518.80.48.003			5/15/2019	020-20120	IT 05/15-06/14 CaseloadPRO	109.40	
14118	5/31/2019	012365		US CAD HOLDINGS LLC,			\$1,169.86
503.0000.04.518.80.48.003			5/15/2019	INV37826	IT Revu Std. Renewal Maint. &	1,169.86	
14119	5/31/2019	000593		WASHINGTON STATE TREASURER,			\$1,987.00
001.0000.02.237.10.00.004			5/24/2019	04/19 Bldg. Code	MC 04/19 State Bldg. Code	1,987.00	
14120	5/31/2019	011918		WHITE & SMITH, LLC,			\$25,797.76
192.0004.07.558.60.41.001			5/17/2019	3036	SSMP AG 2018-119 MIAO & Lighti	20,797.76	
192.0000.00.558.60.41.001			5/17/2019	3036	SSMP AG 2018-119 MIAO & Lighti	5,000.00	
14121	5/31/2019	001272		ZUMAR INDUSTRIES INC,			\$1,445.74
101.0000.11.542.64.31.030			5/20/2019	27986	PKST Supplies	1,445.74	
14122	6/14/2019	000005		ABC LEGAL MESSENGERS, INC,			\$474.00
105.0001.07.559.20.41.001			5/15/2019	5229344.100	AB 19-2-06456-6 Svc Of Process	125.00	
001.0000.06.515.30.41.001			5/24/2019	5273398.100	LG/PD 05/19 Monthly Retainer	97.50	
001.0000.15.521.10.41.001			5/24/2019	5273398.100	LG/PD 05/19 Monthly Retainer	97.50	
191.0000.01.559.20.41.001			6/5/2019	5333244.100	NSP 19-2-08325-1 Svc. Of Proce	79.50	
105.0001.07.559.20.41.001			6/11/2019	5363820.100	AB Svc. Of Process, 24 Hr Loca	74.50	
14123	6/14/2019	001693		AMERICAN REPORTING COMPANY,			\$19.23
190.4005.52.559.32.41.001			6/13/2019	2407702	CDBG MHR-164 Sheats	19.23	
14124	6/14/2019	007445		ASSOCIATED PETROLEUM PRODUCTS,			\$25,406.23
501.0000.51.548.79.32.001			5/28/2019	1438820-IN	PKFL 05/15-05/27	88.24	
501.0000.51.548.79.32.001			5/28/2019	1438820-IN	PKFL 05/15-05/27	110.22	
501.0000.51.548.79.32.001			5/28/2019	1438820-IN	PKFL 05/15-05/27	12.99	
501.0000.51.548.79.32.001			5/28/2019	1438820-IN	PKFL 05/15-05/27	7.33	
501.0000.51.548.79.32.001			5/28/2019	1438820-IN	PKFL 05/15-05/27	204.79	
501.0000.51.548.79.32.002			5/28/2019	1438820-IN	PKFL 05/15-05/27	204.79	
501.0000.51.548.79.32.002			5/28/2019	1438820-IN	PKFL 05/15-05/27	136.86	
501.0000.51.548.79.32.002			5/28/2019	1438820-IN	PKFL 05/15-05/27	46.62	
501.0000.51.548.79.32.002			5/28/2019	1438820-IN	PKFL 05/15-05/27	55.28	

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501.0000.51.548.79.32.001			5/28/2019	1438820-IN	PKFL 05/15-05/27	42.62	
501.0000.51.548.79.32.002			5/28/2019	1438820-IN	PKFL 05/15-05/27	81.92	
501.0000.51.548.79.32.002			5/28/2019	1438820-IN	PKFL 05/15-05/27	89.58	
501.0000.51.548.79.32.002			5/28/2019	1438820-IN	PKFL 05/15-05/27	29.97	
501.0000.51.548.79.32.002			5/28/2019	1438820-IN	PKFL 05/15-05/27	15.98	
501.0000.51.548.79.32.001			5/28/2019	1438820-IN	PKFL 05/15-05/27	66.60	
501.0000.51.548.79.32.001			5/28/2019	1438820-IN	PKFL 05/15-05/27	93.24	
501.0000.51.548.79.32.001			5/28/2019	1438820-IN	PKFL 05/15-05/27	109.89	
501.0000.51.548.79.32.001			5/28/2019	1438820-IN	PKFL 05/15-05/27	95.57	
501.0000.51.548.79.32.001			5/28/2019	1438820-IN	PKFL 05/15-05/27	76.59	
501.0000.51.548.79.32.001			5/28/2019	1438820-IN	PKFL 05/15-05/27	136.20	
501.0000.51.548.79.32.001			5/28/2019	1438820-IN	PKFL 05/15-05/27	95.90	
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180.0000.15.521.21.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	25.50	
181.0000.15.521.30.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	51.28	
501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	64.32	
501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	44.62	
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501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	34.48	
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501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	115.89	
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501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	39.69	
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501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	119.07	
501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	57.36	
501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	159.63	
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501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	107.77	
501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	192.08	
501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	155.58	
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501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	68.37	
501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	53.60	
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501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	33.90	
501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	261.03	
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501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	72.72	
501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	20.86	
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501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	46.35	
501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	292.03	
501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	53.31	
501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	281.60	
501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	168.03	
501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	223.08	
501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	146.89	
501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	72.43	
501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	24.63	
501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	29.84	
501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	68.08	
501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	212.36	
501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	135.30	
501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	322.74	
501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	209.75	
501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	69.53	
501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	48.67	
501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	81.12	
501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	64.61	
501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	117.33	
501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	321.58	
501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	97.63	
501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	139.35	
501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	106.33	
501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	99.08	
501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	155.58	
501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	189.76	
501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	86.91	
180.0000.15.521.21.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	46.93	
501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	158.76	
501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	47.51	
501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	69.82	
501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	95.03	
501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	45.78	
180.0000.15.521.21.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	40.56	
501.0000.51.521.10.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	62.58	

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180.0000.15.521.21.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	64.61	
180.0000.15.521.21.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	48.96	
180.0000.15.521.21.32.001			5/24/2019	1438383-IN	PDFL 05/09-05/23	102.85	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	139.57	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	102.89	
180.0000.15.521.21.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	37.54	
180.0000.15.521.21.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	67.64	
180.0000.15.521.21.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	13.47	
181.0000.15.521.30.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	44.42	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	74.80	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	44.42	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	78.24	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	48.15	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	282.01	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	185.42	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	230.13	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	81.97	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	153.61	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	38.40	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	101.74	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	53.88	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	106.04	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	64.48	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	138.71	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	108.90	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	93.72	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	179.98	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	78.24	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	51.59	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	67.35	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	186.28	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	83.40	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	28.66	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	26.08	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	147.31	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	114.06	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	110.62	

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501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	249.62	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	67.64	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	49.87	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	53.59	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	30.95	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	114.64	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	177.11	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	257.36	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	110.34	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	55.31	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	30.09	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	17.48	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	20.06	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	192.02	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	267.96	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	229.56	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	122.37	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	246.47	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	18.06	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	192.88	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	95.44	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	80.25	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	36.11	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	146.73	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	156.19	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	116.07	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	42.99	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	39.26	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	257.64	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	16.34	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	135.56	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	77.95	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	117.50	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	186.28	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	187.43	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	135.56	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	44.14	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	74.51	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	13.47	
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501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	180.84	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	147.31	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	109.48	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	179.41	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	157.63	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	133.26	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	60.18	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	43.28	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	57.03	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	199.47	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	24.65	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	183.42	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	250.19	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	23.79	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	167.94	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	124.38	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	197.46	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	112.34	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	22.93	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	103.17	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	164.22	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	181.99	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	68.21	
180.0000.15.521.21.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	28.37	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	90.56	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	63.91	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	65.63	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	45.85	
180.0000.15.521.21.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	31.53	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	39.26	
501.0000.51.521.10.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	78.81	
180.0000.15.521.21.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	109.76	
180.0000.15.521.21.32.001			5/9/2019	1430814-IN	PDFL 04/25-05/08	132.92	

14125	6/14/2019	008986		BAYLEY, LILLY MAY			\$250.00
001.0000.15.521.10.41.001			4/4/2019	04/04/19	PD 04/03 Interpreter	250.00	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
14126	6/14/2019	011316		BIRD, STEVE			\$433.55
501.0000.51.548.79.48.001		6/4/2019	06/04/19 Reimb	PKFL Equipment Repair Reimb	433.55		
14127	6/14/2019	010749		BRANDSTETTER, MICHAEL			\$114.00
001.0000.01.511.60.43.004		6/14/2019	06/25-06/28/19 Meals	CC AWC Annual Conf: Brandstett	114.00		
14128	6/14/2019	011701		BUENAVISTA SERVICES INC,			\$8,381.96
502.0000.17.518.30.41.001		5/20/2019	6563	PK/PKFC AG 2017-153 05/19 Cust	4,524.21		
502.0000.17.521.50.48.001		5/20/2019	6563	PK/PKFC AG 2017-153 05/19 Cust	2,309.72		
502.0000.17.542.65.49.010		5/20/2019	6563	PK/PKFC AG 2017-153 05/19 Cust	1,098.96		
001.0000.11.576.81.41.001		5/20/2019	6563	PK/PKFC AG 2017-153 05/19 Cust	449.07		
14129	6/14/2019	005038		CARROLL, JEFF			\$413.01
001.0000.15.521.40.43.002		6/10/2019	05/19-05/21 Reimb	PD WSATI Conf Carroll	358.83		
001.0000.15.521.40.43.006		6/10/2019	05/19-05/21 Reimb	PD WSATI Conf Carroll	54.18		
14130	6/14/2019	010262		CENTURYLINK,			\$1,947.34
503.0000.04.518.80.42.001		6/1/2019	253-584-2263 463B	IT 06/01-07/01 Phone	71.80		
503.0000.04.518.80.42.001		6/1/2019	253-584-5364 399B	IT 06/01-07/01 Phone	50.07		
503.0000.04.518.80.42.001		6/2/2019	253-581-8220 448B	IT 06/02-07/02 Phone	50.07		
503.0000.04.518.80.42.001		5/19/2019	253-588-4697 855B	IT 05/19-06/19 Phone	50.35		
503.0000.04.518.80.42.001		5/16/2019	206-T01-1710 414B	IT 05/16-06/16 Phone	456.39		
503.0000.04.518.80.42.001		5/16/2019	206-T01-4100 666B	IT 05/16-06/16 Phone	456.39		
503.0000.04.518.80.42.001		5/16/2019	253-582-0174 486B	IT 05/16-06/16 Phone	223.16		
503.0000.04.518.80.42.001		5/16/2019	253-582-0669 467B	IT 05/16-06/16 Phone	212.84		
503.0000.04.518.80.42.001		5/16/2019	253-582-1023 738B	IT 05/16-06/16 Phone	66.99		
503.0000.04.518.80.42.001		5/16/2019	253-582-7426 582B	IT 05/16-06/16 Phone	104.15		
503.0000.04.518.80.42.001		5/16/2019	253-582-9966 584B	IT 05/16-06/16 Phone	121.99		
503.0000.04.518.80.42.001		5/23/2019	206-T31-6789 758B	IT 05/23-06/23 Phone	83.14		
14131	6/14/2019	002120		CHICAGO TITLE CO,			\$282.42
190.4005.52.559.32.41.001		6/10/2019	0149322-TR-1	CDBG MHR-158 Russell: Loan Pol	282.42		
14132	6/14/2019	003883		CHUCKALS INC,			\$66.87
001.0000.11.569.50.31.001		6/10/2019	989332-0	PKSR Office Supplies	78.63		
001.0000.11.569.50.31.001			C 983118-1	PKSR Return Office Supplies	-11.76		
14133	6/14/2019	000536		CITY TREASURER CITY OF TACOMA,			\$2,453.60

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
101.0000.11.542.63.47.006			6/12/2019	100349546 06/12/19	PKST 04/12-06/11 7210 BPW W -	57.28	
101.0000.11.542.64.47.005			6/12/2019	100351985 06/12/19	PKST 04/12-06/11 7500 BPW SW #	217.23	
101.0000.11.542.64.47.005			6/12/2019	100475269 06/12/19	PKST 04/12-06/11 6621 BPW W #S	3.29	
101.0000.11.542.64.47.005			6/12/2019	100475274 06/12/19	PKST 04/12-06/11 6401 Flanagan	4.01	
101.0000.11.542.63.47.006			5/31/2019	100223530 05/31/19	PKST 05/01-05/30 9315 GLD SW	2,171.79	
14134	6/14/2019	005786		CLASSY CHASSIS,			\$1,291.38
501.0000.51.521.10.48.005			5/31/2019	W-479	PDFL Car Maint	749.15	
181.0000.15.521.21.48.001			5/31/2019	W-479	PDFL Car Maint	6.48	
001.0000.15.521.10.90.101			5/31/2019	W-479	PDFL Car Maint	6.48	
180.0000.15.521.21.48.001			5/31/2019	W-479	PDFL Car Maint	19.44	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	25.11	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	7.60	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	14.80	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	12.96	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	31.59	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	18.63	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	19.44	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	18.63	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	18.63	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	18.63	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	6.48	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	12.15	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	6.48	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	12.96	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	6.48	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	6.48	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	12.15	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	6.48	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	12.15	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	6.48	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	6.48	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	6.48	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	18.63	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	6.48	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	6.48	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	12.96	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	12.15	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	6.48	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	6.48	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	12.15	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	6.48	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	6.48	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	6.48	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	12.96	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	6.48	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	6.48	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	13.43	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	6.48	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	6.48	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	6.48	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	18.63	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	18.63	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	6.48	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	6.48	
501.0000.51.521.10.48.005			2/28/2019	W-432	PDFL Car Wash	12.30	
14135	6/14/2019	000099		CLOVER PARK SCHOOL DISTRICT,			\$650.00
001.0000.11.571.20.45.004			6/5/2019	1840	PKRC 06/18-06/20, 06/26 Swimmi	650.00	
14136	6/14/2019	000100		CLOVER PARK TECHNICAL COLLEGE,			\$101,850.00
104.0002.01.557.30.41.001			6/7/2019	June 2019	HM PMT # 13 OF 20 LODGING TAX	101,850.00	
14137	6/14/2019	000107		COMMUNITY HEALTH CARE,			\$5,000.00
001.0000.11.565.10.41.020			5/15/2019	Q1/19	PKHS AG 2019-074 Q1/19 Prompt	5,000.00	
14138	6/14/2019	003867		DELL MARKETING LP,			\$5,392.66
503.0015.04.518.80.35.030			6/6/2019	10319930349	IT Computers	3,067.44	
503.0015.04.518.80.48.003			6/4/2019	10319335477	IT Post Standard Support/ProSu	2,325.22	
14139	6/14/2019	010648		DIAMOND MARKETING SOLUTIONS,			\$100.00
001.0000.99.518.40.42.002			6/4/2019	290900	ND 05/19 Daily Mail	100.00	
14140	6/14/2019	003435		EMERALD HILLS COFFEES,			\$32.47
001.0000.99.518.40.31.001			3/1/2019	8508699	ND Coffee	32.47	
14141	6/14/2019	011539		ENFORCEMENT TECH GROUP INC,			\$2,602.76

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.15.521.26.35.010			5/31/2019	4989	PD Maxout Portable Acoustic Ha	2,195.00	
001.0000.15.521.26.35.010			5/31/2019	4989	PD Universal magnetic mounting	233.95	
001.0000.15.521.26.35.010			5/31/2019	4989	PD RF/Remote audio output kit.	149.95	
001.0000.15.521.26.35.010			5/31/2019	4989	freight	23.86	
14142	6/14/2019	005190		FASTENAL,			\$234.60
101.0000.11.542.64.31.030			5/28/2019	WALA239110	PKST T-Rod, Nuts	61.94	
502.0000.17.518.35.31.001			5/31/2019	WALA238939	PKFC Maint. Supplies	53.62	
502.0000.17.518.30.31.001			5/23/2019	WALA239087	PKFC Maint. Supplies	119.04	
14143	6/14/2019	011987		FEDERAL EASTERN INTERNATIONAL,			\$5,354.94
001.9999.15.521.26.35.010			5/22/2019	509877	PD Operator Elite IIIA Helmets	3,480.40	
001.0000.15.521.26.35.010			5/22/2019	509877	PD Operator Eliet IIIA Helmets	1,392.16	
001.9999.15.521.26.35.010			5/22/2019	509877	Sales Tax	344.56	
001.0000.15.521.26.35.010			5/22/2019	509877	Sales Tax	137.82	
14144	6/14/2019	009253		FERGUSON WATERWORKS,			\$702.96
301.0006.11.595.70.63.001			6/11/2019	0774768	PKFC Supplies	702.96	
14145	6/14/2019	007965		GORDON THOMAS HONEYWELL,			\$7,825.12
001.0000.03.513.10.41.001			5/31/2019	May19 1014	CM AG 2018-189 05/19 Govt'l Af	4,872.43	
192.0000.00.558.60.41.001			5/31/2019	May19 1185	SSMP AG 2018-125 05/19 Gov'tl	2,952.69	
14146	6/14/2019	011607		GRAHAM, BRYNN			\$229.00
001.0000.03.557.20.43.004			6/10/2019	06/24-06/28/19 Meals	CM NAGC Conf: Graham	229.00	
14147	6/14/2019	002825		GRAYBAR ELECTRIC COMPANY,			\$2,317.37
101.0000.11.542.63.31.030			6/6/2019	9310494308	PKST Meter Boxes	1,811.88	
101.0000.11.542.64.31.001			5/29/2019	9310341686	PKST Maint. Supplies	505.49	
14148	6/14/2019	011891		GSO DELIVERY SERVICE INC,			\$777.33
001.0000.99.518.40.42.002			5/31/2019	3925952	ND 05/19 Mail P/U	777.33	
14149	6/14/2019	011428		GUNDERSON LAW OFFICE PLLC,			\$2,800.00
001.0000.06.515.31.41.001			6/10/2019	1045	LG AG 2019-002 06/03-06/07 Pro	1,575.00	
001.0000.06.515.31.41.001			6/3/2019	1043	LG AG 2019-002 05/28-05/31 Pro	1,225.00	
14150	6/14/2019	010560		HD FOWLER CO,			\$2.24
001.0000.11.576.81.31.001			5/28/2019	15159088	PKFC Maint. Supplies	2.24	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
14151	6/14/2019	007975		HI-STRENGTH BOLT,			\$17.35
101.0000.11.544.90.31.001		6/7/2019	279840	PKST Cotter Pins		17.35	
14152	6/14/2019	008765		HOLDEN POLYGRAPH LLC,			\$300.00
001.0000.15.521.40.41.001		5/29/2019	162	PD 05/14 Polygraph Testing - S		300.00	
14153	6/14/2019	012308		HONEY BUCKET,			\$85.00
001.0000.02.523.30.47.004		6/3/2019	0551102255	MC 06/03-06/30 Sani-Can		85.00	
14154	6/14/2019	004036		HORIZON AUTOMATIC RAIN CO,			\$528.93
001.0000.11.542.70.31.001		6/10/2019	3N100100	PKST Supplies		251.41	
302.0004.21.595.30.63.001		4/17/2019	3N097407	PWCP PVC Pipe & Cement, Saw, B		183.09	
302.0004.21.595.30.63.001		4/17/2019	3N097408	PWCP Swing Pipe 100		24.46	
302.0004.21.595.30.63.001		4/29/2019	3N097803	PWCP Primer, Barb Tee, Slip Te		69.97	
14155	6/14/2019	007151		HORST, RUDY			\$300.00
001.0000.11.569.50.41.001		6/10/2019	03/29-05/31/19	PKSR 03/29-05/31 Instructor		300.00	
14156	6/14/2019	011300		HORWATH LAW PLLC,			\$49,873.96
001.0000.02.512.51.41.004		6/7/2019	05/19	MC AG 2019-001 05/19 Public De		44,207.60	
001.9999.02.512.51.41.001		6/7/2019	05/19	MC 05/19 Public Defender Svcs		5,666.36	
14157	6/14/2019	011970		KAPLA, DANA			\$155.68
001.0000.04.514.20.43.003		6/13/2019	06/09-06/10/19 Miles	FN GFOA Acctg. For Capital Ass		155.68	
14158	6/14/2019	011944		KELLEY-FONG, SHANNON			\$114.00
001.0000.03.513.10.43.004		6/14/2019	06/25-06/28/19 Meals	CM AWC Annual Conf: Kelley-Fon		114.00	
14159	6/14/2019	003820		KNIGHT FIRE PROTECTION INC,			\$179.69
502.0000.17.518.35.31.001		5/29/2019	66538	PKFC Fire Extinguishers (Excha		179.69	
14160	6/14/2019	003696		KONE INC,			\$10,453.22
502.0000.17.518.35.41.001		6/1/2019	959262036	PKFC 06/01-08/31 CH Maint. Cov		1,876.00	
502.0000.17.542.65.49.010		6/1/2019	959262037	PKFC 06/01/19-05/31/20 Lkwd St		6,539.80	
502.0000.17.542.65.41.001		6/1/2019	959262433	PKFC 06/01-08/31 Transit Stn.		2,037.42	
14161	6/14/2019	000299		LAKEVIEW LIGHT & POWER CO.,			\$649.73
101.0000.11.542.64.47.005		5/28/2019	67044-028 05/28/19	PKST 04/24-05/24 Pac Hwy SW &		68.06	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
401.0000.41.531.10.47.005			5/28/2019	67044-037 05/28/19	PWSW 04/24-05/24 Pac Hwy SW	43.41	
101.0000.11.542.64.47.005			5/28/2019	67044-038 05/28/19	PKST 04/24-05/24 BP Way & Pac	71.18	
001.0000.11.576.80.47.005			5/28/2019	67044-041 05/28/19	PKFC 04/24-05.24 4721 127th St	60.30	
101.0000.11.542.64.47.005			5/28/2019	67044-043 05/28/19	PKST 04/24-05/24 BPW SW & San	148.76	
101.0000.11.542.64.47.005			5/28/2019	67044-054 05/28/19	PKST 04/24-05/24 11417 Pac Hwy	65.74	
101.0000.11.542.64.47.005			5/28/2019	67044-055 05/28/19	PKST 04/24-05/24 11424 Pac Hwy	68.41	
101.0000.11.542.64.47.005			5/28/2019	67044-056 05/28/19	PKST 04/24-05/24 11517 Pac Hwy	70.37	
401.0000.41.531.10.47.005			5/28/2019	67044-057 05/28/19	PWSW 04/24-05/24 5118 Seattle	53.50	
14162	6/14/2019	012346		LAKESWOOD BUILDING MAINT. LLC,			\$2,070.00
001.0000.11.576.80.41.001			5/30/2019	1000	PKFC AG 2019-093 05/09-05/31 J	2,070.00	
14163	6/14/2019	000288		LAKESWOOD HARDWARE & PAINT INC,			\$20.92
101.0000.11.544.90.31.001			5/28/2019	582680	PKST Maint. Supplies	34.18	
101.0000.11.544.90.31.001				582734	PKST Exchange Maint. Supplies	-13.26	
14164	6/14/2019	005490		LAKESWOOD PLAYHOUSE,			\$1,212.06
104.0013.01.557.30.41.001			6/6/2019	05/04-06/07/19	HM AG 2019-021 thru 06/07 Lodg	1,212.06	
14165	6/14/2019	011849		LAW OFFICE DENA M.P. BURKE,			\$1,645.00
001.0000.06.515.31.41.001			6/10/2019	26-2019	LG AG 2018-188 06/03-06/06 Pro	940.00	
001.0000.06.515.31.41.001			6/4/2019	24-2019	LG AG 2018-188 05/27-05/30 Pro	705.00	
14166	6/14/2019	002296		LEXIS NEXIS,			\$672.59
503.0000.04.518.80.49.004			5/31/2019	3092038762	IT 05/19 Lexisnexis	672.59	
14167	6/14/2019	002185		LOWE'S COMPANIES INC,			\$2,290.57
502.0000.17.518.35.31.001			4/25/2019	923815	PKFC Supplies	123.56	
502.0000.17.518.35.31.001			4/25/2019	924782	PKFC Supplies	15.21	
502.0000.17.518.35.31.001			4/25/2019	924813	PKFC Supplies	4.00	
502.0000.17.518.35.31.001			4/26/2019	923073	PKFC Supplies	5.56	
501.0000.51.548.79.31.006			4/26/2019	97633182	PKFL Supplies	281.06	
001.0000.11.576.81.31.001			4/30/2019	924330	PKFC Supplies	228.41	
001.0000.11.576.81.31.001			4/30/2019	924397	PKFC Supplies	37.70	
502.0011.17.518.20.31.001			5/2/2019	911435	PKFC Supplies	315.97	
502.0000.17.521.50.31.001				916133	PKFC Supplies Returned	-176.45	
101.0000.11.544.90.31.001			5/9/2019	924420	PKST Supplies	62.51	
502.0011.17.518.20.31.001			5/9/2019	924497	PKFC Supplies	27.46	
101.0000.11.542.30.31.030			5/22/2019	910968	PKST Supplies	21.86	

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101.0000.11.542.70.31.001			5/22/2019	910968	PKST Supplies	311.85	
502.0000.17.521.50.31.001			5/23/2019	923257	PKFC Supplies	184.76	
001.0000.11.576.80.31.001			5/23/2019	924985	PKFC Supplies	48.69	
502.0000.17.521.50.31.001			5/3/2019	924699	PKFC Supplies	16.00	
101.0000.11.542.30.31.001			5/4/2019	909713	PKST Supplies	26.90	
502.0000.17.518.35.31.001			5/6/2019	923782	PKFC Supplies	7.45	
101.0000.11.542.64.31.001			5/6/2019	923798	PKST Supplies	99.59	
502.0000.17.518.35.31.001			5/7/2019	923071	PKFC Supplies	31.31	
502.0000.17.518.35.31.001			5/7/2019	923131	PKFC Supplies	39.59	
101.0000.11.542.64.31.001			5/7/2019	923986	PKST Supplies	27.21	
001.0000.11.576.81.31.001			5/8/2019	923278	PKFC Supplies	163.00	
001.0000.11.576.80.31.001			5/8/2019	924374	PKFC Supplies	59.48	
502.0000.17.518.35.31.001			5/20/2019	923485	PKFC Supplies	186.88	
502.0000.17.521.50.31.001			5/15/2019	924202	PKFC Supplies	7.88	
101.0000.11.542.64.31.001			5/13/2019	923643	PKST Supplies	125.29	
301.0004.11.594.76.63.001			5/16/2019	923564	PKFC Supplies	7.84	
14168	6/14/2019	010674		MACKAY COMMUNICATIONS INC,			\$40.80
503.0000.04.518.80.42.001			5/31/2019	SB058389	IT PD 04/19 Air-Time AQ01968	40.80	
14169	6/14/2019	009130		MATVIYCHUK, IRENE			\$126.38
001.0000.02.512.51.49.009			5/30/2019	05/30/19	MC 05/30 Interpreter	126.38	
14170	6/14/2019	000366		NORTHWEST CASCADE INC,			\$338,128.62
302.0063.21.595.30.63.001			5/31/2019	AG 2019-071 PP # 2	PWCP AG 2019-071 05/01-05/31 C	338,128.62	
14171	6/14/2019	011847		NORTHWEST VERNACULAR,			\$500.00
001.9999.07.558.60.41.001			5/31/2019	1218	CD AG 2018-190 Public Outreach	500.00	
14172	6/14/2019	009317		OPTIC FUSION INC,			\$1,549.28
503.0000.04.518.80.42.001			6/1/2019	95-18379	IT 06/19 Internet Connectivity	1,549.28	
14173	6/14/2019	010255		PAPE' MACHINERY EXCHANGE,			\$2,397.21
501.0000.51.548.79.48.005			5/28/2019	2150593	PKFL Troubleshoot Intermittant	2,397.21	
501.0000.51.548.79.31.006			5/15/2019	11424107	PWFL Teeth, Spring Pins	29.19	
501.0000.51.548.79.31.006				11426026	PWFL Return Teeth, Spring Pins	-29.19	
14174	6/14/2019	012358		PAYTON-CLARK, KIMBERLY			\$96.00
001.0000.11.569.50.41.001			6/10/2019	05/07-05/16/19	PKSR 05/07-05/16 Instructor	96.00	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
14175	6/14/2019	000407		PIERCE COUNTY,			\$1,575.85
001.0000.02.237.11.00.002			6/6/2019	05/19 Court Remit	MC 05/19 Court Remit	857.85	
311.0000.01.535.30.41.001			6/3/2019	CI-270332	PWSC 05/19 Recording Fees	74.00	
302.0000.21.544.20.41.001			6/3/2019	CI-270332	PWSC 05/19 Recording Fees	102.00	
105.0001.07.559.20.41.001			6/3/2019	CI-270332	AB 05/19 Recording Fees	110.00	
105.0001.07.559.20.41.001			6/3/2019	CI-270332	AB 05/19 Recording Fees	110.00	
105.0001.07.559.20.41.001			6/3/2019	CI-270332	AB 05/19 Recording Fees	123.00	
105.0001.07.559.20.41.001			6/3/2019	CI-270332	AB 05/19 Recording Fees	199.00	
14176	6/14/2019	000428		PIERCE COUNTY SEWER,			\$653.05
502.0000.17.518.35.47.004			6/2/2019	00870307 06/02/19	PKFC 05/01-05/31 6000 Main St	195.79	
502.0000.17.521.50.47.004			6/2/2019	01360914 06/02/19	PKFC 05/01-05/31 9401 Lkwd Dr	96.93	
001.0000.11.576.81.47.004			6/2/2019	01431285 06/02/19	PKFC 05/01-05/31 9601 Steil Bl	96.93	
101.0000.11.543.50.47.004			6/2/2019	01552201 06/02/19	PKST 05/01-05/31 9420 Front St	42.01	
001.0000.11.576.80.47.004			5/26/2019	01583646 05/26/19	PKFC 03/01-04/30 8807 25th Ave	112.96	
001.0000.11.576.80.47.004			5/26/2019	01929101 05/26/19	PKFC 03/29-04/30 4709 127th St	108.43	
14177	6/14/2019	010630		PRINT NW,			\$430.60
001.0000.02.512.50.41.001			5/31/2019	D24462201	MC 06/19 Jury Summons	260.50	
001.0000.02.512.50.41.001			6/7/2019	D244622P	MC 06/19 Postage For Jury Summ	170.10	
14178	6/14/2019	010427		PRINT SHOP OF LAKEWOOD INC,			\$2,432.42
001.0000.11.571.21.49.005			6/6/2019	9202	PKRC Fun Run Rack Cards	146.50	
001.0000.11.565.10.49.005			5/30/2019	9187	PKHS Newsletters	2,187.01	
104.0010.01.557.30.49.005			5/31/2019	9190	HM Farmer's Market Flyers	98.91	
14179	6/14/2019	009928		PROFAST SUPPLY LLC,			\$761.80
001.0000.11.576.81.31.001			5/28/2019	20501	PKFC Gloves & Maint. Supplies	761.80	
14180	6/14/2019	007183		PRO-VAC,			\$4,121.71
401.0000.11.531.10.48.001			6/12/2019	190507-013	PKSW 05/10 Clean Trench Drain,	3,234.81	
401.0000.11.531.10.48.001			6/12/2019	190510-009	PKSW 05/10 Clean CB's 15004 WA	886.90	
14181	6/14/2019	010522		RICOH USA INC,			\$105.22
503.0000.04.518.80.45.002			5/24/2019	5056740975	IT 04/26-05/26 Add'tl Images	30.96	
503.0000.04.518.80.45.002			5/19/2019	5056693769	IT 04/21-05/20 Add'tl Images	53.80	
503.0000.04.518.80.45.002			5/19/2019	5056693841	IT 04/18-05/17 Add'tl Images	20.46	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
14182	6/14/2019	009723		SHERIDAN, SELINDA			\$417.60
001.0000.11.569.50.41.001			6/10/2019	05/01-06/05/19	PKSR 05/01-06/05 Instructor	417.60	
14183	6/14/2019	011411		SMARSH INC,			\$1,043.18
503.0000.04.518.80.41.090			5/31/2019	INV00513028	IT 05/19 Archiving Platform Co	1,043.18	
14184	6/14/2019	011470		SOFTWARE ONE INC,			\$15,399.57
503.0000.04.518.80.48.003			6/3/2019	US-PSI-798557	IT Software Maint. For Microso	14,012.35	
503.0000.04.518.80.48.003			6/3/2019	US-PSI-798557	Sales Tax	1,387.22	
14185	6/14/2019	000066		SOUND UNIFORM SOLUTIONS,			\$742.20
001.0000.15.521.10.31.008			5/13/2019	201905SU143	PD Pants, Shirt, Belt: Lawler	46.01	
001.0000.15.521.22.31.008			5/13/2019	201905SU151	PD Uniform Alt C. Alexander	95.87	
001.0000.15.521.22.31.008			5/8/2019	201905SU113	PD Uniform Alt, Pants C. Alexa	90.09	
001.0000.15.521.22.31.008			5/7/2019	201905SU090	PD Jumpsuit M. Johnson	499.21	
001.0000.15.521.10.31.008			5/3/2019	201905SU051	PD Badge: Lawler	11.02	
14186	6/14/2019	010656		SOUTH SOUND 911,			\$325,155.00
001.0000.15.521.10.41.126			6/3/2019	03237	PD 06/19 Communication Svcs	125,770.83	
001.0000.15.521.10.41.126			6/3/2019	03237	PD 06/19 Core Technology Svcs	23,734.17	
001.0000.15.521.10.41.126			6/3/2019	03237	PD 06/19 Full Records Svcs	7,284.17	
001.0000.15.521.10.41.126			6/3/2019	03237	PD 06/19 Warrant Svcs	5,788.33	
001.0000.15.521.10.41.126			6/12/2019	03187	PD 04/19 Communication Svcs	125,770.83	
001.0000.15.521.10.41.126			6/12/2019	03187	PD 04/19 Core Technology Svcs	23,734.17	
001.0000.15.521.10.41.126			6/12/2019	03187	PD 04/19 Full Records Svcs	7,284.17	
001.0000.15.521.10.41.126			6/12/2019	03187	PD 04/19 Warrant Svcs	5,788.33	
14187	6/14/2019	002881		SPRAGUE PEST SOLUTIONS CO,			\$209.77
502.0000.17.518.35.41.001			5/29/2019	3829885	PKFC 05/29 CH Pest Control	64.81	
001.0000.11.576.81.41.001			5/30/2019	3831290	PKFC 05/30 Pest Control 9115 A	90.01	
502.0000.17.542.65.49.010			5/13/2019	3837109	PKFC 05/13 Transit Station Pes	54.95	
14188	6/14/2019	009493		STAPLES ADVANTAGE,			\$1,571.05
001.0000.15.521.10.31.001			5/16/2019	3414018545	PD Office Supplies	36.87	
001.0000.15.521.10.31.001			5/16/2019	3414018546	PD Office Supplies	131.85	
001.0000.15.521.10.31.001			5/15/2019	3413914606	PD Office Supplies	229.10	
001.0000.15.521.10.31.001			5/15/2019	3413914607	PD Office Supplies	162.43	
001.0000.15.521.10.31.001			5/15/2019	3413914609	PD Office Supplies	25.02	
401.0000.41.531.10.31.001			5/21/2019	3414370278	PWSW Office Supplies	31.12	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
190.0003.52.559.31.35.004			5/21/2019	3414370278	CDBG Chair	227.48	
190.0003.52.559.31.31.001			5/21/2019	3414370278	CDBG Office Supplies	7.03	
001.0000.07.558.50.31.001			5/24/2019	3414585967	CD Office Supplies	13.46	
001.0000.07.558.50.31.001			5/23/2019	3414519163	CD Office Supplies	21.39	
101.0000.21.544.20.31.001			5/23/2019	3414519163	PWST Office Supplies	121.89	
401.0000.41.531.10.31.001			5/23/2019	3414519164	PWSW Office Supplies	17.41	
401.0000.41.531.10.31.001			5/30/2019	3415026955	PWSW Office Supplies	18.90	
001.0000.07.558.60.31.001			5/30/2019	3415343657	CD Office Supplies	283.64	
401.0000.41.531.10.31.001			5/31/2019	3415026954	PWSW Office Supplies	27.67	
001.0000.11.571.20.31.001			5/31/2019	3415343656	PKRC Office Supplies	123.54	
101.0000.11.544.90.31.001			5/31/2019	3415343658	PKST Office Supplies	40.58	
101.0000.11.544.90.31.001			5/31/2019	3415343659	PKST Office Supplies	51.67	
14189	6/14/2019	006497		SYSTEMS FOR PUBLIC SAFETY,			\$26,488.74
501.0000.51.521.10.48.005			5/29/2019	35574	PDFL Belts	44.05	
501.0000.51.521.10.48.005			5/29/2019	35574	PDFL Cooling	321.85	
501.0000.51.521.10.48.005			5/29/2019	35574	PDFL Battery	204.04	
501.0000.51.521.10.48.005			5/29/2019	35576	PDFL Other	271.91	
501.0000.51.521.10.48.005			5/29/2019	35576	PDFL Safety Inspection	51.29	
501.0000.51.521.10.48.005			5/29/2019	35576	PDFL Brakes	396.89	
501.0000.51.521.10.48.005			5/29/2019	35576	PDFL Tires	51.29	
501.0000.51.521.10.48.005			5/29/2019	35576	PDFL Steering	182.38	
501.0000.51.521.10.48.005			5/29/2019	35576	PDFL Electrical	5.22	
501.0000.51.521.10.48.005			5/28/2019	35426	PDFL Electrical	50.43	
501.0000.51.521.10.48.005			5/28/2019	35426	PDFL Brakes	2,078.58	
501.0000.51.521.10.48.005			5/28/2019	35564	PDFL Brakes	102.57	
501.0000.51.521.10.48.005			5/28/2019	35564	PDFL Steering	496.02	
501.0000.51.521.10.48.005			5/28/2019	35564	PDFL Other	13.56	
501.0000.51.521.10.48.005			6/3/2019	35550	PDFL Diagnostics	50.36	
501.0000.51.521.10.48.005			6/3/2019	35550	PDFL Electronic	158.71	
501.0000.51.521.10.48.005			6/3/2019	35550	PDFL Fuel	21.24	
501.0000.51.521.10.48.005			6/3/2019	35573	PDFL Windshield	441.43	
501.0000.51.521.10.48.005			6/3/2019	35573	PDFL Electrical	542.16	
501.0000.51.521.10.48.005			6/3/2019	35573	PDFL Other	32.51	
501.0000.51.521.10.48.005			6/3/2019	35586	PDFL Oil Change	87.45	
501.0000.51.521.10.48.005			6/3/2019	35586	PDFL Safety Inspection	97.37	
501.0000.51.521.10.48.005			6/3/2019	35586	PDFL Brakes	98.91	
501.0000.51.521.10.48.005			6/3/2019	35586	PDFL Tires	655.58	

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501.0000.51.521.10.48.005			6/3/2019	35586	PDFL HVAC	304.98	
501.0000.51.521.10.48.005			6/3/2019	35590	PDFL Tires	54.81	
501.0000.51.521.10.48.005			6/3/2019	35596	PDFL Safety Inspection	59.81	
501.0000.51.521.10.48.005			6/3/2019	35596	PDFL Brakes	490.36	
501.0000.51.521.10.48.005			6/6/2019	35595	PDFL Oil Change	78.00	
501.0000.51.521.10.48.005			6/6/2019	35595	PDFL Safety Inspection	423.28	
501.0000.51.521.10.48.005			6/6/2019	35595	PDFL Brakes	525.98	
501.0000.51.521.10.48.005			6/6/2019	35595	PDFL Steering	216.95	
501.0000.51.521.10.48.005			6/6/2019	35595	PDFL Electrical	314.89	
501.0000.51.521.10.48.005			6/6/2019	35595	PDFL Other	348.88	
501.0000.51.521.10.48.005			6/6/2019	35600	PDFL Other	24.52	
501.0000.51.521.10.48.005			6/6/2019	35601	PDFL Steering	690.73	
501.0000.51.521.10.48.005			6/6/2019	35601	PDFL Alignment	107.15	
501.0000.51.521.10.48.005			6/6/2019	35610	PDFL Oil Change	78.92	
501.0000.51.521.10.48.005			6/6/2019	35610	PDFL Safety Inspection	303.92	
501.0000.51.521.10.48.005			6/6/2019	35610	PDFL Brakes	482.76	
501.0000.51.521.10.48.005			6/6/2019	35610	PDFL Wipers	30.82	
501.0000.51.521.10.48.005			6/6/2019	35610	PDFL Other	163.74	
180.0000.15.521.21.48.005			6/6/2019	35612	PDFL Oil Change	80.23	
180.0000.15.521.21.48.005			6/6/2019	35612	PDFL Safety Inspection	20.26	
180.0000.15.521.21.48.005			6/6/2019	35612	PDFL Wipers	15.16	
180.0000.15.521.21.48.005			6/6/2019	35612	PDFL Tire Rotation	29.60	
180.0000.15.521.21.48.005			6/6/2019	35612	PDFL Other	20.49	
501.0000.51.521.10.48.005			6/6/2019	35619	PDFL Oil Change	90.14	
501.0000.51.521.10.48.005			6/6/2019	35619	PDFL Safety Inspection	21.80	
501.0000.51.521.10.48.005			6/6/2019	35619	PDFL Tire Repair	49.82	
501.0000.51.521.10.48.005			6/6/2019	35619	PDFL Tire Rotation	31.14	
501.0000.51.521.10.48.005			6/6/2019	35619	PDFL Other	134.28	
501.0000.51.521.10.48.005			6/6/2019	35622	PDFL Brakes	219.25	
501.0000.51.521.10.48.005			6/6/2019	35625	PDFL Tire Repair	49.04	
501.0000.51.521.10.48.005			6/7/2019	34995	PDFL Electrical	194.06	
501.0000.51.521.10.48.005			6/7/2019	35578	PDFL Oil Change	90.80	
501.0000.51.521.10.48.005			6/7/2019	35578	PDFL Safety Inspection	660.20	
501.0000.51.521.10.48.005			6/7/2019	35578	PDFL Suspension	704.89	
501.0000.51.521.10.48.005			6/7/2019	35578	PDFL Other	121.71	
501.0000.51.521.10.48.005			6/7/2019	35614	PDFL Oil Change	93.09	
501.0000.51.521.10.48.005			6/7/2019	35614	PDFL Safety Inspection	83.89	
501.0000.51.521.10.48.005			6/7/2019	35614	PDFL Other	724.83	

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180.0000.15.521.21.48.005			6/7/2019	35617	PDFL Oil Change	94.32	
180.0000.15.521.21.48.005			6/7/2019	35617	PDFL Safety Inspection	72.38	
180.0000.15.521.21.48.005			6/7/2019	35617	PDFL Suspension	778.98	
180.0000.15.521.21.48.005			6/7/2019	35617	PDFL Tire Repair	100.28	
501.0000.51.521.10.48.005			6/7/2019	35621	PDFL Oil Change	89.28	
501.0000.51.521.10.48.005			6/7/2019	35621	PDFL Safety Inspection	24.04	
501.0000.51.521.10.48.005			6/7/2019	35621	PDFL Electrical	28.71	
501.0000.51.521.10.48.005			6/7/2019	35621	PDFL Other	307.58	
501.0000.51.521.10.48.005			5/24/2019	35324	PDFL Other	787.26	
501.0000.51.548.79.48.005			5/24/2019	35541	PDFL Wire Brine System To Fuse	821.50	
501.0000.51.521.10.48.005			5/24/2019	35562	PDFL Brakes	49.05	
501.0000.51.521.10.48.005			5/24/2019	35563	PDFL Oil Change	96.21	
501.0000.51.521.10.48.005			5/24/2019	35563	PDFL Safety Inspection	49.51	
501.0000.51.521.10.48.005			5/24/2019	35563	PDFL Tire Rotation	30.83	
501.0000.51.521.10.48.005			5/21/2019	35572	PDFL Heating	336.33	
501.0000.51.521.10.48.005			5/21/2019	35572	PDFL Tires	857.40	
501.0000.51.521.10.48.005			2/19/2019	34934	PDFL Oil Change	90.80	
501.0000.51.521.10.48.005			2/19/2019	34934	PDFL Safety Inspection	25.55	
501.0000.51.521.10.48.005			2/19/2019	34934	PDFL Brakes	484.13	
501.0000.51.521.10.48.005			2/19/2019	34934	PDFL Other	915.79	
501.0000.51.521.10.48.005			2/27/2019	34954	PDFL Oil Change	82.58	
501.0000.51.521.10.48.005			2/27/2019	34954	PDFL Safety Inspection	859.18	
501.0000.51.521.10.48.005			2/27/2019	34954	PDFL Electrical	37.18	
501.0000.51.521.10.48.005			2/27/2019	34997	PDFL Oil Change	91.41	
501.0000.51.521.10.48.005			2/27/2019	34997	PDFL Safety Inspection	34.44	
501.0000.51.521.10.48.005			2/27/2019	34997	PDFL Tires	469.24	
501.0000.51.521.10.48.005			2/27/2019	35029	PDFL Oil Change	81.45	
501.0000.51.521.10.48.005			2/27/2019	35029	PDFL Safety Inspection	20.79	
501.0000.51.521.10.48.005			2/27/2019	35029	PDFL Tire Rotation	30.12	
181.0000.15.521.21.48.005			3/6/2019	34801	PDFL Oil Change	82.71	
181.0000.15.521.21.48.005			3/6/2019	34801	PDFL Safety Inspection	385.89	
181.0000.15.521.21.48.005			3/6/2019	34801	PDFL Cooling	70.86	
181.0000.15.521.21.48.005			3/6/2019	34801	PDFL Other	290.09	
181.0000.15.521.21.48.005			3/6/2019	34801	PDFL Electrical	211.33	
501.0000.51.521.10.48.005			3/1/2019	35016	PDFL Brakes	1,190.61	
501.0000.51.521.10.48.005			3/1/2019	35016	PDFL Safety Inspection	1,602.92	
501.0000.51.521.10.48.005			3/1/2019	35016	PDFL Electrical	21.55	
501.0000.51.521.10.48.005			3/1/2019	35016	PDFL Tires	98.91	

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501.0000.51.521.10.48.005			3/1/2019	35016	PDFL Other	16.49	
501.0000.51.521.10.48.005			3/1/2019	35048	PDFL Oil Change	76.28	
501.0000.51.521.10.48.005			3/1/2019	35048	PDFL Diagnostics	26.21	
501.0000.51.521.10.48.005			3/1/2019	35048	PDFL Tire Rotation	77.59	
14190	6/14/2019	008285		TACOMA PIERCE COUNTY HABITAT,			\$3,230.86
190.1002.53.559.32.41.001			6/5/2019	06/05/19	CDBG Thru 06/04 14610 W Thorne	3,230.86	
14191	6/14/2019	006610		TITUS-WILL FORD SALES, INC,			\$1,217.02
501.0000.51.521.10.48.005			5/17/2019	FOCS106379	PDFL Other	1,217.02	
14192	6/14/2019	010651		TRAILER BOSS,			\$11,089.74
501.9999.51.594.48.64.005			5/15/2019	23064	PKFL Replace #42520 Dump Trail	10,164.75	
501.9999.51.594.48.64.005			5/15/2019	23064	Sales Tax	924.99	
14193	6/14/2019	012292		UW - EVANS SCHOOL OF PUBLIC,			\$925.00
001.9999.03.513.10.41.001			5/30/2019	ES1843	CM Student Consulting Fee: (In	925.00	
14194	6/14/2019	009372		VENTEK INTERNATIONAL,			\$90.00
503.0000.04.518.80.42.001			6/1/2019	116516	IT 06/19 Server Hosting, Digit	90.00	
14195	6/14/2019	000593		WASHINGTON STATE TREASURER,			\$60,303.74
001.0000.02.237.10.00.002			5/27/2019	05/19 Court Remit	MC 05/19 Court Remit	25,596.96	
001.0000.02.237.10.00.001			5/27/2019	05/19 Court Remit	MC 05/19 Court Remit	13,496.84	
001.0000.02.237.30.00.000			5/27/2019	05/19 Court Remit	MC 05/19 Court Remit	122.95	
001.0000.02.386.89.15.001			5/27/2019	05/19 Court Remit	MC 05/19 Court Remit	29.20	
001.0000.02.237.10.00.007			5/27/2019	05/19 Court Remit	MC 05/19 Court Remit	2,079.46	
001.0000.02.386.89.16.001			5/27/2019	05/19 Court Remit	MC 05/19 Court Remit	165.69	
001.0000.02.386.89.14.001			5/27/2019	05/19 Court Remit	MC 05/19 Court Remit	67.48	
001.0000.02.237.10.00.008			5/27/2019	05/19 Court Remit	MC 05/19 Court Remit	4,160.91	
001.0000.02.237.10.00.009			5/27/2019	05/19 Court Remit	MC 05/19 Court Remit	760.40	
001.0000.02.237.10.00.003			5/27/2019	05/19 Court Remit	MC 05/19 Court Remit	10,349.28	
001.0000.02.237.10.00.006			5/27/2019	05/19 Court Remit	MC 05/19 Court Remit	3,474.57	
14196	6/14/2019	009957		WASHINGTON TRACTOR INC,			\$1,675.31
501.0000.51.548.79.48.005			5/30/2019	1844763	PKFL Replace Fuel Filter Housi	665.72	
501.0000.51.548.79.48.005			5/30/2019	1845539	PKFL Adjusted Transmission Neu	65.32	
001.0000.11.576.81.35.001			5/24/2019	1839938	PKFC Edger, Hedge Trimmer	944.27	

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14197	6/14/2019	001272		ZUMAR INDUSTRIES INC,			\$270.63
502.0023.17.518.20.35.001			5/21/2019	28014	PKFC Supplies	270.63	
91005	5/31/2019	012360		ABOVE CODE CONSTRUCTION,			\$843.57
001.0000.00.233.10.00.000			5/24/2019	Ref000178769	05/19-BP19-00095 X'LD-REFUND	843.57	
91006	5/31/2019	006465		AGRI SHOP,			\$930.82
001.0000.11.576.80.48.001			5/14/2019	235436/2	PK Performed Maint On Mower	184.25	
001.0000.11.576.80.48.001			5/14/2019	235437/2	PK Replaced Blade Holder, Clea	270.12	
001.0000.11.576.80.48.001			5/14/2019	235438/2	PK Cleaned & Inspected Mower	178.74	
001.0000.11.576.80.48.001			5/14/2019	235439/2	PK Replaced Pulleys & Belts	297.71	
91007	5/31/2019	002293		AHBL INC,			\$5,665.00
302.0060.21.595.12.41.001			4/30/2019	113203	PWSC 03/26-04/25 Update 100th	2,340.00	
311.0000.21.559.30.41.001			4/30/2019	113206	PWSC 03/26-04/25 Lkwd On Call	3,325.00	
91008	5/31/2019	011667		ALLPLAY SYSTEMS LLC,			\$52,958.44
301.0027.11.594.76.63.001			5/17/2019	2019-051	PK AG 2019-033 American Lk Pla	49,991.14	
301.0027.11.594.76.63.001			5/17/2019	2019-052	PK SpinMax Pod	2,967.30	
91009	5/31/2019	009991		ALTEC INDUSTRIES INC,			\$919.59
501.0000.51.548.79.48.005			5/17/2019	50409010	PKFL PM Inspection, Dielectric	919.59	
91010	5/31/2019	010220		ASIA PACIFIC CULTURAL CENTER,			\$225.00
104.0010.01.557.30.41.001			5/29/2019	2019-529	HM Farmers Market Internationa	225.00	
91011	5/31/2019	004071		BEACON ATHLETICS,			\$1,121.00
001.0000.11.576.81.31.001			5/10/2019	0505426-IN	PKFC Paint, Hose, Nozzle	1,121.00	
91012	5/31/2019	005965		BUILDERS EXCHANGE OF,			\$140.15
301.0013.11.594.76.44.001			5/7/2019	1062364	PK/PWCP Publish Projects Onlin	48.65	
302.0053.21.595.30.44.001			5/7/2019	1062364	PK/PWCP Publish Projects Onlin	1.05	
302.0005.21.595.30.44.001			5/7/2019	1062364	PK/PWCP Publish Projects Onlin	45.00	
302.0004.21.595.30.44.001			5/7/2019	1062364	PK/PWCP Publish Projects Onlin	45.00	
302.0066.21.595.30.44.001			5/7/2019	1062364	PK/PWCP Publish Projects Onlin	0.45	
91013	5/31/2019	007259		CENTERFORCE,			\$2,500.00
001.0000.11.565.10.41.020			3/31/2019	22530	PKHS AG 2019-039 Q1/19 Inclusi	2,500.00	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
91014	5/31/2019	003948		COMCAST CORPORATION,			\$299.80
180.0000.15.521.21.42.001			5/6/2019	8498 30 099 0003937	PD 05/16-06/15 TLSO Modem	299.80	
91015	5/31/2019	011091		DEERE & COMPANY,			\$21,776.49
501.9999.51.594.48.64.005			5/1/2019	116595057	PKFL Replacing 42730. State Co	19,814.83	
501.9999.51.594.48.64.005			5/1/2019	116595057	Sales Tax	1,961.66	
91016	5/31/2019	008105		DEPARTMENT OF TRANSPORTATION,			\$1,810.39
101.0000.11.544.90.41.001			5/14/2019	RE-313-ATB90514011	PKST/PWST 04/19 Traffic Mgmt C	1,309.52	
401.0000.11.531.10.41.001			5/14/2019	RE-313-ATB90514011	PKST/PWST 04/19 Traffic Mgmt C	436.51	
302.0042.21.595.13.41.001			5/14/2019	RE-313-ATB90514152	PWCP 04/19 John Dower Sidewalk	64.36	
91017	5/31/2019	001531		DEPT OF ECOLOGY,			\$4,200.00
301.0020.11.594.76.41.001			5/16/2019	WC19065001	PK AG 2019-068 04/19 Restorati	4,200.00	
91018	5/31/2019	004357		DSHS ALTSA,			\$4.03
001.9999.06.515.30.41.001			5/24/2019	201812 PRR 165 #3	LG 201812 PRR 165 Installment	4.03	
91019	5/31/2019	004357		DSHS ALTSA,			\$4.03
001.9999.06.515.30.41.001			5/24/2019	201812 PRR 166 05/24	LG 201812 PRR 166	4.03	
91020	5/31/2019	012357		ELITE ROOFING & REMODEL LLC,			\$712.85
001.0000.00.233.10.00.000			5/23/2019	Ref000178804	05/19-X'LD & REF BP19-00695	712.85	
91021	5/31/2019	000166		FEDERAL EXPRESS,			\$123.76
001.0000.99.518.40.42.002			5/24/2019	6-562-89497	ND 05/08 Shipping	77.67	
001.0000.99.518.40.42.002			5/17/2019	6-556-04569	ND 05/09 Shipping	46.09	
91022	5/31/2019	002662		GENE'S TOWING INC,			\$153.86
501.0000.51.548.79.41.001			5/15/2019	26777	PKFL 05/15	153.86	
91023	5/31/2019	010950		INSLEE,BEST,DOEZIE & RYDER P.S.,			\$11,045.50
001.0000.06.515.30.41.001			5/17/2019	246229	LG 04/19 Steilacoom Park Land	4,180.00	
001.0000.06.515.30.41.001			5/17/2019	246230	LG 04/19 Pierce Co. Library	5,490.50	
001.0000.06.515.30.41.001			5/17/2019	246231	LG 04/19 Parkhurst Condemnatio	1,375.00	
91024	5/31/2019	012356		JOHNSON, MINA			\$40.00
001.0101.11.347.30.07.001			5/17/2019	05/17/19 Refund	PK Refund Deposit Changed To D	40.00	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
91025	5/31/2019	010716		JUBITZ FLEET SERVICES,			\$73.46
501.0000.51.521.10.32.001		5/16/2019	CL604101	PDFL Fuel		73.46	
91026	5/31/2019	011961		KELLEY IMAGING SYSTEMS,			\$533.86
503.0000.04.518.80.31.002		5/9/2019	IN527150	IT Ink Cartridges		165.96	
503.0000.04.518.80.31.002		5/9/2019	IN527151	IT Jet Cartridge		109.63	
503.0000.04.518.80.41.001		5/17/2019	IN529590	IT 05/08 Svc Call: Not Printin		258.27	
91027	5/31/2019	012364		KLIEMANN BROTHERS HEATING & AI,			\$74.00
001.0000.00.233.10.00.000		5/24/2019	Ref000178796	05/19-BP1900712 X'LD-REFUND		74.00	
91028	5/31/2019	009994		KPFF INC,			\$14,672.41
302.0024.21.595.12.41.001		2/14/2019	253579	PWCP AG 2018-170 Thru 01/31 St		14,672.41	
91029	5/31/2019	009994		KPFF INC,			\$6,435.00
001.9999.13.558.70.41.001		5/22/2019	268221	ED AG 2019-086 Thru 04/30 WSDO		6,435.00	
91030	5/31/2019	002960		LAKEWOOD FIRST LIONS CLUB,			\$100.00
001.0000.15.521.40.49.001		6/1/2019	06/01/19	PD Lawler 07/01/19-06/30/20 Me		100.00	
91031	5/31/2019	008414		LAKEWOOD FORD,			\$1,670.86
501.0000.51.548.79.48.005		5/21/2019	LCCS445010	PKFL Car Maint		1,643.52	
501.0000.51.521.10.48.005		5/6/2019	67640F	PDFL Car Maint		27.34	
91032	5/31/2019	008850		LAKEWOOD TOASTMASTERS,			\$10.00
001.0000.09.518.10.49.001		5/31/2019	6/1-9/30/19Bainville	HR 06/01-09/30 Lkwd Toastmaste		10.00	
91033	5/31/2019	000300		LAKEWOOD WATER DISTRICT,			\$1,956.12
101.0000.11.542.70.47.001		5/30/2019	17278-75741 05/21/19	PKST 03/07-05/06 & Backflow Te		67.00	
001.0000.11.576.80.47.001		5/22/2019	20378-75741 05/22/19	PKFC 11524 Old Mil Rd SW S/S W		27.00	
101.0000.11.542.70.47.001		5/17/2019	26340-75741 05/17/19	PKST Steil Blvd Island S/S Bac		27.00	
101.0000.11.542.70.47.001		5/17/2019	26351-75741 05/17/19	PKST 5115 100th St SW S/S Back		27.00	
101.0000.11.542.70.47.001		5/17/2019	26572-75741 05/17/19	PKST 04/15-05/03 10000 GL & Ny		70.12	
101.0000.11.542.70.47.001		5/17/2019	26756-75741 05/17/19	PKST SE CO BP and Pac Hwy S/S		27.00	
101.0000.11.542.70.47.001		5/17/2019	26996-75741 05/17/19	PKST 12200 Pac Hwy SW S/S Back		27.00	
101.0000.11.542.70.47.001		5/17/2019	13318-75741 05/17/19	PKST Wa Blvd & GLD Backflow Te		27.00	
101.0000.11.542.70.47.001		5/17/2019	15034-75741 05/17/19	PKST SW Corner BP & Pac Hwy S/		27.00	
001.0000.11.576.80.47.001		5/17/2019	15036-75741 05/17/19	PKFC 127th & Addison St Spring		27.00	
101.0000.11.542.70.47.001		5/17/2019	16302-75741 05/17/19	PKST 10/01/18-06/03/19 GLD & 1		70.12	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
502.0000.17.518.35.47.001			5/17/2019	16699-75741 05/17/19	PKFC 6000 Main St SW S/S - On	27.00	
502.0000.17.518.35.47.001			5/17/2019	16702-75740 05/17/19	PKFC 03/04-05/03 6000 Main St	438.23	
502.0000.17.518.35.47.001			5/17/2019	16706-75740 05/17/19	PKFC 03/04-05/03 6000 Main St	70.12	
101.0000.11.542.70.47.001			5/10/2019	11046-75741 05/10/19	PKST Steil & Ardmore S/S BackF	27.00	
101.0000.11.542.70.47.001			5/10/2019	11047-75741 05/10/19	PKST Meadow Rd SW & Ardmore S/	27.00	
101.0000.11.542.70.47.001			5/10/2019	12584-75741 05/10/19	PKST Traffic Island 8710 Hipki	27.00	
101.0000.11.542.70.47.001			5/10/2019	15050-75741 05/10/19	PKST Lincoln and Chicago BackF	27.00	
101.0000.11.542.70.47.001			5/10/2019	26638-75741 05/10/19	PKST Island GL & Vet Dr S/S Ba	27.00	
101.0000.11.542.70.47.001			5/7/2019	16713-75741 05/17/19	PKST 03/04-05/03 0 59th & Main	727.44	
101.0000.11.542.70.47.001			5/15/2019	26997-75741 05/15/19	PKST 03/01-05/01 Pac Hwy SW S/	70.12	
001.0000.11.576.80.47.001			5/15/2019	15040-75741 05/15/19	PKFC 03/01-05/01 4723 127th St	64.97	
91034	5/31/2019	011988		LAWRENCE, ROBERT			\$1,591.49
104.0022.01.557.30.31.001			5/31/2019	2019 FAB Festival	HM 2019 FAB Festival Reimburse	650.08	
104.0022.01.557.30.31.001			5/31/2019	2019 FAB Festival	HM 2019 FAB Festival Easel Rei	941.41	
91035	5/31/2019	000309		LES SCHWAB TIRE CENTER,			\$26.36
001.0000.11.576.80.48.006			5/23/2019	30500543223	PK Wheel Barrow Tire Repair	26.36	
91036	5/31/2019	004073		MACDONALD-MILLER FACILITY SOL,			\$2,752.99
502.0000.17.518.35.41.001			5/1/2019	PM088287	PKFC CH Mech Maint	1,866.10	
502.0000.17.521.50.41.001			5/1/2019	PM088288	PKFC PD Qtrly Mech Maint	886.89	
91037	5/31/2019	000360		NEWS TRIBUNE,			\$7,150.61
302.0138.21.595.12.44.001			5/5/2019	4137476	PWCP RFQ Onyx Dr SW	717.11	
302.0005.21.595.30.44.001			5/5/2019	4141243	PWCP Bids For Chip Seal Progra	1,066.57	
302.0053.21.595.30.44.001			5/5/2019	4143471	PWCP Bids For 123rd St BPW To	927.21	
190.0003.52.559.31.44.001			5/5/2019	4151282	CDBG Notice of Public Hearing	155.66	
001.0000.06.514.30.44.001			5/5/2019	4151895	LG 04/15 Public Hearing 2019 C	348.33	
001.0000.06.514.30.44.001			5/5/2019	4151914	LG 04/15 Notice of Public Hear	160.15	
001.0000.07.558.60.44.001			5/5/2019	4153142	CD 04/15 Notice of Public Hear	144.07	
001.0000.07.558.60.44.001			5/5/2019	4153149	CD 04/17 Notice of Public Hear	144.07	
401.0000.41.531.10.44.001			5/5/2019	4158219	PWSW Resolution No. 2019-08	444.81	
001.0000.07.558.60.44.001			5/5/2019	4159432	CD NOA LU1900068	145.71	
301.0013.21.595.30.44.001			5/5/2019	4171931	PK Bids: Ft. Steilacoom Park U	744.97	
302.0004.21.595.30.44.001			5/5/2019	4173916	PWCP Bids: Rdwy Patching Proje	980.81	
001.0000.07.558.60.44.001			5/5/2019	4177792	CD NOA LU1900074	170.87	
001.0000.07.558.60.44.001			5/5/2019	4177798	CD NOA LU1900078	188.59	
001.0000.06.514.30.44.001			5/5/2019	4184846	LG 05/20 Public Hearing Transp	258.27	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.06.514.30.44.001			5/5/2019	4191664	LG 05/20 Public Hearing Transp	122.63	
001.0000.07.558.60.44.001			5/5/2019	4199394	CD 05/24 Public Hearing Child	285.07	
001.0000.07.558.60.44.001			5/5/2019	4200410	CD NOA LU1900085	145.71	
91038	5/31/2019	010743		NISQUALLY INDIAN TRIBE,			\$55,028.45
001.0000.15.521.10.41.125			3/31/2019	17066	PD 03/19 Pharmacy Reimb	168.45	
001.0000.15.521.10.41.125			4/30/2019	17237	PD 04/19	54,860.00	
91039	5/31/2019	002421		NORTHWEST PLAYGROUND EQUIP,			\$1,112.78
001.0000.11.576.80.31.001			2/6/2019	020119-AW2	PKFC Rubber Seats	556.39	
001.0000.11.576.80.31.001			2/13/2019	43743	PK Swing Seats	423.00	
001.0000.11.576.80.31.001			2/13/2019	43743	freight	83.27	
001.0000.11.576.80.31.001			2/13/2019	43743	Sales Tax	50.12	
91040	5/31/2019	000376		OFFICE DEPOT,			\$97.97
001.0000.15.521.10.31.001			5/2/2019	309997840001	PD Office Supplies	15.63	
001.0000.15.521.10.31.001			5/2/2019	309999885001	PD Office Supplies	82.34	
91041	5/31/2019	000378		OGDEN MURPHY WALLACE,			\$906.50
001.0000.06.515.30.41.001			5/9/2019	824199	LG AG 2017-241 Thru 4/30 Gen'	906.50	
91042	5/31/2019	011253		OLYMPIA EMERGENCY SERVICES PL,			\$452.18
001.0000.15.521.10.41.125			5/13/2019	2-287582.0-1	PD 05/13 Smith, Christopher Me	452.18	
91043	5/31/2019	010821		PERSONNEL EVALUATION INC,			\$20.00
001.0000.15.521.40.41.001			4/30/2019	32261	PD 04/19 JV Pep Billing	20.00	
91044	5/31/2019	006010		PETEK, PH.D., THOMAS			\$300.00
001.0000.15.521.10.41.001			4/30/2019	10385	PD 04/15 Psychl Eval C. Alexan	300.00	
91045	5/31/2019	006117		PETTY CASH,			\$650.00
001.0000.00.111.71.00.004			5/14/2019	2019 Healthy Bucks	PK Healthy Bucks	650.00	
91046	5/31/2019	006117		PETTY CASH,			\$461.75
001.0000.00.231.90.00.005			5/30/2019	05/19 MP	Aalona: 05/19 Employee Bday Ce	30.47	
001.0000.00.231.90.00.005			5/30/2019	05/19 MP	Halar: 05/19 Employee Bday Cel	72.93	
001.0000.04.514.20.43.005			5/30/2019	05/19 MP	FN Kapla: Fed Equitable Sharin	73.56	
001.0000.09.518.10.31.001			5/30/2019	05/19 MP	HR McDougal: Office Supplies	15.38	
001.0000.11.576.80.31.001			5/30/2019	05/19 MP	PKFC Bird: Maint. Supplies	35.41	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.11.576.80.31.001			5/30/2019	05/19 MP	PKFC York: Donuts For Parks	30.00	
001.0000.11.576.80.31.008			5/30/2019	05/19 MP	PKFC Hall: Boots For Seasonal	60.00	
001.0000.11.576.80.31.008			5/30/2019	05/19 MP	PKFC White: Boots For Seasonal	60.00	
001.0000.11.576.81.31.008			5/30/2019	05/19 MP	PKFC Enbody: Boots For Seasona	60.00	
401.0000.41.531.10.43.005			5/30/2019	05/19 MP	PWSW Vigoren: 2019 Muni Stormw	24.00	
91047	5/31/2019	006117		PETTY CASH,			\$13.01
001.0000.09.518.10.31.005			5/30/2019	05/19 NY	HR Bainville: TRAIN Mtg.	12.08	
001.0000.09.518.10.43.003			5/30/2019	05/19 NY	HR Bainville: TRAIN Mtg.	0.93	
91048	5/31/2019	000421		PIERCE COUNTY BUDGET & FINANCE,			\$1,443.65
502.0000.17.521.50.44.005			5/31/2019	4002220020 PKFC 2019	PKFC 2019 Prop Tax 9401 Lkwd D	889.63	
001.0000.11.576.80.44.005			5/31/2019	0219123031 PKFC 2019	PKFC 2019 Prop Tax 12612 47th	554.02	
91049	5/31/2019	010429		PMAM CORPORATION,			\$532.20
001.0000.15.521.10.41.015			5/8/2019	20190508	PD 04/19 Alarm Fee	532.20	
91050	5/31/2019	000445		PUGET SOUND ENERGY,			\$659.92
001.0000.11.576.81.47.005			5/23/2019	200001527346 5/23/19	PKFC 04/23-05/22 8714 87th Ave	10.31	
001.0000.11.576.81.47.005			5/23/2019	220017468871 5/23/19	PKFC 04/23-05/22 9107 Angle La	81.96	
502.0000.17.521.50.47.011			5/17/2019	200008745289 5/17/19	PKFC 04/17-05/16 9401 Lkwd Dr	144.68	
101.0000.11.542.64.47.005			5/20/2019	300000005037 5/20/19	PKST 04/30-05/17 Gravelly Lk &	386.48	
001.0000.11.576.81.47.005			5/21/2019	200001527551 5/21/19	PKFC 04/19-05/20 9115 Angle Ln	36.49	
91051	5/31/2019	010896		PUGET SOUND TITLE - TACOMA,			\$1,182.52
105.0001.07.559.20.41.001			5/14/2019	214778	AB Litigation Guarantee: WFC L	1,182.52	
91052	5/31/2019	008849		Q & A POLYGRAPH SVCS,			\$600.00
001.0000.15.521.40.41.001			5/16/2019	19-001	PD 05/14 Pre-Employment Polygr	300.00	
001.0000.15.521.40.41.001			5/23/2019	19-002	PD 05/21 Pre- Employment Polyg	300.00	
91053	5/31/2019	005342		RAINIER LIGHTING & ELECTRICAL,			\$92.32
502.0000.17.521.50.31.001			5/9/2019	514034-1	PKFC Supplies	92.32	
91054	5/31/2019	000473		ROBBLEE'S TOTAL SECURITY INC,			\$1,201.07
001.0000.11.576.81.31.001			5/16/2019	108241	PKFC Keys	207.18	
001.0000.11.576.81.31.001			5/15/2019	108233	PKFC Padlocks	993.89	
91055	5/31/2019	000481		ROTARY CLUB OF LAKEWOOD,			\$185.00

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.03.513.10.49.001			5/27/2019	819	CM 2019-2020 Rotary Dues: Caul	185.00	
91056	5/31/2019	012362		RYAN, SALLY			\$1,020.00
001.0000.00.233.10.00.000			5/24/2019	Ref000178783	05/19-PW-19-00061 X'LD-REFUND	1,020.00	
91057	5/31/2019	011271		SITE ONE LANDSCAPE SUPPLY LLC,			\$52.81
001.0000.11.542.70.31.001			5/24/2019	91611206-001	PKST Hand Saw	52.81	
91058	5/31/2019	010803		SKOOKUM CONTRACT SERVICES,			\$154.10
001.0000.15.521.10.41.001			5/31/2019	9022169	PD 05/19 Sani-Can Rental	154.10	
91059	5/31/2019	010348		SME SOLUTIONS, LLC,			\$950.00
502.0000.17.521.50.48.001			4/30/2019	278356	PKFC Compliance Testing	950.00	
91060	5/31/2019	010277		TACOMA DODGE CHRYSLER JEEP,			\$342.00
501.0000.51.521.10.48.005			5/6/2019	6318644/1	PDFL Car Maint	342.00	
91061	5/31/2019	007712		US BANK,			\$44.38
001.0000.04.514.20.41.064			5/10/2019	5365502	FN 07/01/18-06/30/19 Limted Ta	44.38	
91062	5/31/2019	011127		US BANK VOYAGER FLEET SYSTEMS,			\$3,111.54
501.0000.51.521.10.32.001			5/1/2019	869343012918	PDFL/PKFL 04/19 Fuel	1,439.65	
180.0000.15.521.21.32.001			5/1/2019	869343012918	PDFL/PKFL 04/19 Fuel	620.52	
181.0000.15.521.30.32.001			5/1/2019	869343012918	PDFL/PKFL 04/19 Fuel	297.73	
501.0000.51.548.79.32.001			5/1/2019	869343012918	PDFL/PKFL 04/19 Fuel	681.42	
501.0000.51.548.79.32.002			5/1/2019	869343012918	PDFL/PKFL 04/19 Fuel	72.22	
91063	5/31/2019	011595		WALTER E NELSON CO,			\$1,708.45
502.0000.17.518.30.31.001			5/24/2019	705426	PKFC Custodial Supplies	1,708.45	
91064	5/31/2019	006002		WASHINGTON STATE CRIMINAL,			\$1,900.00
001.0000.15.521.40.49.003			5/6/2019	201132361	PD Collision Investigation Nor	100.00	
001.0000.15.521.26.49.003			5/14/2019	201132418	PD SWAT Basic Casas, Clark, Te	1,800.00	
91065	5/31/2019	000586		WASHINGTON STATE PATROL,			\$797.79
001.0000.15.521.40.41.001			4/29/2019	T1900102	PD 04/22 EVOC Training	797.79	
91066	5/31/2019	002774		WCMA,			\$50.00
001.0000.03.513.10.49.001			5/28/2019	2019 Kelley-Fong	CM 2019 WCMA Renewal: Kelley-F	50.00	

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91067	5/31/2019	008553		ZONES INC,			\$3,753.09
503.0015.04.518.80.35.030			5/13/2019	K12891310101	IT 22in DVI Displayport	818.76	
503.0015.04.518.80.35.030			5/9/2019	K12890510101	IT Supplies	2,934.33	
91068	6/14/2019	010899		ACCESS INFORMATION MANAGEMENT,			\$1,779.30
001.0000.06.514.30.41.001			5/31/2019	7512839	LG AG 2015-198 005/19 Record R	1,779.30	
91069	6/14/2019	002293		AHBL INC,			\$1,400.00
301.0036.11.594.76.41.001			4/30/2019	113204	PK AG 2019-062 03/26-04/25 Lkw	1,400.00	
91070	6/14/2019	012376		APARICIO, ADRIAN			\$2,100.00
105.0001.07.559.20.41.001			6/14/2019	06/19 Relocate	AB Aparicio/Domingo Relocation	2,100.00	
91071	6/14/2019	012373		ATKINSON, PATRICIA			\$2,355.00
105.0001.07.559.20.41.001			6/14/2019	06/19 Relocate	AB Atkinson/Rendon Relocation	2,355.00	
91072	6/14/2019	010906		ATLANTIC SIGNAL LLC,			\$7,292.00
001.9999.15.521.26.35.010			5/15/2019	S25796	PD Invictus PTT wired for Moto	1,920.00	
001.9999.15.521.26.35.010			5/15/2019	S25796	PD Comtac Patriot Headset - BI	4,770.00	
001.9999.15.521.26.35.010			5/15/2019	S25796	PD R23 LO-VIS Kit	590.00	
001.9999.15.521.26.35.010			5/15/2019	S25796	freight	12.00	
91073	6/14/2019	004071		BEACON ATHLETICS,			\$995.00
001.0000.11.576.81.31.001			5/31/2019	0506437-IN	PKFC Paint Supplies	995.00	
91074	6/14/2019	010102		BEST PARKING LOT CLEANING INC,			\$6,264.23
401.0000.11.531.10.48.001			5/31/2019	178212	PKSW 05/19 Clean Town Cntr/Art	6,116.21	
401.0000.11.531.10.48.001			5/31/2019	178223	PKST 05/19 Clean City Hall Par	148.02	
91075	6/14/2019	009770		BRUCE DEES & ASSOCIATES,			\$837.50
301.0020.11.594.76.41.001			6/5/2019	6206	PK AG 2018-175 Wards Lk Master	837.50	
91076	6/14/2019	010991		CALLYO 2009 CORP,			\$2,505.72
180.0000.19.521.21.42.001			6/11/2019	R11424	PDSZ CALLYO~	2,280.00	
180.0000.19.521.21.42.001			6/11/2019	R11424	Sales Tax	225.72	
91077	6/14/2019	012375		CAMPOS, GLORIA			\$3,050.00
105.0001.07.559.20.41.001			6/14/2019	06/19 Relocate	AB Campos/Aparicio Relocation	3,050.00	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
91078	6/14/2019	012377		CAMPOS, VICTOR			\$2,100.00
105.0001.07.559.20.41.001		6/14/2019		06/19 Relocate	AB Campos Relocation Assistanc	2,100.00	
91079	6/14/2019	006493		CH2O INC,			\$219.80
502.0000.17.518.35.41.001		5/29/2019		281768	PKFC 05/19 Qtrly Labor	219.80	
91080	6/14/2019	012025		CHI FRANCISCAN OCCUP HEALTH,			\$890.00
001.0000.09.518.10.41.001		6/3/2019		00008588-00	HR 05/19 Physicals, Drug Scree	890.00	
91081	6/14/2019	000095		CHOUGH, KWANG S			\$251.60
001.0000.02.512.51.49.009		5/9/2019		05/09/19	MC 05/09, 05/20 Interpreter	251.60	
91082	6/14/2019	012366		CITY OF BUCKLEY,			\$55.00
001.0000.15.521.40.49.003		5/23/2019		2019-30	PD Situational Awareness Matte	55.00	
91083	6/14/2019	009191		CITY OF DUPONT,			\$4,024.04
001.0000.02.229.10.00.003		6/6/2019		05/19 Court Remit	MC 05/19 Court Remit	4,024.04	
91084	6/14/2019	006613		CITY OF UNIVERSITY PLACE,			\$3,467.71
001.0000.02.229.10.00.001		6/6/2019		05/19 Court Remit	MC 05/19 Court Remit	3,467.71	
91085	6/14/2019	011322		CLARITY CONSULTING ENG. PLLC,			\$1,320.00
001.0000.07.558.50.41.001		6/10/2019		1082	CD Full Code Review: Comfort I	1,320.00	
91086	6/14/2019	003948		COMCAST CORPORATION,			\$307.19
503.0000.04.518.80.42.001		5/19/2019		8498 35 011 2205662	IT 05/25-06/24 9420 Front St S	307.19	
91087	6/14/2019	005814		CUMMINS NORTHWEST LLC,			\$2,256.13
502.0000.17.521.50.48.001		2/2/2019		01-21938	PKFC PD Coolant Leak Near Radi	2,256.13	
91088	6/14/2019	011926		DIGO SERVICES,			\$250.00
001.0000.11.571.20.41.001		6/7/2019		060719	PKFC Translation Svcs	250.00	
91089	6/14/2019	009472		DISH NETWORK LLC,			\$158.00
503.0000.04.518.80.42.001		6/4/2019		8255 7070 8168 1616	IT 06/16-07/15 PD TV/HD Receiv	158.00	
91090	6/14/2019	010540		DOWNHOME SOLUTIONS,			\$670.39
190.0003.52.559.31.41.001		5/31/2019		5968	CDBG 07/01/19-06/30/20 Annual	670.39	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
91091	6/14/2019	004710		EQUIFAX CREDIT NORTHWEST CORP,			\$107.90
001.0000.15.521.10.41.001			5/18/2019	701VC01946	PD 05/19	107.90	
91092	6/14/2019	000166		FEDERAL EXPRESS,			\$47.05
001.0000.99.518.40.42.002			6/7/2019	6-575-67291	ND 05/31 Shipping	47.05	
91093	6/14/2019	002662		GENE'S TOWING INC,			\$153.86
001.0000.15.521.10.41.070			5/5/2019	26341	PD 05/05 Towing	76.93	
001.0000.15.521.10.41.070			4/24/2019	25829	PD 04/24 Towing	76.93	
91094	6/14/2019	012374		GRANDE, ENRIQUE			\$2,250.00
105.0001.07.559.20.41.001			6/14/2019	06/19 Relocate	AB Grande/Reyes Relocation Ass	2,250.00	
91095	6/14/2019	012372		GRE SPRINGHAVEN LLC,			\$2,000.00
190.3003.52.559.32.41.001			6/13/2019	00100	CDBG Netherly Rent Deposit: Em	2,000.00	
91096	6/14/2019	011894		HANSEN, PAIGE			\$350.00
104.0010.01.557.30.41.001			5/29/2019	1	HM 06/11 Famers Mkt Performanc	350.00	
91097	6/14/2019	012370		HAROLD LEMAY ENTERPRISES INC,			\$916.23
302.0053.21.595.30.45.004			6/1/2019	11390294	PWCP 05/01-05/31 4922 123rd St	916.23	
91098	6/14/2019	009728		HSA BANK,			\$108.00
001.0000.09.518.10.41.001			6/4/2019	W164990	HR 05/19 HSA Svc Fee	108.00	
91099	6/14/2019	011531		INFORM PUGET SOUND,			\$617.90
104.0011.01.557.30.41.001			5/20/2019	3745	HM SummerFEST Poster Distribut	617.90	
91100	6/14/2019	011489		INSI INC,			\$14,429.75
504.0000.09.518.34.48.001			5/31/2019	M13707	RM CI 2019-0036 IT Portion	14,429.75	
91101	6/14/2019	011106		J & J AUTOBODY REPAIR INC.,			\$3,656.12
504.0000.09.518.35.48.001			6/6/2019	28147	RM PDFL C# 2019-0041 Car Maint	3,656.12	
91102	6/14/2019	010331		JIMMY COLLINS & ASSOCIATES,			\$6,750.00
001.0000.03.513.10.41.001			6/9/2019	2019-0012	CM 04/19-06/07 Consult W/ ELT	6,750.00	
91103	6/14/2019	010885		JOHNSTON GROUP LLC,			\$4,500.00
001.0000.03.513.10.41.001			6/3/2019	957	CM AG 2018-193 06/19 Fed. Gov.	4,500.00	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
91104	6/14/2019	010716		JUBITZ FLEET SERVICES,			\$253.49
501.0000.51.521.10.32.001		5/31/2019	CL606831	PDFL 05/30		253.49	
91105	6/14/2019	011961		KELLEY IMAGING SYSTEMS,			\$7,455.89
503.0000.04.518.80.45.002		5/29/2019	IN532616	IT 05/19 Copier		120.88	
503.0000.04.518.80.45.002		5/29/2019	IN532616	IT 05/19 Copier		0.66	
503.0000.04.518.80.45.002		5/29/2019	IN532616	IT 05/19 Copier		15.00	
503.0000.04.518.80.45.002		5/29/2019	IN532616	IT 05/19 Copier		84.53	
503.0000.04.518.80.45.002		5/29/2019	IN532616	IT 05/19 Copier		43.43	
503.0000.04.518.80.45.002		5/29/2019	IN532616	IT 05/19 Copier		173.32	
503.0000.04.518.80.45.002		5/29/2019	IN532616	IT 05/19 Copier		14.19	
503.0000.04.518.80.45.002		5/29/2019	IN532616	IT 05/19 Copier		473.68	
503.0000.04.518.80.45.002		5/29/2019	IN532616	IT 05/19 Copier		36.06	
503.0000.04.518.80.45.002		5/29/2019	IN532616	IT 05/19 Copier		1,619.31	
503.0000.04.518.80.45.002		4/29/2019	IN521605	IT 04/19 Copier		2,581.64	
503.0000.04.518.80.45.002		3/29/2019	IN509787	IT 03/19 Copier		103.48	
503.0000.04.518.80.45.002		3/29/2019	IN509787	IT 03/19 Copier		0.36	
503.0000.04.518.80.45.002		3/29/2019	IN509787	IT 03/19 Copier		14.87	
503.0000.04.518.80.45.002		3/29/2019	IN509787	IT 03/19 Copier		80.49	
503.0000.04.518.80.45.002		3/29/2019	IN509787	IT 03/19 Copier		31.73	
503.0000.04.518.80.45.002		3/29/2019	IN509787	IT 03/19 Copier		195.55	
503.0000.04.518.80.45.002		3/29/2019	IN509787	IT 03/19 Copier		11.53	
503.0000.04.518.80.45.002		3/29/2019	IN509787	IT 03/19 Copier		491.60	
503.0000.04.518.80.45.002		3/29/2019	IN509787	IT 03/19 Copier		36.87	
503.0000.04.518.80.45.002		3/29/2019	IN509787	IT 03/19 Copier		1,326.71	
91106	6/14/2019	007626		KENYON DISEND PLLC,			\$112.00
001.0000.06.515.30.41.001		5/31/2019	188710	LG 05/19 Willoughby Appeal		112.00	
91107	6/14/2019	008414		LAKEWOOD FORD,			\$298.10
501.0000.51.548.79.48.005		6/11/2019	LCCS446202	PKFL Car Maint		195.07	
501.0000.51.548.79.48.005		5/28/2019	LCCS445486	PKFL Car Maint		38.68	
501.0000.51.521.10.48.005		5/24/2019	LCCS445403	PDFL Car Maint		64.35	
91108	6/14/2019	000300		LAKEWOOD WATER DISTRICT,			\$40,035.00
301.0013.11.594.76.41.124		6/13/2019	6/13/19 FSP Install	PK Install Meter @ FSP		14,850.00	
301.0013.11.594.76.41.124		6/13/2019	6/13/19 FSP Install5	PK Install 5 Meters @ FSP		25,185.00	

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91109	6/14/2019	000300		LAKEWOOD WATER DISTRICT,			\$2,684.59
001.0000.11.576.80.47.001			6/6/2019	10152-75741 06/06/19	PKFC 03/21-05/21 59th Ave & Fa	40.00	
001.0000.11.576.81.47.001			6/6/2019	26554-75741 06/06/19	PKFC 03/21-05/21 8714 87th Ave	128.07	
101.0000.11.542.70.47.001			6/6/2019	26979-75739 06/06/19	PKST 03/21-05/21 0 Steil & GLD	43.12	
101.0000.11.542.70.47.001			6/6/2019	10567-75741 06/06/19	PKST 03/21-05/21 8902 Meadow R	40.00	
001.0000.11.576.81.47.001			6/6/2019	11535-75741 06/06/19	PKFC 03/21-05/21 8714 87th Ave	2,119.86	
001.0000.11.576.81.47.001			5/30/2019	27555-75741 05/30/19	PKFC 0 Steil Blvd & Farwest	91.92	
001.0000.11.576.80.47.001			5/27/2019	10084-75741 05/27/19	PKFC 6002 Fairlawn & Brdgprt	221.62	
91110	6/14/2019	004680		LANGUAGE LINE SERVICES,			\$115.23
001.0000.02.512.51.49.009			5/31/2019	4574596	MC 05/19	115.23	
91111	6/14/2019	011263		LAW OFFICES OF MATTHEW RUSNAK,			\$2,250.00
001.0000.02.512.51.41.035			6/3/2019	233	MC 05/19	2,250.00	
91112	6/14/2019	011735		LEACH, JUSTEN			\$200.00
104.0010.01.557.30.41.001			6/10/2019	1	HM 06/18 Farmers Mkt Entertain	200.00	
91113	6/14/2019	010474		LEWIS COUNTY CHEMICAL,			\$1,781.60
502.0000.17.518.30.31.001			5/30/2019	160289	PKFC Custodial Supplies	1,781.60	
91114	6/14/2019	010712		LINDQUIST DENTAL CLINIC,			\$1,488.57
001.0000.11.565.10.41.020			4/11/2019	Q1/19	PKHS AG 2019-040 Q1/19 Uncompe	1,488.57	
91115	6/14/2019	011745		MONGE, KELLY			\$100.00
001.0000.11.569.50.41.001			6/7/2019	06/07/19	PKSR Aging Expo Entertainment	100.00	
91116	6/14/2019	012371		NATIONAL ASSOCIATION OF DRUG,			\$75.00
195.0021.02.512.53.49.003			6/12/2019	07/14-07/19	MC NADCP Substitution Fee For	75.00	
91117	6/14/2019	011393		NAVIA BENEFIT SOLUTIONS,			\$219.95
001.0000.09.518.10.41.001			5/31/2019	10196350	HR 05/19 Monthly Participation	219.95	
91118	6/14/2019	008848		NORTHWEST TRANSLATION SVCS,			\$252.75
001.0000.02.512.51.49.009			6/6/2019	LMC101218	MC 10/12/18 Interpreter Svc	132.75	
001.0000.02.512.51.49.009			6/6/2019	LMC10419	MC 01/04/18 Interpreter Svc	120.00	
91119	6/14/2019	000376		OFFICE DEPOT,			\$237.38
001.0000.15.521.10.31.001			5/14/2019	315070501001	PD Office Supplies	237.38	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
91120	6/14/2019	011424		OLBRECHTS & ASSOCIATES PLLC,			\$1,063.00
001.0000.07.589.00.41.001			6/2/2019	05/19	CD 05/19 Hearing Examiner LU19	1,063.00	
001.0000.07.389.00.00.000			6/2/2019	05/19	CD 05/19 Hearing Examiner LU19	-1,063.00	
001.0000.07.237.20.00.000			6/2/2019	05/19	CD 05/19 Hearing Examiner LU19	1,063.00	
91121	6/14/2019	000930		PACIFIC PLANTS INC,			\$319.26
001.0000.11.576.80.31.001			6/6/2019	86683	PKFC Supplies	159.36	
001.0000.11.576.81.31.001			6/6/2019	86684	PKFC Supplies	159.90	
91122	6/14/2019	009421		PACIFIC RIM TALENT,			\$11,525.00
104.0011.01.557.30.41.001			2/21/2019	02/21/19	HM 2019 MUSIC FOR SUMMERFEST~	11,525.00	
91123	6/14/2019	011739		PARADIGM COMMUNICATION GROUP,			\$4,000.00
104.0007.01.557.30.44.001			6/1/2019	O-149199	HM 06/19	4,000.00	
91124	6/14/2019	006117		PETTY CASH,			\$136.00
001.0000.11.571.22.41.001			6/13/2019	6/14/19 Healthy Buck	PKRC 06/14 Replenish Healthy B	136.00	
91125	6/14/2019	006117		PETTY CASH,			\$133.95
001.0000.15.521.40.49.001			6/13/2019	05/19 JN	PD Moody: Explosives License	50.00	
501.0000.51.521.10.32.001			6/13/2019	05/19 JN	PD Carroll: EVOC Trng	40.00	
001.0000.15.521.21.31.001			6/13/2019	05/19 JN	PD Feldman: Supplies	43.95	
91126	6/14/2019	010064		PINTO, MICHELLE			\$152.48
001.0000.02.512.51.49.009			5/28/2019	05/28/19	MC 05/28 Interpreter	152.48	
91127	6/14/2019	010933		POTTS, SAMUEL			\$405.42
001.0000.02.512.51.49.009			5/13/2019	05/13/19	MC 05/13, 05/14, 05/23 Interpr	405.42	
91128	6/14/2019	012352		PREMIER MEDIA GROUP,			\$2,300.00
001.0000.11.571.21.44.001			6/1/2019	2019-26445	PK 06/19 425 Magazine 1/2 Pg:	1,600.00	
001.0000.11.571.21.44.001			6/1/2019	2019ci-611	PK 06/06, 06/27 South Sound We	700.00	
91129	6/14/2019	010204		PROTECT YOUTH SPORTS,			\$47.85
001.0000.09.518.10.41.001			6/1/2019	710284	HR 05/19 Nat'l Combo Searches	47.85	
91130	6/14/2019	000445		PUGET SOUND ENERGY,			\$18,962.09
101.0000.11.542.63.47.006			6/3/2019	300000007165 6/03/19	PKST 05/02-05/31 N of Lk WA Bl	17,622.80	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.11.576.80.47.005			5/31/2019	200001526637 5/31/19	PKFC 04/30-05/30 9222 Veteran'	59.12	
001.0000.11.576.80.47.005			5/31/2019	200004973653 5/31/19	PKFC 04/30-05/30 14717 Woodlaw	80.51	
101.0000.11.542.63.47.006			5/31/2019	200006381095 5/31/19	PKST 04/30-05/30 7819 150th St	21.24	
101.0000.11.542.63.47.006			5/31/2019	220008814687 5/31/19	PKST 04/30-05/30 7000 150th St	18.26	
101.0000.11.542.63.47.006			5/31/2019	220017817689 5/31/19	PKST 04/30-05/30 11521 GLD SW	62.02	
001.0000.11.576.80.47.005			5/31/2019	220018963391 5/31/19	PKFC 04/30-05/30 10365 112th S	57.03	
001.0000.11.576.80.47.005			6/20/2019	300000000129 6/20/19	PKFC 04/30-05/30 11500 Militar	90.61	
001.0000.11.576.80.47.005			6/20/2019	300000010268 6/20/19	PKFC 04/30-05/30 Woodlawn Ave	130.68	
502.0000.17.518.35.47.011			5/20/2019	200018357661 5/20/19	PKFC 04/18-05/17 6000 Main St	481.74	
001.0000.11.576.80.47.005			5/24/2019	220002793168 5/24/19	PKFC 04/24-05/23 8807 25th Ave	40.55	
001.0000.11.576.81.47.005			5/24/2019	300000010896 5/24/19	PKFC 04/19-05/20 Ft Steil Park	149.89	
001.0000.11.576.81.47.005			5/24/2019	300000010938 5/24/19	PKFC 04/19-05/20 8802 Dresden	147.64	
91131	6/14/2019	005342		RAINIER LIGHTING & ELECTRICAL,			\$56.97
101.0000.11.542.64.31.001			5/23/2019	514649-1	PKST PVC Bell End	22.07	
001.0000.11.576.80.31.001			6/4/2019	515043-1	PKFC Maint. Supplies	34.90	
91132	6/14/2019	006225		RASCHKE, PHILLIP			\$1,901.23
104.0022.01.557.30.31.001			6/3/2019	06/03/19	HM FAB Festival Supplies	371.23	
104.0022.01.557.30.45.004			6/3/2019	06/03/19	HM 09/13-09/15 Movie Screening	1,530.00	
91133	6/14/2019	005101		RICH, JANET			\$314.40
001.0000.11.569.50.41.001			6/10/2019	04/01-06/03/19	PKSR 04/01-06/03 Instructor	314.40	
91134	6/14/2019	010478		RICOH USA INC,			\$375.85
503.0000.04.518.80.45.002			5/24/2019	102165156	IT 05/18-06/17 Copier	375.85	
91135	6/14/2019	011507		SEUI, MICHAEL			\$132.76
001.0000.02.512.51.49.009			6/16/2019	05/16/19	MC 05/16 Interpreter	132.76	
91136	6/14/2019	011227		SHOW CASE MEDIA,			\$1,744.00
001.0000.11.571.21.44.001			6/7/2019	2851	PKRC 1/2 Page AD In SummerFest	1,256.00	
001.0000.11.571.20.44.001			6/7/2019	2852	PKRC 1/4 Ad Summer Concert Ser	488.00	
91137	6/14/2019	010180		SIX ROBBLEES' INC,			\$24.94
101.0000.11.544.90.31.001			5/31/2019	2-710036	PKST Maint. Supplies	24.94	
91138	6/14/2019	009554		SNOHOMISH COUNTY SHERIFF'S OFC,			\$110.00
001.0000.15.521.40.49.003			6/6/2019	Shelton 2019	PD Adv Motor Officer Cert Butt	110.00	

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91139	6/14/2019	009943		SPECIAL ASPHALT PRODUCTS INC,			\$9,193.38
101.0000.11.542.30.31.030			5/21/2019	INVC080270	PKST/PWCP Crackfill Material	5,516.01	
302.0005.21.595.30.31.030			5/21/2019	INVC080270	PKST/PWCP Crackfill Material	3,677.37	
91140	6/14/2019	011544		STOWE DEV AND STRATEGIES,			\$2,600.00
001.9999.13.558.70.41.001			6/3/2019	29	ED AG 2016-181 05/19 Consultin	2,600.00	
91141	6/14/2019	011013		TANNE, CARLO			\$159.68
001.0000.02.512.51.49.009			5/7/2019	05/07/19	MC 05/07 Interpreter	159.68	
91142	6/14/2019	010626		TIMCO INC,			\$32.19
501.0000.51.548.79.31.006			5/31/2019	T017261	PKFL Fittings For Water System	32.19	
91143	6/14/2019	005831		TOWN OF STEILACOOM,			\$7,436.50
001.0000.02.229.10.00.002			6/6/2019	05/19 Court Remit	MC 05/19 Court Remit	7,436.50	
91144	6/14/2019	004621		TPCSC,			\$4,647.26
104.0016.01.557.30.41.001			5/31/2019	623	HM AG 2019-014 05/19 Lodging T	4,647.26	
91145	6/14/2019	011127		US BANK VOYAGER FLEET SYSTEMS,			\$3,314.68
501.0000.51.521.10.32.001			6/1/2019	869343012922	PDFL	210.15	
501.0000.51.521.10.32.001			6/1/2019	869343012922	PDFL 05/19 Fuel	37.37	
501.0000.51.521.10.32.001			6/1/2019	869343012922	PDFL 05/19 Fuel	70.55	
501.0000.51.521.10.32.001			6/1/2019	869343012922	PDFL 05/19 Fuel	45.92	
501.0000.51.521.10.32.001			6/1/2019	869343012922	PDFL 05/19 Fuel	13.95	
501.0000.51.521.10.32.001			6/1/2019	869343012922	PDFL 05/19 Fuel	13.92	
501.0000.51.521.10.32.001			6/1/2019	869343012922	PDFL 05/19 Fuel	26.83	
501.0000.51.521.10.32.001			6/1/2019	869343012922	PDFL 05/19 Fuel	60.22	
501.0000.51.521.10.32.001			6/1/2019	869343012922	PDFL 05/19 Fuel	47.99	
501.0000.51.521.10.32.001			6/1/2019	869343012922	PDFL 05/19 Fuel	60.42	
501.0000.51.521.10.32.001			6/1/2019	869343012922	PDFL 05/19 Fuel	227.55	
501.0000.51.521.10.32.001			6/1/2019	869343012922	PDFL 05/19 Fuel	142.81	
501.0000.51.521.10.32.001			6/1/2019	869343012922	PDFL 05/19 Fuel	38.08	
501.0000.51.521.10.32.001			6/1/2019	869343012922	PDFL 05/19 Fuel	9.49	
501.0000.51.521.10.32.001			6/1/2019	869343012922	PDFL 05/19 Fuel	58.64	
501.0000.51.521.10.32.001			6/1/2019	869343012922	PDFL 05/19 Fuel	95.92	
501.0000.51.521.10.32.001			6/1/2019	869343012922	PDFL 05/19 Fuel	125.64	
501.0000.51.521.10.32.001			6/1/2019	869343012922	PDFL 05/19 Fuel	23.55	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
501.0000.51.521.10.32.001			6/1/2019	869343012922	PDFL 05/19 Fuel	10.29	
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501.0000.51.521.10.32.001			6/1/2019	869343012922	PDFL 05/19 Fuel	42.03	
501.0000.51.521.10.32.001			6/1/2019	869343012922	PDFL 05/19 Fuel	17.53	
180.0000.15.521.21.32.001			6/1/2019	869343012922	PDFL 05/19 Fuel	87.80	
180.0000.15.521.21.32.001			6/1/2019	869343012922	PDFL 05/19 Fuel	42.87	
181.0000.15.521.30.32.001			6/1/2019	869343012922	PDFL 05/19 Fuel	37.77	
180.0000.15.521.21.32.001			6/1/2019	869343012922	PDFL 05/19 Fuel	453.20	
181.0000.15.521.30.32.001			6/1/2019	869343012922	PDFL 05/19 Fuel	204.36	
180.0000.15.521.21.32.001			6/1/2019	869343012922	PDFL 05/19 Fuel	13.78	
501.0000.51.521.10.32.001			6/1/2019	869343012922	PDFL 05/19 Fuel	106.61	
501.0000.51.548.79.32.001			6/1/2019	869343012922	PKFL 05/19 Fuel	155.80	
501.0000.51.548.79.32.001			6/1/2019	869343012922	PKFL 05/19 Fuel	243.06	
501.0000.51.548.79.32.001			6/1/2019	869343012922	PKFL 05/19 Fuel	59.92	
501.0000.51.548.79.32.001			6/1/2019	869343012922	PKFL 05/19 Fuel	186.05	
501.0000.51.548.79.32.001			6/1/2019	869343012922	PKFL 05/19 Fuel	96.93	
501.0000.51.548.79.32.002			6/1/2019	869343012922	PKFL 05/19 Fuel	132.38	
501.0000.51.548.79.32.001			6/1/2019	869343012922	PKFL 05/19 Fuel	70.12	
91146	6/14/2019	009856		UTILITIES UNDERGROUND LOCATION,			\$421.83
101.0000.11.544.90.41.001			5/31/2019	9050177	PKST/PWST 05/19 Excavation Not	210.92	
401.0000.11.531.10.41.001			5/31/2019	9050177	PKST/PWST 05/19 Excavation Not	210.91	
91147	6/14/2019	012369		VANDERLINDE, ANTHONY			\$15.00
001.0101.11.347.30.06.001			6/5/2019	006593	PK Refund 05/30 Boat Launch, P	13.65	
001.0000.00.229.10.00.004			6/5/2019	006593	PK Refund 05/30 Boat Launch, P	1.35	
91148	6/14/2019	002509		VERIZON WIRELESS,			\$9,711.37
503.0000.04.518.80.42.001			5/16/2019	9830265330	IT 04/17-05/16 Phone	37.78	
503.0000.04.518.80.42.001			5/16/2019	9830265330	IT 04/17-05/16 Phone	37.78	
503.0000.04.518.80.42.001			5/16/2019	9830265330	IT 04/17-05/16 Phone	59.16	
503.0000.04.518.80.42.001			5/16/2019	9830265330	IT 04/17-05/16 Phone	69.16	
503.0000.04.518.80.42.001			5/16/2019	9830265330	IT 04/17-05/16 Phone	47.78	
503.0000.04.518.80.42.001			5/16/2019	9830265330	IT 04/17-05/16 Phone	284.46	
503.0000.04.518.80.42.001			5/16/2019	9830265330	IT 04/17-05/16 Phone	171.12	
503.0000.04.518.80.42.001			5/16/2019	9830265330	IT 04/17-05/16 Phone	69.16	
503.0000.04.518.80.42.001			5/16/2019	9830265330	IT 04/17-05/16 Phone	37.78	
503.0000.04.518.80.42.001			5/16/2019	9830265330	IT 04/17-05/16 Phone	47.78	
503.0000.04.518.80.42.001			5/16/2019	9830265330	IT 04/17-05/16 Phone	96.94	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
503.0000.04.518.80.42.001			5/16/2019	9830265331	IT 04/17-05/16 Phone	193.88	
503.0000.04.518.80.42.001			5/16/2019	9830265331	IT 04/17-05/16 Phone	518.90	
503.0000.04.518.80.42.001			5/16/2019	9830265331	IT 04/17-05/16 Phone	30.46	
503.0000.04.518.80.42.001			5/16/2019	9830265331	IT 04/17-05/16 Phone	106.30	
503.0000.04.518.80.42.001			5/16/2019	9830265332	IT 04/17-05/16 Phone	17.61	
503.0000.04.518.80.42.001			5/16/2019	9830265332	IT 04/17-05/16 Phone	170.88	
503.0000.04.518.80.42.001			5/16/2019	9830265332	IT 04/17-05/16 Phone	179.95	
503.0000.04.518.80.42.001			5/16/2019	9830265332	IT 04/17-05/16 Phone	35.24	
503.0000.04.518.80.42.001			5/16/2019	9830265333	IT 04/17-05/16 Phone	74.83	
503.0000.04.518.80.42.001			5/16/2019	9830265333	IT 04/17-05/16 Phone	198.45	
503.0000.04.518.80.42.001			5/16/2019	9830299627	IT 04/17-05/16 Phone	271.90	
503.0000.04.518.80.42.001			5/16/2019	9830299627	IT 04/17-05/16 Phone	37.78	
503.0000.04.518.80.42.001			5/16/2019	9830299627	IT 04/17-05/16 Phone	75.56	
180.0000.15.521.21.42.001			5/26/2019	9830980007	PDSZ/IT 04/27-05/26 Phone	644.93	
503.0000.04.518.80.42.001			5/26/2019	9830980007	PDSZ/IT 04/27-05/26 Phone	5,462.78	
180.0000.15.521.21.42.001			5/26/2019	9830980008	PDSZ/IT 04/27-05/26 Phone	64.39	
503.0000.04.518.80.42.001			5/26/2019	9830980008	PDSZ/IT 04/27-05/26 Phone	668.63	
91149	6/14/2019	002509		VERIZON WIRELESS,			\$245.09
503.0000.04.518.80.42.001			5/15/2019	INV17038853	IT 03/19 GPS	245.09	
91150	6/14/2019	012326		VISA - 0131,			\$2,740.10
101.0000.21.543.30.35.004			5/27/2019	0131/Fin 5 05/27/19	PKST Chair	438.50	
001.0000.09.518.10.49.003			5/27/2019	0131/Fin 5 05/27/19	HR DiverCity Conf: Bainville,	300.00	
302.0053.21.595.30.45.004			5/27/2019	0131/Fin 5 05/27/19	PWCP Dumpster Deposit 4922 123	500.00	
503.0015.04.518.80.35.001			5/27/2019	0131/Fin 5 05/27/19	IT 3 Monitors	890.16	
503.0015.04.518.80.35.001			5/27/2019	0131/Fin 5 05/27/19	IT 2 Monitors	593.44	
192.0000.00.558.60.49.003			5/27/2019	0131/Fin 5 05/27/19	SSMP Howard O Scott Event: Lun	18.00	
91151	6/14/2019	011723		VISA - 0133,			\$1,656.90
001.0000.06.515.31.43.005			5/27/2019	0133/Schuma 05/27/19	LG WSAMA Spring Conf: Cox	54.20	
001.0000.06.515.30.41.001			5/27/2019	0133/Schuma 05/27/19	LG 18-1-04273-1 Case Filing Fe	6.50	
001.0000.03.513.10.43.001			5/27/2019	0133/Schuma 05/27/19	CM AWC Annual Conf: Caulfield	282.59	
001.0000.06.515.30.41.001			5/27/2019	0133/Schuma 05/27/19	LG 18-1-04273-1 Case Filing Fe	6.50	
001.0000.03.513.10.49.003			5/27/2019	0133/Schuma 05/27/19	CM Lkwd Chamber Mtg: Caulfield	22.50	
001.0000.06.515.30.41.001			5/27/2019	0133/Schuma 05/27/19	LG 19-2-06639-9 Case Filing Fe	6.50	
001.0000.06.515.30.41.001			5/27/2019	0133/Schuma 05/27/19	LG 19-2-06456-9 Case Filing Fe	6.50	
001.0000.06.515.30.41.001			5/27/2019	0133/Schuma 05/27/19	LG 19-2-6639-9 Case Filing Fee	6.50	
001.0000.06.515.30.49.003			5/27/2019	0133/Schuma 05/27/19	LG Legislative Deep Dive Webin	35.00	

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001.0000.03.513.10.49.001			5/27/2019	0133/Schuma 05/27/19	CM Econ. Dev. Board For TPC: C	135.00	
001.0000.03.513.10.43.001			5/27/2019	0133/Schuma 05/27/19	CM AWC Annual Conf: Kelley-Fon	252.61	
001.0000.09.518.10.31.001			5/27/2019	0133/Schuma 05/27/19	HR Cookies For Volunteer Appre	250.00	
001.0000.06.515.30.49.003			5/27/2019	0133/Schuma 05/27/19	LG TRAIN Support Staff Conf:	460.00	
001.0000.06.515.31.49.003			5/27/2019	0133/Schuma 05/27/19	LG TPCBA Tech Law CLE: Cox	125.00	
001.0000.06.515.30.41.001			5/27/2019	0133/Schuma 05/27/19	LG 18-1-04653-1 Case Filing Fe	7.50	
91152	6/14/2019	011755		VISA - 0349,			\$1,625.28
001.0000.15.521.80.31.001			5/27/2019	0349/Meeks 05/27/19	PD Keyboard	392.81	
001.0000.15.521.10.31.001			5/27/2019	0349/Meeks 05/27/19	PD Disposable Blankets	365.97	
001.0000.15.521.70.31.008			5/27/2019	0349/Meeks 05/27/19	PD Boots Repair Butts	60.00	
001.0000.15.521.70.31.008			5/27/2019	0349/Meeks 05/27/19	PD Boots McGettingan	806.50	
91153	6/14/2019	011541		VISA - 0456,			\$120.50
001.0000.15.521.40.43.002			5/27/2019	0456/PD3 05/27/19	PD WASPC Conf Henson	120.50	
91154	6/14/2019	011749		VISA - 0513,			\$198.30
502.0000.17.518.35.31.001			5/27/2019	0513/Ferm 05/27/19	PKFC Thermostat Guard	85.96	
502.0000.17.518.35.35.001			5/27/2019	0513/Ferm 05/27/19	PKFC WireSpanner/Telescopic Po	112.34	
91155	6/14/2019	011958		VISA - 0975,			\$281.96
105.0002.07.559.20.31.001			5/27/2019	0975/Gumm 05/27/19	AB Hand Sanitizer	3.29	
190.0003.52.559.31.31.001			5/27/2019	0975/Gumm 05/27/19	CDBG Batteries	18.77	
105.0001.07.559.20.42.002			5/27/2019	0975/Gumm 05/27/19	AB 2621 84th St SW Abatement	180.50	
105.0001.07.559.20.42.002			5/27/2019	0975/Gumm 05/27/19	AB 9320-30 BPW Abatement	15.70	
105.0001.07.559.20.42.002			5/27/2019	0975/Gumm 05/27/19	AB 9314 BPW Abatement	15.70	
001.0000.99.518.40.42.002			5/27/2019	0975/Gumm 05/27/19	ND Mail Unsafe Notices	29.60	
105.0001.07.559.20.42.002			5/27/2019	0975/Gumm 05/27/19	AB RHSP: Colonial Court Apts.	18.40	
91156	6/14/2019	012354		VISA - 1105,			\$520.54
001.0000.11.571.20.31.001			5/27/2019	1105/Martin 05/27/19	PKRC Office Supplies	19.63	
001.0000.11.571.20.31.001			5/27/2019	1105/Martin 05/27/19	PKRC Office Supplies	30.73	
001.0000.11.571.21.31.001			5/27/2019	1105/Martin 05/27/19	PKRC SummerFest Stickers	262.47	
001.0000.11.571.21.31.001			5/27/2019	1105/Martin 05/27/19	PKRC SummerFest Stickers	207.71	
91157	6/14/2019	011797		VISA - 2485,			\$899.17
001.0000.09.518.10.31.005			5/27/2019	2485/Fin 6 05/27/19	HR Police Officer Interview Pa	70.17	
101.0000.21.544.20.49.003			5/27/2019	2485/Fin 6 05/27/19	PWST APWA Public Works Expo: O	829.00	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
91158	6/14/2019	011554		VISA - 2973,			\$1,362.88
001.0000.04.514.20.43.001			5/27/2019	2973/Fin 2 05/27/19	FN GFOA Annual Conf: Kraus Bag	60.00	
001.0000.04.514.20.43.006			5/27/2019	2973/Fin 2 05/27/19	FN GFOA Annual Conf: Kraus	34.88	
001.0000.04.514.20.43.002			5/27/2019	2973/Fin 2 05/27/19	FN GFOA Annual Conf: Kraus	1,268.00	
91159	6/14/2019	011858		VISA - 5157,			\$4,979.30
001.0000.15.521.32.35.017			5/27/2019	5157/PD1 05/27/19	PD Camera	263.72	
501.0000.51.521.21.41.124			5/27/2019	5157/PD1 05/27/19	PDFL Reg & Tabs Renewal	575.75	
501.0000.51.521.21.41.124			5/27/2019	5157/PD1 05/27/19	PDFL Reg & Tabs Renewal	200.75	
001.0000.15.521.22.31.001			5/27/2019	5157/PD1 05/27/19	PD Supplies	245.00	
001.0000.15.521.21.43.005			5/27/2019	5157/PD1 05/27/19	PDFL Toll Charges	12.00	
001.0000.15.521.21.35.010			5/27/2019	5157/PD1 05/27/19	PD Shoulder Holster	272.88	
001.0000.15.521.40.43.002			5/27/2019	5157/PD1 05/27/19	PD WHIA Conf Stewart	349.65	
001.0000.15.521.40.43.002			5/27/2019	5157/PD1 05/27/19	PD WHIA Conf Sale	349.65	
001.0000.15.521.40.43.002			5/27/2019	5157/PD1 05/27/19	PD WHIA Conf Herritt	349.65	
001.0000.15.521.90.43.002			5/27/2019	5157/PD1 05/27/19	PD WHIA Conf Lofland	349.65	
001.0000.15.521.32.31.001			5/27/2019	5157/PD1 05/27/19	PD Spray Paint	81.72	
001.0000.15.521.10.43.005			5/27/2019	5157/PD1 05/27/19	PDFL 04/29 Toll Charges	7.00	
001.0000.15.521.10.43.005			5/27/2019	5157/PD1 05/27/19	PDFL 05/07 Toll Charges	2.75	
001.0000.15.521.10.35.010			5/27/2019	5157/PD1 05/27/19	PD Gazebo	1,627.49	
001.0000.15.521.10.43.005			5/27/2019	5157/PD1 05/27/19	PDFL Toll Charges	7.00	
001.0000.15.521.10.35.010			5/27/2019	5157/PD1 05/27/19	PD Supplies	284.64	
91160	6/14/2019	011659		VISA - 7212,			\$367.19
501.0000.51.548.79.31.006			5/27/2019	7212/PWOM 05/27/19	PKFL Hydraulic Hoses	242.19	
101.0000.11.544.90.49.003			5/27/2019	7212/PWOM 05/27/19	PKST TRAIN Support Staff Conf:	125.00	
91161	6/14/2019	011136		VISA - 7750,			\$710.54
001.0000.15.521.80.31.001			5/27/2019	7750/Allen 05/27/19	PD Gloves	684.88	
001.0000.99.518.40.42.002			5/27/2019	7750/Allen 05/27/19	ND 05/14 Postage	12.01	
001.0000.99.518.40.42.002			5/27/2019	7750/Allen 05/27/19	ND 05/21 Postage	13.65	
91162	6/14/2019	011137		VISA - 7768,			\$42.00
001.0000.15.521.40.49.003			5/27/2019	7768/Alwine 05/27/19	PD FBINAA Alwine	42.00	
91163	6/14/2019	011138		VISA - 7776,			\$435.24
001.0000.11.576.81.45.004			5/27/2019	7776/Anders 05/27/19	PKFC Rental Deposit For Cement	50.00	
001.0000.11.576.81.45.004			5/27/2019	7776/Anders 05/27/19	PKFC Rental Bal For Cement Mix	33.69	
001.0000.11.576.81.31.001			5/27/2019	7776/Anders 05/27/19	PKFC Maint Supplies	285.98	

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001.0000.11.576.81.31.008			5/27/2019	7776/Anders 05/27/19	PKFC Safety Coat - Anderson	65.57	
91164	6/14/2019	011140		VISA - 7800,			\$553.85
501.0000.51.548.79.31.006			5/27/2019	7800/Cummin 05/27/19	PKFL Socket/Ext. To Remove Bla	29.87	
101.0000.11.544.90.31.001			5/27/2019	7800/Cummin 05/27/19	PKST Ice For Crew Drinking Wat	13.95	
101.0000.11.544.90.31.001			5/27/2019	7800/Cummin 05/27/19	PKST Trailer Plug Adapters	45.03	
101.0000.11.542.64.49.003			5/27/2019	7800/Cummin 05/27/19	PKST IMSA Conf: Cota	465.00	
91165	6/14/2019	011144		VISA - 7818,			\$1,628.75
302.0004.21.595.30.63.001			5/27/2019	7818/Davis 05/27/19	PWCP Bark	1,599.04	
302.0004.21.595.30.63.001			5/27/2019	7818/Davis 05/27/19	PWCP Pipe Glue	8.77	
302.0012.21.595.30.63.001			5/27/2019	7818/Davis 05/27/19	PWCP Topsoil	20.94	
91166	6/14/2019	011148		VISA - 7867,			\$1,932.41
501.0000.51.548.79.31.006			5/27/2019	7867/Hinkle 05/27/19	PKFL Lining For Trailer	1,932.41	
91167	6/14/2019	011158		VISA - 7966,			\$3,123.11
001.0000.15.521.40.49.003				06/03-06/04/19	PD AR15 Armorer Course Cancell	-350.00	
001.0000.15.521.40.49.003				PH00897182	PD CPR Class Cancellation Cone	-115.00	
001.0000.15.521.10.31.001			5/27/2019	Pitts/7966 05/27/19	PD Magnetic Hooks	54.09	
001.0000.15.521.40.43.001			5/27/2019	Pitts/7966 05/27/19	PD NADCP Vet Drug Crt Conf Car	519.30	
195.0022.15.521.30.49.001			5/27/2019	Pitts/7966 05/27/19	PD Phlebotomy Re-Cert Babcock	147.50	
001.0000.15.521.40.49.003			5/27/2019	Pitts/7966 05/27/19	PD CIT Int'l Conf Vanzant	500.00	
001.0000.15.521.40.43.002			5/27/2019	Pitts/7966 05/27/19	PD NWGIA Conf Devaney/Maulen	680.35	
180.0000.15.521.21.43.002			5/27/2019	Pitts/7966 05/27/19	PD NWGIA Conf Merrill	680.35	
001.0000.15.521.10.35.004			5/27/2019	Pitts/7966 05/27/19	PD Arm Risers	72.52	
001.0000.15.521.40.49.003			5/27/2019	Pitts/7966 05/27/19	PD Glock Armorer Course Wiley	250.00	
001.0000.15.521.40.43.001			5/27/2019	Pitts/7966 05/27/19	PD Leadsonline Leadership Conf	684.00	
91168	6/14/2019	012291		VISA - 7970,			\$11.00
001.0000.03.513.10.43.005			5/27/2019	7970/Caulfi 05/27/19	CM EDB Board Mtg: Caulfield	11.00	
91169	6/14/2019	011159		VISA - 7974,			\$1,385.67
001.0000.11.569.50.31.001			5/27/2019	7974/Scheid 05/27/19	PKSR Supplies	11.46	
001.0000.11.569.50.49.003			5/27/2019	7974/Scheid 05/27/19	PKSR WSASC Washburn	349.00	
001.0000.11.569.50.31.001			5/27/2019	7974/Scheid 05/27/19	PKSR Supplies	195.64	
001.0000.11.569.50.31.001			5/27/2019	7974/Scheid 05/27/19	PKSR Supplies - Mother's Day E	19.78	
001.0000.11.569.50.31.001			5/27/2019	7974/Scheid 05/27/19	PKSR Supplies - Open House/Agi	158.64	
001.0000.11.569.50.49.003			5/27/2019	7974/Scheid 05/27/19	PKSR T.R.A.I.N Washburn	125.00	

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001.0000.11.569.50.43.002			5/27/2019	7974/Scheid 05/27/19	PKSR NEMAA Scheid	526.15	
91170	6/14/2019	011162		VISA - 8006,			\$836.32
001.0000.15.521.10.31.001			5/27/2019	Unfred/8006 05/27/19	PD Staff Photos	4.53	
001.0000.15.521.40.43.004			5/27/2019	Unfred/8006 05/27/19	PD Spec Events Sec Seminar Unf	24.47	
001.0000.15.521.40.43.002			5/27/2019	Unfred/8006 05/27/19	PD Spec Events Sec Seminar Unf	784.44	
001.0000.15.521.40.43.004			5/27/2019	Unfred/8006 05/27/19	Spec Events Sec Seminar Unfred	22.88	
91171	6/14/2019	011163		VISA - 8014,			\$5,424.57
001.0000.11.576.80.47.001			5/27/2019	8014/Willia 05/27/19	PK Lien On Water Meter	306.19	
501.0000.51.548.79.31.006			5/27/2019	8014/Willia 05/27/19	PKFL Supplies	294.61	
101.0000.11.544.90.31.008			5/27/2019	8014/Willia 05/27/19	PK Uniforms	4,572.29	
001.0000.11.576.80.35.001			5/27/2019	8014/Willia 05/27/19	PKFC Supplies	179.05	
101.0000.11.544.90.31.008			5/27/2019	8014/Willia 05/27/19	PK Rain Jacket	24.43	
501.0000.51.548.79.41.124			5/27/2019	8014/Willia 05/27/19	PKFL License Fee	48.00	
91172	6/14/2019	011164		VISA - 8022,			\$358.94
001.0000.15.521.40.49.003				72023	PD AWC Zaro	-320.00	
501.0000.51.521.10.32.001			4/26/2019	Zaro/8022 04/26/19	PD Fuel	19.86	
001.0000.15.521.40.43.001			5/27/2019	Zaro/8022 05/27/19	PD WASPC Conference Zaro	30.45	
001.0000.15.521.40.43.001			5/27/2019	Zaro/8022 05/27/19	PD WASPC Conference Zaro	32.59	
001.0000.15.521.40.43.002			5/27/2019	Zaro/8022 05/27/19	PD WASPC Conference Zaro	596.04	
91173	6/14/2019	011165		VISA - 8030,			\$2,966.71
401.0000.41.531.10.49.003			5/27/2019	8030/Fin 1 05/27/19	PWSW APWA Public Works Expo: V	829.00	
192.0000.00.558.60.49.003			5/27/2019	8030/Fin 1 05/27/19	SSMP Military Affairs Forum: L	40.00	
001.0000.09.518.10.41.001			5/27/2019	8030/Fin 1 05/27/19	HR Volunteer Appreciation Cate	1,016.29	
104.0010.01.557.30.31.001			5/27/2019	8030/Fin 1 05/27/19	HM Farmers Market Magnets	124.89	
192.0000.00.558.60.41.001			5/27/2019	8030/Fin 1 05/27/19	SSMP 05/12-06/11 Survey Monkey	40.67	
104.0011.01.557.30.31.001			5/27/2019	8030/Fin 1 05/27/19	HM Triathlon Drawstring Backpa	596.07	
001.0000.07.558.60.49.003			5/27/2019	8030/Fin 1 05/27/19	CD/PWST Support Staff Conf: De	62.50	
101.0000.21.543.30.49.003			5/27/2019	8030/Fin 1 05/27/19	CD/PWST Support Staff Conf: De	62.50	
001.0000.07.558.65.31.004			5/27/2019	8030/Fin 1 05/27/19	CD 2016 Edition Of IEDC Econ	69.79	
001.0000.11.571.20.49.003			5/27/2019	8030/Fin 1 05/27/19	PKRC Support Staff Conf: York	125.00	
91174	6/14/2019	011167		VISA - 8055,			\$1,598.97
192.0000.00.558.60.31.001			5/27/2019	8055/Fin 3 05/27/19	SSMP Mktg. Pads & Pens	410.32	
001.0000.07.558.50.43.002			5/27/2019	8055/Fin 3 05/27/19	CD WSAPT Spring Conf: Hines	209.44	
001.0000.02.523.30.43.002			5/27/2019	8055/Fin 3 05/27/19	MC WSMP Annual Conf: Sloan	318.75	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.02.523.30.43.002			5/27/2019	8055/Fin 3 05/27/19	MC WSMP Annual Conf: Himes	318.75	
001.0000.02.512.50.43.002			5/27/2019	8055/Fin 3 05/27/19	MC DMCMA Annual Conf: Wright	341.71	
91175	6/14/2019	011168		VISA - 8063,			\$8,827.59
104.0010.01.557.30.31.001			5/27/2019	8063/Fin 4 05/27/19	HM Farmers Market Bags	916.78	
104.0010.01.557.30.31.001			5/27/2019	8063/Fin 4 05/27/19	HM Farmers Market Bags	7,215.74	
001.0000.09.518.10.43.002			5/27/2019	8063/Fin 4 05/27/19	HR AWC Labor Relations Inst: S	325.34	
001.0000.09.518.10.43.002			5/27/2019	8063/Fin 4 05/27/19	HR AWC Labor Relations Inst: P	325.34	
501.0000.51.548.79.32.002			5/27/2019	8063/Fin 4 05/27/19	PKFL Gas	44.39	
91176	6/14/2019	011688		VISA - 8079,			\$6,552.75
101.0000.11.542.64.35.014			5/27/2019	8079/Logan 05/27/19	PKST Opticom Detectors	3,145.85	
101.0000.11.542.64.35.014			5/27/2019	8079/Logan 05/27/19	PKST Opticom Detectors	3,406.90	
91177	6/14/2019	011172		VISA - 8105,			\$1,749.00
180.0000.15.521.21.43.002			5/27/2019	8105/PD2 05/27/19	PD WSNIA Conf Crommes/Clark	567.00	
180.0000.15.521.21.43.002			5/27/2019	8105/PD2 05/27/19	PD WSNIA Conf Moody/Criss	567.00	
180.0000.15.521.21.43.002			5/27/2019	8105/PD2 05/27/19	PD WSNIA Conf Larson/Barnard	567.00	
180.0000.15.521.21.43.006			5/27/2019	8105/PD2 05/27/19	PD WSNIA Conf Larson	48.00	
91178	6/14/2019	011714		VISA - 8434,			\$115.00
001.0000.15.521.40.49.003			5/27/2019	8434/Nichol 05/27/19	PD T.R.A.I.N Conf Nichols	115.00	
91179	6/14/2019	011177		VISA - 8550,			\$415.33
001.0000.13.558.70.31.001			5/27/2019	8550/Newton 05/27/19	ED 04/29-05/29 Online Storage	11.01	
001.0000.13.558.70.43.005			5/27/2019	8550/Newton 05/27/19	ED Pierce County Council Mtg:	1.20	
001.0000.13.558.70.49.004			5/27/2019	8550/Newton 05/27/19	ED Property Database Svcs	100.00	
001.0000.13.558.70.49.003			5/27/2019	8550/Newton 05/27/19	ED Lkwd Chamber Luncheon: Newt	22.50	
001.0000.13.558.70.43.005			5/27/2019	8550/Newton 05/27/19	ED TPA Scoring: Newton	2.00	
501.0000.51.521.10.32.001			5/27/2019	8550/Newton 05/27/19	PKFL Gas For City Vehicle (Car	37.50	
001.0000.13.558.70.31.001			5/27/2019	8550/Newton 05/27/19	ED Frame	25.28	
001.0000.13.558.70.49.001			5/27/2019	8550/Newton 05/27/19	ED Thru 03/31/20 ICSC Public	100.00	
001.0000.13.558.70.31.001			5/27/2019	8550/Newton 05/27/19	ED Frames	98.84	
001.0000.13.558.70.43.005			5/27/2019	8550/Newton 05/27/19	ED TPA Mtg: Newton	11.00	
001.0000.13.558.70.43.005			5/27/2019	8550/Newton 05/27/19	ED Travel Tacoma Board Mtg: Ne	6.00	
91180	6/14/2019	011707		VISA - 9465,			\$561.42
001.0000.11.571.20.31.050			5/27/2019	9465/Fairfi 05/27/19	PKRC Supplies - Fishing Event	106.45	
001.0000.11.571.20.31.001			5/27/2019	9465/Fairfi 05/27/19	PKRC Cell Phone Case	6.58	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.11.571.20.31.050			5/27/2019	9465/Fairfi 05/27/19	PKRC Supplies - Fishing Event	36.95	
001.0000.11.571.20.31.050			5/27/2019	9465/Fairfi 05/27/19	PKRC Supplies - Fishing Event	26.75	
001.0000.11.571.20.31.005			5/27/2019	9465/Fairfi 05/27/19	PKRC Triathlon Meeting	80.26	
001.0000.11.571.20.31.001			5/27/2019	9465/Fairfi 05/27/19	PKRC Lifeguard Stools	107.70	
001.0000.11.571.20.31.001			5/27/2019	9465/Fairfi 05/27/19	PKRC Storage Bins	107.48	
001.0000.11.571.20.31.001			5/27/2019	9465/Fairfi 05/27/19	PKRC Swim Bouys	89.25	
91181	6/14/2019	011950		VISA - 9639,			\$68.49
001.0000.99.518.40.42.002			5/27/2019	9639/Beard 05/27/19	ND 04/30 Postage	12.01	
001.0000.99.518.40.42.002			5/27/2019	9639/Beard 05/27/19	ND 05/08 Postage	14.15	
001.0000.15.521.80.31.001			5/27/2019	9639/Beard 05/27/19	PD Office Supplies	42.33	
91182	6/14/2019	011949		VISA - 9993,			\$1,140.29
503.0000.04.518.80.35.030			5/27/2019	9993/White 05/27/19	IT Antenna Mount	46.04	
503.0000.04.518.80.35.030			5/27/2019	9993/White 05/27/19	IT Antenna	171.99	
503.0000.04.518.80.49.004			5/27/2019	9993/White 05/27/19	IT Pandora For CH	29.62	
503.0000.04.518.80.49.004			5/27/2019	9993/White 05/27/19	IT Monthly Mailchimp	54.95	
503.0000.04.518.80.49.004			5/27/2019	9993/White 05/27/19	IT Fix & Protect	29.99	
503.0000.04.518.80.49.004			5/27/2019	9993/White 05/27/19	IT Int'l Trx Fee On Fix & Prot	0.30	
503.0000.04.518.80.31.001			5/27/2019	9993/White 05/27/19	IT Surface Pro Car Charger	20.86	
503.0000.04.518.80.31.001			5/27/2019	9993/White 05/27/19	IT Tablet Cases & Bags	63.29	
503.0000.04.518.80.31.001			5/27/2019	9993/White 05/27/19	IT Tablet Cases & Bags	135.71	
503.0000.04.518.80.31.001			5/27/2019	9993/White 05/27/19	IT Tablet Cases	131.78	
503.0000.04.518.80.31.001			5/27/2019	9993/White 05/27/19	IT Tablet Cases	164.70	
503.0000.04.518.80.35.030			5/27/2019	9993/White 05/27/19	IT NanoBeam For FSP Cameras	202.12	
503.0000.04.518.80.31.001			5/27/2019	9993/White 05/27/19	IT Cell Case For Lifeguard	21.97	
503.0000.04.518.80.35.003			5/27/2019	9993/White 05/27/19	IT WinZip 23 Std Edition	32.92	
503.0000.04.518.80.49.004			5/27/2019	9993/White 05/27/19	IT PhotoShop	10.98	
503.0000.04.518.80.49.004			5/27/2019	9993/White 05/27/19	IT InDesign	23.07	
91183	6/14/2019	011595		WALTER E NELSON CO,			\$235.26
502.0000.17.518.30.31.001			6/5/2019	707107	PKFC Custodial Supplies	235.26	
91184	6/14/2019	000595		WASHINGTON ASSOC OF SHERIFFS,			\$817.52
001.0000.15.521.40.49.003			5/20/2019	INV028838	PD WASPC Conf Zaro	300.00	
001.0000.02.523.30.41.001			4/30/2019	EM 2019-00261	MC 04/19 Home Monitoring	367.52	
001.0000.15.521.40.49.001			5/1/2019	DUES 2019-00484	PD Associate Dues: Lawler, St	150.00	
91185	6/14/2019	006002		WASHINGTON STATE CRIMINAL,			\$250.00

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.15.521.40.49.003			6/7/2019	201132684	PD DT MI Recertification Paynt	250.00	
91186	6/14/2019	012348		WATERSHED SCIENCE AND,			\$12,733.80
401.9999.41.531.10.41.001			6/5/2019	19-016-01	PWSW AG 2019-088 Thru 05/31 Cl	12,733.80	
91187	6/14/2019	006877		WESTERN EQUIPMENT DIST INC,			\$136.36
001.0000.11.576.81.31.001			5/30/2019	7067082-01	PKFC Nozzles	100.03	
001.0000.11.576.81.31.001			5/29/2019	7067082-00	PKFC Nozzles	36.33	
91188	6/14/2019	012260		ZIONS RIVER,			\$150.00
001.0102.11.347.30.08.000			6/6/2019	2001224.002	PK Canceled 08/04 Reservation~	150.00	
91189	6/14/2019	008553		ZONES INC,			\$2,105.68
503.0000.04.518.80.31.001			6/4/2019	K13062410101	IT Backup Tapes	1,362.76	
503.0000.04.518.80.35.030			5/24/2019	K13001500101	IT Battery Backup	742.92	
# of Checks Issued		329					
Total	\$2,396,807.33						



To: Mayor and City Councilmembers
From: Tho Kraus, Assistant City Manager - Administrative Services
Through: John J. Caulfield, City Manager *John J. Caulfield*
Date: July 1, 2019
Subject: Payroll Check Approval

Payroll Period(s): May 16-31, 2019 and June 1-15, 2019

Total Amount: \$2,476,111.85

Checks Issued:

Check Numbers: 114141-114149

Total Amount of Checks Issued: \$19,752.71

Electronic Funds Transfer:

Total Amount of EFT Payments: \$516,238.21

Direct Deposit:

Total Amount of Direct Deposit Payments: \$1,715,482.27

Federal Tax Deposit:

Total Amount of Deposit: \$224,638.66

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein and that the claims are just and due obligations against the City of Lakewood, Washington, and that I am authorized to authenticate and certify said liens.

Dondi Koester

Dondi Koester
Finance Supervisor

Tho Kraus

Tho Kraus
Assistant City Manager
Administrative Services

John J. Caulfield

John J. Caulfield
City Manager

Payroll Distribution
City of Lakewood
Pay Period ending 05-16-19 thru 06-15-19

Direct Deposit and ACH in the amount of : **\$2,456,359.14**
Payroll Ck#'s 114141-114149 in the amount of : **\$19,752.71**
Total Payroll Distribution: **\$2,476,111.85**

Employee Pay Total by Fund:

<u>Fund 001 - General</u>	<u>Amount</u>
City Council	\$ 8,700.00
Municipal Court	\$ 61,693.98
City Manager	\$ 30,448.34
Administrative Services	\$ 88,440.07
Legal	\$ 59,911.90
Community and Economic Development	\$ 87,977.33
Parks, Recreation and Community Services	\$ 102,146.74
Police	\$ 1,091,437.04
Non-Departmental	\$ -
General Fund Total	\$ 1,530,755.40
Fund 101 - Street	\$ 64,085.02
Fund 102 - Real Estate Excise	\$ -
Fund 104 - Hotel / Motel Lodging Tax	\$ -
Fund 105 - Property Abatement/Rental Housing Safety Program	\$ 12,249.95
Fund 180 - Narcotics Seizure	\$ 7,222.57
Fund 181 - Felony Seizure	\$ -
Fund 182 - Federal Seizure	\$ -
Fund 190 - CDBG Grants	\$ 13,204.28
Fund 191 - Neighborhood Stabilization Program	\$ 54.56
Fund 192 - Office of Economic Adjustment/SSMCP	\$ 15,450.00
Fund 195 - Public Safety Grants	\$ 11,513.27
Fund 301 - Parks CIP	\$ 3,594.08
Fund 302 - Transportation CIP	\$ 68,472.95
Fund 311 - Sewer Capital Project	\$ 2,054.47
Fund 401 - Surface Water Management	\$ 45,481.44
Fund 502 - Property Management	\$ 11,504.38
Fund 503 - Information Technology	\$ 33,572.29
Fund 504 - Risk Management	\$ 826.14
Other Funds Total	\$ 289,285.40

Employee Gross Pay Total	\$ 1,820,040.80
Benefits and Deductions:	\$ 656,071.05
Grand Total	\$ 2,476,111.85



COMMUNITY SERVICES ADVISORY BOARD
Regular Meeting
Wednesday, February 27, 2019
Mt. Rainier Conference Room – 3rd Floor
6000 Main Street SW, Lakewood, WA

CALL TO ORDER

Vice-Chair DeeAnn Harris called the meeting to order at 5:32 p.m.

ATTENDANCE

Board Members Present: DeeAnn Harris, Laurie Maus, Michael Lacadie, Eric Chastain and Sarah Yamamoto

Board Members Excused: Paul Calta, Peka Scanlan

Youth Council Representatives Present: None

City Council Liaison Excused: Marie Barth

Staff Members Present: Brian Humphreys, Program Coordinator
Jeff Gumm, Program Manager

PUBLIC COMMENT

There was no one present who wished to comment.

APPROVAL OF MINUTES – October 4, 2018 and October 17, 2018

Michael Lacadie moved to approve the October 4, and 17, 2018 Community Services Advisory Board meeting minutes as written. The motion was seconded by Laurie Maus. A VOICE VOTE WAS TAKEN AND THE MOTION CARRIED UNANIMOUSLY.

NEW BUSINESS

- **Introduction of Human Services Coordinator** – Everyone present introduced themselves.
- **Election of CSAB Officers** – Michael Lacadie nominated Paul Calta as Chair. Laurie Maus seconded the nomination. A voice vote was taken and Mr. Calta was elected as Chair. Laurie Maus nominated DeeAnn Harris as Vice-Chair. Michael Lacadie seconded the nomination. A voice vote was taken and Ms. Harris was elected as Vice-Chair.
- **Review of 2019 CSAB Work Plan**- Mr. Humphreys and Mr. Gumm presented the 2019 CSAB Work Plan to the Board. Michael Lacadie made a motion to accept the Work Plan as presented. The motion was seconded by Laurie Maus. A VOICE VOTE WAS TAKEN AND THE MOTION CARRIED UNANIMOUSLY.
- Mr. Humphreys announced that the new Human Services contracts have been signed by the organizations and are currently being routed internally for City signatures. He mentioned that the Boys and Girls Club contract is being re-worked to adjust deliverables and service rates.

- **Review of Draft 2019 Consolidated Annual Action Plan-** Mr. Gumm Reviewed the Proposed FY 2019 Budget and the Draft FY 2019 Annual Action Plan. He explained the reprogramming of unspent funds in the FY 2016 and FY 2017 Amendments totaling \$41,324.09. Michael Lacadie made a motion to accept the Plan as presented, with minor corrections. The motion was seconded by Eric Chastain. A VOICE VOTE WAS TAKEN AND THE MOTION CARRIED UNANIMOUSLY.

OTHER BUSINESS

Edith Owen Wallace talked about the Wellfound Behavioral Health Clinic opening in March. It is located on South 19th Street in Tacoma.

ADJOURNMENT

There being no other business, Ms. Harris adjourned the meeting at 6:48 p.m.

 6/19/2019
Dee Ann Harris, Vice-Chair Date



LAKEWOOD'S PROMISE ADVISORY BOARD

Thursday, April 4, 2019

American Lake Conference Room

Lakewood City Hall

Lakewood, WA 98499

7:30 am – 8:30 am

CALL TO ORDER

Ms. Ellie Wilson called the meeting to order at 7:34 am.

ATTENDANCE

Promise Advisory Members Present: Ellie Wilson, Leanna Christian, Elise Bodell, Mary Dodsworth, Beverly Howe, Dr. Joyce Loveday, Dr. Michele Johnson

City Council Liaison: Mary Moss

Staff Present: Brian Humphreys and Cameron Fairfield

Youth Council Liaison: Kenneth Prince

LPAB Members Excused: Ron Banner

PUBLIC COMMENT

NONE

APPROVAL OF MINUTES

Mary Dodsworth moved to approve the March 21st, 2019 Promise Board minutes as written. Ellie Wilson seconded the motion. The motion was unanimously approved.

OLD BUSINESS:

Ad hoc committees update: The careers-focused committee has not met yet, so Ellie Wilson gave an update about the human services dashboard committee meeting held the day before on April 3rd. The committee primarily worked to fit all the human services funding priorities and goals under the Promises brand, which was easily achieved with only one minor tweak to the language of one of the Promises. Brian Humphreys was then tasked by the committee to take that draft work to the Community Services Advisory Board, and create a document that summarizes the work that was done by the ad hoc committee. Brian Humphreys will also try to convene the careers-focused committee in April or May 2019.

NEW BUSINESS

Promise Board vacancies announcement: The announcement for two vacancies has been released. Lakewood's CHOICE has already submitted an application, and Boys and Girls Club will likely be submitting an application as well.

Youth Summit Planning: Cameron Fairfield gave an update about the final logistics of the upcoming Youth Summit.

What's Up Newsletter: Cameron Fairfield suggested the next newsletter go out in June.

BOARD MEMBER UPDATES

Ellie Wilson gave an update about CELT's planning process and how the Promise Board can make sure it's partnering with them.

Beverly Howe has a meeting soon with their new Interim CEO and will share information about the Youth Summit.

Michele Johnson just returned from D.C. where Pierce College won an Aspen Award for \$100,000. Pierce is also going to offer a B.A. in Applied Science starting in the fall 2019.

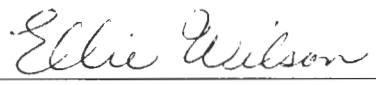
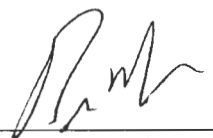
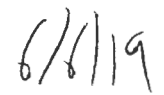
Elise Bodell presented on a 4-day arts workshop the library will offer this summer. They are looking for a teacher artist with a passion to work with youth.

Leanna Christian announced YMCA will be offering a summer learning loss program through Power Scholars Academy.

Joyce Loveday announced an event called Connecting to Careers: Pathway to All in partnership with PC3 on April 18th in the morning. The Clove Park campus is also opening a new building on September 20th.

ADJOURN

Ellie Wilson adjourned the meeting at 8:41 am.

		
Ellie Wilson, Chair	Brian Humphreys, Coordinator	
Date		Date



COMMUNITY SERVICES ADVISORY BOARD
Regular Meeting
Wednesday, May 15, 2019
Mt. Rainier Conference Room – 3rd Floor
6000 Main Street SW, Lakewood, WA

CALL TO ORDER

Vice-Chair DeeAnn Harris called the meeting to order at 5:29 p.m.

ATTENDANCE

Board Members Present: DeeAnn Harris, Michael Lacadie, Eric Chastain, Sarah Yamamoto, Edith Owen-Wallace, and Peka Scanlan

Youth Council Representatives Present: None

City Council Liaison: Marie Barth

Staff Members Present: Brian Humphreys, Program Coordinator

PUBLIC COMMENT

There was no one present who wished to comment.

APPROVAL OF MINUTES – February 27, 2019

Michael Lacadie moved to approve the February Community Services Advisory Board meeting minutes with the edit that Edit Owen-Wallace's name be added to the attendance since she was there. The motion was seconded by Edith Owen-Wallace. A VOICE VOTE WAS TAKEN AND THE MOTION CARRIED UNANIMOUSLY.

NEW BUSINESS

- **Discuss CSAB membership-**Brian Humphreys updated the board that Paul Calta had resigned from the board, and Eric Chastain is being deployed and will need to resign after the June meeting. The vacancies for the board have been posted and will be open through June, and the City Council will select new members in time for the September CSAB meeting. DeeAnn Harris will serve as the Chair, and Michael Lacadie will serve as the Co-Chair, until the new members are identified. When the full board meets, a new Chair and Co-Chair will be voted on.
- **Review Human Services contract performance-** Brian Humphreys distributed copies of the Quarter 1 reports from the funded organizations. Only one organization had not reported, but Brian Humphreys is expecting those numbers soon. Brian Humphreys also distributed the current draft of the 2018 Human Services report.
- **Community Needs Assessment-** Brian Humphreys presented on the work being done by the Lakewood's Promise Advisory Board to consolidate the various components of Human Services into one dashboard and strategic plan

before commissioning an updated community needs assessment. He gave a brief history of Lakewood's Promise, and distributed copies of the draft dashboard the Promise ad hoc committee is developing. The CSAB board members said they agree with the work the Promise board is doing and want to maintain communication. However, they also want to maintain separation so that CSAB can focus on funding recommendations and oversight while Promise remains focused on building collaboration and running the Community Collaboration. CSAB would like to have two joint meetings with the Promise board per year. When the dashboard work is done, CSAB will participate in the conversation about a community needs assessment.

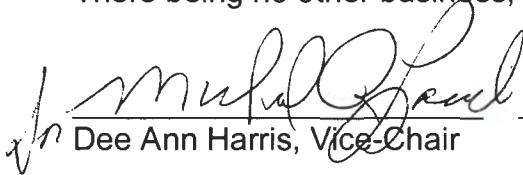
OTHER BUSINESS

Edith Owen Wallace talked about needing to involve the churches more in human services work. Brian Humphreys acknowledged that several churches are part of the Community Collaboration, so more could be invited to join that effort.

Sarah Yamamoto expressed that there might be a role in the strategic planning work that the Lakewood's Promise Advisory Board is doing. She offered to be the CSAB representative on the Promise ad hoc committee. Brian Humphreys will make sure she is invited to future ad hoc meetings.

ADJOURNMENT

There being no other business, DeeAnn Harris adjourned the meeting at 6:36 p.m.

 Dee Ann Harris, Vice-Chair 6/19/2019
Date

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED:

July 1, 2019

REVIEW:

TITLE: The is the date set for a public hearing on the 2019 West Pierce Fire & Rescue Proposition No.1 maintenance and operations levy, Proposition No. 2 levy lid lift and Proposition No. 3 EMS levy lid lift.

TYPE OF ACTION:

— ORDINANCE

— RESOLUTION

— MOTION

X OTHER

ATTACHMENTS:

SUBMITTED BY: Heidi Ann Wachter, City Attorney

RECOMMENDATION: The is the date set for a public hearing on the 2019 West Pierce Fire & Rescue Proposition No.1 maintenance and operations levy, Proposition No. 2 levy lid lift and Proposition No. 3 EMS levy lid lift, coming before the voters on August 6, 2019.

DISCUSSION: The voters of the City of Lakewood elected to become a part of West Pierce Fire & Rescue which provides fire protection and emergency medical services protection to the citizens of the City.

West Pierce Fire & Rescue is pursuing Proposition No. 1 to sustain maintenance and operations through a general property tax levy, to provide Fifty Five Million Nine Hundred Eighty Eight Thousand Dollars (\$55,988,000), to be collected in 2020-2023, which is Thirteen Million Nine Hundred Ninety Seven Thousand Dollars (\$13,997,000) annually.

In 2020, without the approval of the propositions, the currently approved \$1.50 levy rate and \$0.50 EMS levy rate are projected to fall to \$1.29 and \$0.42 respectively. Propositions No. 2 and 3 will reinstate the currently authorized rate for both levies for a total of six years.

The proposed maintenance and operations levy, levy lid lift and EMS levy lid lift will collectively provide revenue and resources to fund approximately 85 percent of the District's annual operations, to assist with continuing its programs of positive EMS and fire protection to the citizens of the City of Lakewood.

ALTERNATIVE(S): None.

FISCAL IMPACT: None.

Heidi Ann Wachter, City Attorney

Prepared by

Department Director



City Manager Review

**STAFF REPORT
CITY COUNCIL PUBLIC HEARING
Monday July 1, 2019**

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. 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 (see attached milfoil survey map).

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 Plan was submitted to the state Department of Ecology for review and approval on June 18, 2018 and received approval on August 31, 2018.

The City has secured a \$75,000 Ecology grant to help with the costs to control/eradicate milfoil in the lake. The total estimated project cost for the first year is \$131,000, which includes herbicide treatment, limited diver hand pulling, and administrative costs. Control effort costs should decrease significantly after the initial treatment to approximately \$30,000 annually.

Lake Management District Petition and Formation

A group of lakefront property owners submitted a petition to form a lake management district (LMD) to the City Council in March 2019 with sufficient property owner signatures to meet the requirements of Chapter 36.61 RCW: Lake and Beach Management Districts. A LMD would be paid for by property owners on the lake at a calculated rate of \$0.66/foot to fund lake treatment and other Plan recommendations over a period of 10 years. The LMD would tax all lakefront private and public properties except the federal properties.

Based on an affirmative vote of the property owners, on June 3, 2019, the Lakewood City Council passed Ordinance No. 712 thereby creating American Lake – Lake Management District No. 1.

Federal Participation

While not officially part of the LMD, the federal properties have agreed to pay for their proportional share of lake treatment costs.

Public Hearing

Ordinance No. 712 also established July 1, 2019, as the date for a public hearing to be held before the City Council. At the hearing, the City Council shall act as a board of equalization and hear objections to the special assessment roll, and may correct, revise, raise, lower, change, or

modify the special assessment roll or any part thereof, or set the proposed special assessment roll aside and order a new special assessment roll be prepared.

In accordance with Section 36.61.040 RCW, all property owners of record within the district boundary were notified by mail of the time, place and purpose of the hearing, and the annual assessment for their property. A notice of the hearing was published in the Tacoma News Tribune on June 11, 2019, and June 18, 2019. The state Departments of Fish & Wildlife, Natural Resources, and Ecology were notified about the hearing.



Don Anderson Mayor	Name Address City	Date
Jason Whalen Deputy Mayor	RE: Notice of Public Hearing regarding the special assessment roll for American Lake – Lake Management District No. 1	
Mary Moss Councilmember	The Lakewood City Council adopted Ordinance No. 712 on June 3, 2019, creating American Lake – Lake Management District No. 1. The City received 162 valid ballots from property owners by the May 28 deadline. The vote favored creating the district with 154 ballots for and 8 ballots opposed.	
Michael D. Brandstetter Councilmember	On Monday, July 1, 2019 at 7:00 p.m. , or soon thereafter, the Lakewood City Council will act as a board of equalization and will hear objections to the special assessment roll for the Lake Management District. Objections to the proposed special assessment must be in writing, include clear grounds for objections, and must be filed with the City Clerk, Briana Schumacher (bschumacher@cityoflakewood.us), prior to the public hearing. Failure to so object shall be deemed to waive an objection. The hearing will take place in the Lakewood City Hall Council Chambers, 6000 Main Street SW, Lakewood, WA.	
John Simpson Councilmember		
Marie Barth Councilmember		
Paul Bocchi Councilmember	The amount of money to be raised by special assessment to fund the Lake Management District is \$237,663 over 10 years with an annual collection amount of \$23,766. The assessment rate is \$0.66/foot of lakefront property and will be assessed to each property annually for the duration of the district. The special assessment roll is available for public perusal at the office of the Director of Public Works Engineering, Lakewood City Hall, during regular business hours.	
John J. Caulfield City Manager	The annual assessment for your property will be [redacted] based on [redacted] feet of lakefront property. The frontage for condominium properties has been prorated based on the number of units.	
	For more information, please contact Greg Vigoren, Engineering Services Manager, (253) 983-7771, gvigoren@cityoflakewood.us .	



TO: City Council

FROM: Tiffany Speir, Planning Manager, Special Projects

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

DATE: July 1, 2019

SUBJECT: Renewal of Interim Wireless Service Facilities Regulations

ATTACHMENTS: Adopted Ordinance 703

In response to FCC Declaratory Ruling 18-133, on January 21, the City Council adopted Emergency Ordinance No. 703, defining “wireless service facilities” (WSFs) at 18A.90.200 and adopting interim controls at LMC 18A.95 for wireless technology facilities, including small wireless facilities, in all zones. Per RCW 35A.63.220 and 36.70A.390, this ordinance was adopted before a public hearing was held. The public hearing was held on February 4, 2019.

Per RCW 35A.63.220 and 36.70A.390, Ordinance No. 703 was effective for six months. Because the permanent wireless service facilities regulations will be adopted later in 2019 as part of the full LMC Title 18A update, a six month renewal of the interim controls is needed. Adopted Ordinance No. 703 is attached hereto for the Council’s reference.

A public hearing on the renewal of Ordinance 703 (per a new ordinance) is scheduled for July 1, 2019.

ORDINANCE NO. 703

AN ORDINANCE of the City Council of the City of Lakewood, Washington; defining “wireless service facilities” (WSFs); adopting interim controls at LMC 18A.95 for wireless technology facilities, including small wireless facilities, in all zones; and setting a public hearing therefore.

WHEREAS, the City of Lakewood incorporated effective February 28, 1996; and,

WHEREAS, under Lakewood Municipal Code (LMC) Title 18A, wireless technology facilities are currently regulated under Chapter 18A.85; and

WHEREAS, on October 15, 2018, the Federal Communications Commission (FCC) issued *Declaratory* Ruling 18-133, “Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure Investment”; and,

WHEREAS, FCC Declaratory Ruling 18-133 has an effective date of January 14, 2019; and

WHEREAS, in FCC 18-133, the Commission held that: 1) the Clinton-era FCC's *California Payphone* decision is the appropriate standard for determining whether a state or local law operates as a prohibition or effective prohibition within the meaning of Sections 253 and 332; 2) the Commission held that fees are only permitted to the extent that they represent a reasonable approximation of a local government's objectively reasonable costs and are non-discriminatory, and the Commission also identified specific fee levels for the deployment of Small Wireless Facilities that presumptively comply with this standard; and 3) the Commission focused on a subset of other, non-fee provisions of state and local law that could also operate as

prohibitions on service, addressing state and local consideration of aesthetic concerns in the deployment of Small Wireless Facilities; and,

WHEREAS, any aesthetic regulations the City might enforce on small wireless facilities must comply with FCC 18-133 no later than April 13, 2019; and

WHEREAS, amendments to LMC Chapter 18A.85 are needed in order to comply with FCC 18-133; and,

WHEREAS, the City is currently conducting a comprehensive review and update of LMC Title 18A, with an anticipated completion date of June 17, 2019; and

WHEREAS, in order to ensure timely compliance with FCC 18-133, the City Council is authorized and wishes to define “wireless service facilities” in Section 18A.90.200 and wishes to establish the interim controls on wireless service facilities per a new LMC Chapter 18A.95 as allowed under sections 35A.63.220 and 36.70A.390 of the Revised Code of Washington.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD,
WASHINGTON, DO ORDAIN AS FOLLOWS:**

Section 1. Interim Controls established. That interim controls for wireless service facilities are hereby established via a new definition for “wireless service facilities” (WSFs) included in Section 18A.90.200 and a new LMC Chapter 18A.95, included herein, which replaces current LMC Chapter 18A.85.

Section 2. Public Hearing. That a public hearing on the proposal to establish interim controls on wireless service facilities within the City of Lakewood is hereby set for 7:00 p.m, or as soon thereafter as the matter may be heard, at the regular meeting of the Lakewood City Council on the 4th of February, 2019, at the Lakewood City Council Chambers, 6000 Main Street SW, Lakewood, Washington 98499.

Section 3. Term of Interim Controls. The interim controls imposed by this Ordinance shall become effective on the date hereof, and shall continue in effect for a period of six (6) months, unless repealed, extended or modified by the City Council after subsequent public hearing pursuant to RCW 35A.63.220 of 36.70A.390.

Section 4. Work Plan. During the effective period of the interim controls, the City will: consider the interim controls for inclusion in the comprehensive update of LMC Title 18A; implement a work plan, including reviewing for any needed amendments to be consistent with the rest of Title 18A sections as well as FCC 18-133; drafting resolutions and ordinances concerning Title 18A as needed for Planning Commission and City Council consideration; completing the required SEPA analysis for the proposed actions; and developing a public outreach plan as appropriate.

Section 5. Severability. If any sections, sentence, clause or phrase of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, or its application held inapplicable to any person, property or circumstance, such invalidity or unconstitutionality or inapplicability shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance or its application to any other person, property or circumstance.

Section 6. Effective Date. That this Ordinance shall be in full force and effect upon passage and signatures hereon.

PASSED by the City Council this 22nd day of January, 2019.

CITY OF LAKEWOOD



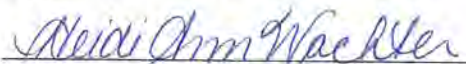
Don Anderson, Mayor

Attest:



Briana Schumacher, City Clerk

Approved as to Form:



Heidi Ann Wachter, City Attorney

Chapter 18A.90 DEFINITIONS

18A.90.200

Wireless Service Facilities (WSF). Facilities for commercial mobile service and private mobile service as defined in Title 47 USC 153 and facilities for personal wireless service as defined in Title 47 USC 332(c)(7)(C), including all future amendments; also includes facilities for the transmission and reception of radio or microwave signals used for communication, telecommunication, cellular phone personal communications services, enhanced specialized mobile radio, any other services licensed by the FCC, and any other unlicensed wireless services. WSFs includes use of macro cells with relatively large antennas and towers. WSFs also include small wireless facilities (SWFs) as defined in 18A.95.010, as well as high-bandwidth and low-latency applications and through the growth of the Internet of Things that require the deployment of small cell networks and facilities to support increased usage and capacity.

~~WIRELESS TELECOMMUNICATIONS FACILITIES (WTF), INCLUDING PERSONAL WIRELESS SERVICE.~~ Personal wireless service facilities, and facilities as defined in Title ~~47~~, United States Code, Section 332(c)(7)(C), including all future amendments, and also includes facilities for the transmission and reception of radio or microwave signals used for communication, telecommunication, cellular phone personal communications services, enhanced specialized mobile radio, any other services licensed by the FCC, and any other unlicensed wireless services.

CHAPTER 18A.95 WIRELESS SERVICE FACILITIES (WSFs)

Part I New wireless service facilities (WSFs)

<u>18A.95.010</u>	<u>Definitions</u>
<u>18A.95.020</u>	<u>Purpose</u>
<u>18A.95.030</u>	<u>Applicability</u>
<u>18A.95.040</u>	<u>Exemptions</u>
<u>18A.95.050</u>	<u>Priority of locations</u>
<u>18A.95.060</u>	<u>General siting and design requirements</u>
<u>18A.95.070</u>	<u>Siting and design requirements for structure-mounted WSF's</u>
<u>18A.95.080</u>	<u>Tower siting and design requirements</u>
<u>18A.95.085</u>	<u>Additional small wireless /distributed antennae system siting and design requirements</u>
<u>18A.95.090</u>	<u>Collocation</u>
<u>18A.95.100</u>	<u>Permits required</u>
<u>18A.95.105</u>	<u>Small wireless permits required</u>
<u>18A.95.110</u>	<u>Administratively approved WSFs</u>
<u>18A.95.120</u>	<u>Conditional Use Permit</u>
<u>18A.95.130</u>	<u>Factors for granting conditional use permits for towers</u>
<u>18A.95.140</u>	<u>Siting and permit requirements for WSF use on public property</u>

<u>18A.95.150</u>	<u>Landscaping and screening</u>
<u>18A.95.160</u>	<u>Nonconforming uses</u>
<u>18A.95.170</u>	<u>Non-use or abandonment</u>
<u>18A.95.180</u>	<u>Expert review</u>
<u>18A.95.190</u>	<u>Controlling provisions</u>

Part II Eligible wireless service facilities modifications

Sections

<u>18A.95.200</u>	<u>Definitions</u>
<u>18A.95.210</u>	<u>Purpose</u>
<u>18A.95.220</u>	<u>Application review</u>

PART I New wireless service facilities (WSFs)

18A.95.010 Definitions.

For the purposes of Part I of this chapter, the terms used have the following meanings:

A. “Antenna height”, when referring to a tower or other Wireless Service Facilities (WSFs), means the vertical distance measured from the finished grade of the parcel at the base of the tower pad or antenna support structure to the highest point of the structure even if said highest point is an antenna. If the support structure is on a sloped grade, then the average between the highest and lowest grades shall be used in calculating the antenna height.

B. “Antenna support structure” means any pole, telescoping mast, tower, tripod, or other structure which supports a device used in the transmitting or receiving of radio frequency signals.

C. “Pole Extender” means a device that extends a utility pole or similar structure, the material of such structure being wood, composite, or otherwise, to the maximum height as permitted under this Title, without requiring the entire structure to be replaced, such that a small wireless facility may be located at the top of said structure and meet any required clearances as dictated by the structure owner.

D. “Shot clock” means the period of time in which a siting authority has to “act” on a small wireless facility application. “Act” means the granting of a small wireless siting application or the issuance of a written decision denying a small wireless siting application by the siting authority.

E. “Shroud” means any decorative covering used to conceal all small wireless facility base equipment.

F. “Small Wireless Facilities” (SWFs), or small cell facilities, mean facilities that are consistent with 47 CFR 1.1312(e)(2) and meet the following conditions:

(1) The facilities—

(i) are mounted on structures 50 feet or less in height including their antennas as defined in 47 CFR 1.1320(d), or

(ii) are mounted on structures no more than 10 percent taller than other adjacent structures, or

- (iii) do not extend existing structures on which they are located to a height of more than 50 feet or by more than 10 percent, whichever is greater;
- (2) Each antenna associated with the deployment, excluding associated antenna equipment (as defined in the definition of antenna in 47 CFR 1.1320(d)), is no more than 3 cubic feet in volume;
- (3) All other wireless equipment associated with the structure, including the wireless equipment associated with the antenna and any pre-existing associated equipment on the structure, is no more than 28 cubic feet in volume;
- (4) The facilities do not require antenna structure registration under 47 CFR 17.4;
- (5) The facilities are not located on Tribal lands, as defined under 36 CFR 800.16(x); and
- (6) The facilities do not result in human exposure to radiofrequency radiation in excess of the applicable safety standards specified in 47 CFR 1.1307(b).

G. "Small Cell Network" means a collection of interrelated small wireless facilities designed to deliver personal wireless services.

H. "Wireless Service Facilities" is defined in 18A.90.200.

18A.95.020 Purpose.

The purpose of this chapter is to accommodate an increased need for the development of enhanced wireless service facilities (WSF) capabilities and services while protecting the public health, safety, welfare, and property and aesthetic values, to the extent permitted by the federal Telecommunications Act of 1996. This section establishes criteria for the siting of WSFs, which promote collocation on existing and new towers and utility pole extensions in order to minimize the number of towers; manage the location and height of towers and antennae; minimize adverse visual impacts of towers through careful design, siting, landscaping, and other innovative camouflaging and screening techniques; and avoid potential damage or adverse impacts to adjacent properties through sound engineering practices and the proper siting and construction of antenna support structures.

18A.95.030 Applicability.

Wireless service facilities may be located upon properties in Lakewood only as provided herein. All proposals for WSFs made in the city, whether for new construction or for modification of existing facilities, shall be subject to these regulations, except those specifically exempted under LMC Section 18A.95.040.

Wireless service facilities existing before April 28, 1998, or those with permits issued by the City after April 28, 1998, but prior to the effective date of this title, which do not meet the requirements of this section shall be allowed to continue as they presently exist, but shall be considered nonconforming uses for the purposes of this title.

18A.95.040 Exemptions.

The following are exempt from the provisions of this chapter:

A. Industrial processing equipment and scientific or medical equipment using frequencies regulated by the FCC.

B. Antennae and related equipment no more than three (3) feet in height that are being stored, shipped, or displayed for sale.

C. Amateur radio station operators or receive-only antennae.

D. Home satellite services, including satellite dish antennae less than six and one-half (6 1/2) feet in diameter and direct-to-home satellite services, when used as an accessory use of the property.

E. Public safety WSFs and equipment, including the regional 911 system, radar systems for military and civilian communication and navigation, and wireless radio utilized for temporary emergency communications in the event of a disaster.

F. A mobile transmission facility or other temporary wireless service facility temporarily placed on a site for a period of thirty (30) days or less, unless an administrative use permit is obtained for an additional period or unless the City has declared an area-wide emergency.

G. Emergency or routine maintenance and repair of an existing WSF and related equipment, excluding structural work or changes in height or dimensions of antennae, towers, or buildings, provided that compliance with the standards herein is maintained.

H. WSFs installed on properties that are subject to the Chambers Creek Properties Joint Procedural Use Agreement, which shall instead be regulated to the terms and conditions of the interlocal agreement and design standards adopted thereunder, as administered by the City of University Place pursuant to interlocal agreement. If, at some point, the interlocal agreement is abandoned, such uses on the Lakewood portion of the Chambers Creek Properties shall once again be subject to the requirements set forth herein; provided, that any existing uses which do not meet these standards shall be considered to be and shall be regulated as nonconforming.

18A.95.050 Priority of locations.

The City's priorities for the location of new WSFs are listed below in order of preference, with the most preferred site listed first and the least preferred site listed last. The applicant must show that use of preferred site locations are not feasible in order to request a less preferred location. The applicant shall demonstrate, using engineering evidence satisfactory to the City, that all possible preferred locations and other WSF technology options have been exhausted before a less preferred site may be approved.

A. Mount antennae on utility poles within the right-of-way, public water towers, existing WSF towers or other public and/or non-residential buildings in commercial and industrial zoning districts.

B. Mount antennae on utility poles within the right-of-way, public water towers, existing WSF towers or other public or non-residential buildings in all zoning districts.

C. Locate antennae and new towers in the IBP, I1, and I2 zoning districts.

- D. Locate antennae and new towers in the C1 and C2 zoning districts.
- E. Locate antennae and new towers on non-residential property in the CBD, TOC, and PI zoning districts.
- F. Locate antennae and new towers on non-residential property in the NC1 and NC2 zoning districts.
- G. Locate antennae and new towers in the C3 zoning district.
- H. Locate antennae and new towers on non-residential property in the OSR1 and OSR2 zoning districts.
- I. Locate antennae and new towers on non-residential property in the MF1, MF2, MF3, and ARC zoning districts.
- J. Locate antennae and new towers on residential property in the CBD, TOC, PI, NC1, NC2, OSR1, OSR2, and ARC zoning districts.
- K. Locate antennae and new towers on residential property in MF1, MF2, and MF3 zoning districts.
- L. Antennae and new towers shall not be located in single-family residential zoning districts, except as allowed above, unless the applicant demonstrates that all other possible locations, collocations and wireless technologies cannot be modified to function within their grid system.

18A.95.060 General siting and design requirements.

The location and design of WSFs, including small wireless facilities, shall consider the impacts, including visual, of the facility on the surrounding neighborhood.

A. Siting. Any applicant who proposes to construct a new WSF, other than a small wireless facility, shall demonstrate, by engineering evidence satisfactory to the City, that the proposed facility is located at the least obtrusive and the most appropriate site available to prevent an effective prohibition of service. Facilities shall be placed in locations where the existing topography, vegetation, buildings, or other structures provide the greatest amount of screening and shall be designed to minimize any significant adverse impact on residential property.

B. Primary or accessory use. A WSF may be considered either a primary or an accessory use on a lot or parcel. A different use of an existing structure on the same lot shall not preclude the installation of a WSF on that lot.

C. Development. Development and construction of the site shall preserve the existing character of the site as much as possible. Existing vegetation should be preserved. When existing vegetation cannot be preserved, vegetation shall be improved by landscaping. Disturbance of the existing topography of the site shall be minimized.

D. Design. Facilities shall be architecturally compatible with the surrounding buildings and land uses in the zoning district and screened or otherwise integrated, through location and design, to blend in with the existing characteristics of the site.

E. FCC licensure. The City will only process WSF permit applications upon a satisfactory showing of proof that the applicant is a FCC-licensed telecommunications provider or that the applicant has agreements with a FCC-licensed telecommunications provider for use or lease of the facility.

F. Compliance with other laws. WSF service providers shall demonstrate compliance with FCC and FAA rules and regulations and all other applicable federal, state, and local laws, rules and regulations, including FAA and U.S. Air Force airspace maximum height criteria. Failure to maintain compliance with applicable standards and regulations shall constitute grounds for the City to remove a provider's facilities at the provider's expense.

G. Lot size. For purposes of determining whether the installation of a WSF complies with district development regulations including, but not limited to, setback requirements, lot-coverage requirements, and other development requirements, the dimensions of the entire lot shall control, even though the WSF may be located on leased parcel within that lot.

H. Height. Except as allowed by LMC Section 18A.95.090, Collocation, or LMC Section 18A.95.120, Conditional Use Permit, no WSF may exceed one hundred (100) feet in height. Further, the applicant must demonstrate, by engineering evidence satisfactory to the City, that the height requested is the minimum height necessary.

I. Security fencing. Excluding Small Wireless Facilities, WSFs shall be enclosed by security fencing not less than six (6) feet in height, constructed of masonry, solid wood or coated chain link with matching colored slats, designed to blend with the character of the existing neighborhood provided, however, that the Community Development Director or, where applicable, the Hearing Examiner may waive these requirements as appropriate. Access to the WSF shall be through a locked gate, and there shall be a universal key box at any such gates.

J. Landscaping. Excluding Small Wireless Facilities, WSFs shall be landscaped with a buffer of plant materials that effectively screens the view of the WSF compound pursuant to LMC Section 18A.95.150, Screening. Equipment shelters and cabinets for small wireless facilities shall be concealed in accordance with 18A.95.085.

K. Structure or rooftop mountings. Wireless service facilities mounted on existing structures or rooftops shall be designed and located so as to minimize visual and aesthetic impacts to the adjoining land uses and structures and shall, to the greatest extent practical, blend into the existing environment.

L. Aesthetics. Wireless service facilities shall meet the following requirements:

1. Unless a different color is required by the FCC or FAA, a WSF shall be painted a neutral color generally matching the surroundings or background to minimize its visual obtrusiveness.

2. At a WSF site, the design of the buildings and related structures shall, to the extent possible, use materials, colors, textures, screening, and landscaping that will blend into the existing natural and constructed environment.

M. View corridors. Due consideration shall be given so that WSFs do not obstruct or significantly diminish views of Mt. Rainier, Puget Sound, the Olympic Mountains or other scenic vistas.

N. Required parking. Off-street parking shall be determined by the director or designee. The amount of parking required to be provided shall be dependent on whether the cell site is fully automated, partially automated, or is not automated.

O. Lighting. If lighting is required for any WSF, then the lighting shall be of a type to cause the least disturbance to the surrounding area and which shall not cause glare skyward or beyond the property line.

P. Measurement. For purposes of measurement, WSF setbacks and separation distances shall be calculated and applied irrespective of jurisdictional boundaries.

Q. Franchises, licenses, and permits. Owners and/or operators of a WSF shall certify that they have obtained all franchises, licenses, or permits required by law for the construction and/or operation of the WSF system in the city and shall file a copy of all required franchises, licenses, and permits with the Community Development Department at the time of application. All applicable franchises, licenses and permits required for operation shall be maintained.

R. Signs. No signs shall be allowed on antennae or towers.

S. Backhaul providers. Backhaul providers shall be identified at the time of Right Of Way (ROW) Permit application and as a condition of ROW permit approval, and shall obtain and maintain all necessary approvals to operate as such, including holding necessary franchises, permits, and certificates. The method of providing backhaul, either wired or wireless, shall be identified.

T. Safety inspections. Each facility operator shall conduct all safety inspections in accordance with the EIA and FCC standards.

U. Equipment structures. Ground-level equipment, buildings, and the tower base shall be screened from public view. Equipment shelters and cabinets for small wireless facilities shall be concealed in accordance with 18A.95.085. All such structures shall be considered primary structures, not accessory structures, for the purposes of development regulations. The standards for the equipment buildings are as follows:

1. The maximum floor area shall be three hundred (300) square feet, and the maximum height shall be twelve (12) feet, unless the applicant demonstrates that the WSF and/or proposed collocation will require additional space or height to function within the provider's local network. The City may, at its sole discretion, approve multiple equipment structures or one (1) or more larger structures if it will result in a more aesthetically pleasing structure and/or site design or will further other public policy objectives.

2. The equipment building shall be located no more than fifty (50) feet from the tower or antenna, except under unique and unusual circumstances demonstrated by the applicant to the City's satisfaction or for other public policy considerations.

3. Ground level buildings shall be screened from view by landscape plantings, fencing, or other appropriate means, as specified in this title or other City ordinances or regulations.

4. A WSF, including equipment buildings, antennae, and related equipment, shall occupy no more than twenty-five (25) percent of the total roof area of the building on which the WSF is mounted. The City may, at its sole discretion, increase the percentage of building coverage allowed, if collocation is achieved and an adequate screening structure is used.

5. Equipment buildings mounted on a roof shall be completely screened from view by materials that are consistent and compatible with the design, color, and materials of the building. Equipment for roof-mounted antenna may also be located within the building on which the antenna is mounted.

6. If located in residential zones, equipment buildings shall be designed so as to conform in appearance with nearby residential buildings and equipment structures shall comply with the setback requirements of the zoning district.

18A.95.070 Siting and design requirements for structure-mounted WSF's.

A WSF, including a small wireless facility, mounted on and/or extending above a structure shall be subject to the following:

A. The antenna shall be architecturally compatible, to the maximum extent feasible, with the building and/or wall on which it is mounted, and shall be designed and located so as to minimize adverse aesthetic impact.

1. The antenna may be mounted on a wall of an existing building if it is mounted as flush to the wall as is technically possible and does not project further above the top of the wall on which it is mounted beyond that height necessary to fulfill the function of that site within the local network system.
2. The antenna may be mounted on a building roof if the City finds that it is not technically possible or aesthetically desirable to mount the antenna on a wall.

3. The antenna shall be constructed, painted, or fully screened to match, as closely as possible, the color and texture of the building and/or wall on which it is mounted.
4. No portion of the antenna or base station shall exceed the height limitations set forth in this section.

B. If an equipment shelter is present, the structure shall be architecturally and visually compatible with surrounding existing buildings, structures, vegetation, and uses in terms of color, size, and bulk. Such facilities will be considered architecturally and visually compatible if they blend with the surrounding buildings in architectural character and color and are camouflaged to disguise the facility. Equipment shelters and cabinets for small wireless facilities shall be concealed in accordance with 18A.95.085.

C. The maximum height of a utility pole extension shall be determined by the city engineer and director. The pole extension shall be designed such that the height of the utility pole is the minimum additional height necessary to support the antenna and the diameter of the utility pole required to support the antenna is not increased more than twenty (20) percent of the existing utility pole. Small wireless facility deployments on existing and replacement utility poles shall be regulated in accordance with LMA 18A.95.085.

D. An antenna attached to the roof or sides of a building at least thirty (30) feet in height, or on an existing tower, a water tank, or a similar structure, must be either:

1. An omnidirectional or whip antenna no more than seven (7) inches in diameter and extending no more than sixteen (16) feet above the structure to which it is attached.
2. A panel antenna no more than two (2) feet wide and six (6) feet long, extending no more than ten (10) feet above the structure to which it is attached.

18A.95.080 Tower siting and design requirements.

A. Setbacks. All towers, support structures and accessory buildings must satisfy the minimum setback requirements for the zoning district in which they are located, except under the following conditions:

1. Tower setback. A tower's setback shall be measured from the base of the tower to the property line of the parcel on which it is located. In the MF1, MF2, MF3, MR1, MR2, R1, R2, R3, and R4 zoning districts, where permitted, and on property abutting or adjacent to such districts, towers shall be set back from any property line in or abutting a residential zone a distance equal to one hundred (100) percent of tower height as measured from ground level, except for unusual geographic limitations or other public policy considerations, as determined at the City's sole discretion.
2. In all other zones, towers shall comply with a minimum setback of fifteen (15) feet from all property lines.
3. Right-of-way setback exception. The setback requirement may be waived if the antenna and antenna support structure are located in the public right-of-way.

B. Support systems setbacks. All guy wires, anchors, and other support structures must be located within the buildable area of the lot and not within the front, rear, or side yard setbacks or within the landscape screening buffer area and which shall be located no closer than fifteen (15) feet to any property line.

C. Lighting. Towers shall not be artificially lighted, unless required by the FAA or other applicable authority. If lighting is required for any WSF, then the lighting must be of the type to cause the least disturbance to the surrounding area and shall not cause glare skyward or beyond the property line. If lighting is required for a tower, dual mode lighting shall be requested from the FAA when residential uses are located within five hundred (500) feet of the tower.

D. Monopole construction required. All towers shall be of a tapering monopole construction unless the provider can demonstrate that another type of tower would cause less impact to the surrounding property than a monopole structure and/or would otherwise further the purposes and goals of this section.

E. Inventory of existing sites. Each applicant for a tower shall provide an inventory of its existing WSF sites that are within the jurisdiction of the City and within one (1) mile of its borders, including specific information about the location, height, and design of each facility.

F. Building and safety standards. To ensure the structural integrity of towers, the owner of a tower shall ensure that it is constructed and maintained in compliance with applicable City building codes and EIA standards, as amended. New construction and any improvements or additions to existing towers shall require submission of site plans stamped by a professional engineer licensed in Washington State, which demonstrate compliance with the EIA standards and all other good industry practices. The plans shall be submitted and reviewed at the time building permits are requested. If, upon inspection, the City concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice provided to the owner of the tower, the owner shall have thirty (30) days to bring the tower into compliance with such standards. If the owner fails to bring the tower into compliance within thirty (30) days, the City may remove the tower at the owner's expense. If the structure is determined by the City to pose an imminent danger to the public, the City shall be entitled to abate the danger through the appropriate processes established by the City.

G. Antenna and support structure safety. The tower or antenna and its support structure shall be designed to withstand, at a minimum, a wind force of one hundred (100) miles per hour and one-half (1/2) inch of ice without the use of supporting guy wires. The applicant shall demonstrate that the proposed antenna and support structure are safe and the surrounding areas will not be negatively affected by support structure failure, falling ice, or other debris or interference. All support structures shall be fitted with anti-climbing devices, as approved by the manufacturers.

H. Site selection and tower height. Towers shall be located to minimize their number, height, and visual impacts on the surrounding area in accordance with the following policies:

1. Tower height shall not exceed one hundred (100) feet in height except under the following conditions:

a. Collocation of two (2) or more service providers allows for additional height by using collocation height increment provisions.

b. A single service provider can demonstrate, via the conditional use permit criteria and all other applicable criteria in this section and this title, that a tower greater than one hundred (100) feet in height is necessary to provide service within its provider system.

2. The height of a tower shall have the least visual impact feasible and the height shall be no greater than necessary to achieve service area requirements and to provide for potential collocation; and

3. The owner or operator has demonstrated that the tower site selected provides, to the greatest extent feasible, the least visual impact on residential areas. This shall include an analysis of the potential impacts from other vantage points in the area to illustrate that the selected site and design provides the best opportunity to minimize the visual impact of the proposed facility.

4. The tower shall be sited to minimize solitary or prominent visibility when viewed from surrounding areas, especially residential areas. The facility shall be camouflaged to the maximum extent feasible.

I. Screening. Towers shall be significantly screened to the extent that it does not result in significant signal degradation. If there are no trees to provide screening, the site shall utilize significant camouflage or other design/construction methods satisfactory to the City, so as to provide compatible aesthetics on and around the site, to the fullest extent reasonably possible.

J. Separation distances between towers. Separation distances between towers shall be measured between the proposed tower and pre-existing towers. Measurement shall be from base of tower to base of tower, excluding pad, footing or foundation. The separation distances shall be measured by drawing or following a straight line between the nearest point on the base of the existing tower and the proposed tower base, pursuant to a site plan of the proposed tower. The separation distances shall be listed in linear feet. Separation distances between towers shall be one thousand five hundred (1,500) linear feet, except when both towers are lattice or guyed towers, then the separation distance shall be five thousand (5,000) linear feet, or one (1) of the towers is a monopole is less than one hundred (100) feet in height, then the separation distance shall be one thousand (1,000) linear feet; or, if the City designates areas where multiple towers can be located in closer proximity. The applicant shall provide an inventory of all WSF towers, despite ownership, within a one thousand five hundred (1,500) or five thousand (5,000) foot radius, as appropriate, around the proposed

tower site, and said inventory shall include the location, height and design style of each tower. The Director or Hearing Examiner, as applicable, may reduce tower separation distance requirements if written findings are made that the provider has demonstrated that the purposes and goals of this section or this title would be better served in doing so. However, the development of multiple tower locations on one (1) or more sites in close proximity, often referred to as “antenna farms,” are specifically prohibited, unless such a site has been so designated by the City Council.

K. Collocation priority. Collocation of antennae by more than one (1) provider on existing towers is preferred to the construction of new towers. New facilities shall be designed to accommodate collocation, unless the applicant demonstrates why such design is not feasible for technical reasons.

18A.95.085 Additional small wireless /distributed antennae system siting and design requirements

Small cell deployment includes small wireless facilities, microcells, and small cell networks. In addition to 18A.95.060, .070, and .080, the following provisions establish design and concealment standards for small wireless facilities and in appropriate situations, criteria for the establishment of standards for small cell deployments subject to a concealment element plan; provided, however, that any small cell, microcell, or small cell network component which is not exempt from SEPA review shall comply with LMC Title 14, Environmental Protection. These standards shall also apply to distributed antenna systems when equipment is installed outside of a building. Throughout this Section, unless context clearly provides otherwise, the term “small cell facilities” refers to small wireless facilities, small cell facilities, microcells, small cell networks, and distributed antenna systems.

A. Preferred Concealment Techniques: Small wireless facilities complying with the preferred concealment techniques described in this subsection shall be considered a permitted use. Facilities complying with the preferred concealment techniques in this subsection require a small wireless permit, subject to the Process I permit procedures in LMC 18A.02.502, Process Types - Permits. In addition, small wireless facilities located on or over the public right-of-way also require a right-of-way (ROW) use permit and franchise agreement and small wireless facilities located on or over the public ROW on City owned infrastructure require a franchise agreement, a pole lease agreement, unless the Director allows use of the public right-of-way and conditions thereof to be incorporated into a franchise agreement.

1. Building Attachment: Antennas may be mounted to a building if the antennas do not interrupt the building’s architectural theme.

a. Small wireless facilities attached to the side or roof of buildings shall employ a symmetrical, balanced design for all facade-mounted antennas. Subsequent deployments will be required to ensure consistent design, architectural treatment and symmetry when placing antennas on the structure’s exterior with any existing small wireless facilities on the same side of the structure.

b. The interruption of architectural lines or horizontal or vertical reveals is prohibited unless demonstrated to be unavoidable.

c. New architectural features such as columns, pilasters, corbels, or other ornamentation that conceal antennas may be used if it complements the architecture of the existing building.

d. Small wireless facilities shall utilize the smallest mounting brackets necessary in order to provide the smallest offset from the building.

e. Skirts or shrouds shall be utilized on the sides and bottoms of antennas in order to conceal mounting hardware, create a cleaner appearance, and minimize the visual impact of the antennas. Exposed conduit, cabling and wiring is prohibited.

f. Small wireless facilities shall be painted or colored to match or be compatible with the support structure and/or adjacent building surfaces.

g. All installations of small wireless facilities shall have permission from the pole/structure owner to install facilities on such structure.

2. Projecting or Marquee Sign:

a. Small wireless facilities replicating a projecting or marquee sign shall be subject to the City of Lakewood's sign regulations. A sign permit is required unless the small wireless facilities are placed entirely within an existing sign.

b. All antennas shall be completely screened by the facade of the sign.

c. All cables and conduit to and from the sign shall be routed from within the building wall. Cable coverings may be allowed on the exterior of the building wall in limited circumstances in situations where they are minimally visible and concealed to match the adjacent building surfaces.

3. Parking Lot Lighting: Small wireless facilities are permitted as attachments to or replacements of existing parking lot light fixtures. The design of the parking lot light fixture shall be in accordance with LMC 18A.50.231 A.5 and 5.32.090; provided, that a pole extender up to four feet (4') in height may be utilized.

4. Street Light Poles and Traffic Signal Poles in Urban Design Focus Areas: For the purposes of this Section, urban design focus areas are those districts defined in Lakewood Comprehensive Plan Chapter 4, Urban Design and Community Character. In an urban design focus area, an existing street light pole or traffic signal pole (but not a wooden utility pole) may be replaced or added on to accommodate small wireless antennas and related equipment subject to the following requirements:

- a. Replacement street lights/traffic signal poles shall conform to the adopted streetscape design standard for the focus area. The replacement pole shall look substantially the same as the existing standard.
- b. Wherever compatible with the pole design and technologically feasible, all equipment shall be internal to the replacement street lighting standard. If equipment is not proposed to be placed internal to the replacement pole, a concealment element plan shall be submitted in accordance with the provisions of subsection B of this Section.
- c. No Illumination: Small wireless facilities shall not be illuminated.
- d. Signage is prohibited on all small wireless facilities and wireless support structures, including stickers, logos, text, and other non-essential graphics and information other than the owner identification unless required by FCC.
- e. Wiring, Cables and Conduit Requirements. All wiring and cables shall be housed within the support structure or pole and extended vertically within a flexible conduit, where possible. If wiring and cables are not proposed to be placed internal to the replacement pole, a concealment element plan shall be submitted in accordance with the provisions of subsection B of this Section.

Spools and/or coils of excess fiber optic or coaxial cables or any other wires shall not be stored on the pole except completely within the approved shrouds or equipment cabinets.

- f. Power supply and fiber optic connections.
 - i. Independent power and communication sources required. Small wireless facilities located on city-owned wireless support structures may not use the same power or communication source providing power and/or communication for the existing facility original to the purposes of the support structure. The independent power source must be contained within a separate conduit inside the support structure. The applicant shall coordinate, establish, maintain and pay for all power and communication connections with private utilities.
 - ii. Generators and Backup Battery: Generators are not permitted for small wireless facilities. A battery backup may be permitted through the submittal of a concealment element plan and subject to administrative conditional use permit review for the purpose of serving multiple small wireless facilities.
- g. Cabinet Location and Dimensions: In situations where interior concealment is not possible, equipment cabinets associated with small

wireless facilities shall be concealed in underground vaults, if either telecommunication or electrical utilities are underground. If this is not feasible, or other telecommunication or electrical utilities are not underground, equipment cabinets shall be mounted as close to the pole as possible to achieve required State Electrical Code safety clearances on the existing pole below the antennas. All equipment cabinets shall be concealed by a shroud if feasible; if not feasible, a concealment plan shall be submitted in accordance with subsection B of this Section. The equipment cabinet for small wireless facilities shall be the smallest amount of cabinet enclosure necessary to enclose the equipment. Disconnect switches may be located outside of the primary equipment cabinet. Any equipment not used in direct support of such operation shall not be stored on the site.

- h. Meters. A line drop (no electrical meter enclosure) shall be utilized whenever possible. If this is not possible, use the narrowest electrical meter and disconnect available.

5. Utility Poles/Street Light Poles in Areas Other Than Urban Design Focus Areas and Exempt from Undergrounding: For installations outside of urban design focus areas as identified in the Lakewood Comprehensive Plan Chapter 4, Urban Design and Community Character, and exempt from City of Lakewood utility undergrounding requirements, small wireless antennas and related equipment may be attached to existing or replacement utility poles or street light poles if the antennas and related equipment meet the following requirements:

- a. Height Restrictions: All small wireless facilities shall be in compliance with height restrictions applicable to poles and other structures proposed to be utilized. The City may approve minor deviations up to the minimum additional height needed to allow sufficient space for the required clearance from electrical utility wires when required to accommodate antennas at the top of a pole or a pole extender, which shall be no greater than the minimum necessary to achieve required safety clearances and pole owner requirements.
- b. Replacement Poles: Replacement poles shall match height, width, color (to the extent possible, and material of the original or adjacent poles). The City may approve minor deviations up to the minimum additional height needed to allow sufficient space for the required clearance from electrical wires when required to accommodate antennas, and may also approve minor deviations up to fifty percent (50%) of the pole width or thirty inches (30"), whichever is greater, when housing equipment within the pole base. Replacement poles shall be located as close as possible to the existing pole, and the replaced pole shall be removed.

- c. Interior Concealment: Whenever technologically feasible, antennas and equipment shall be fully concealed within a light pole, or otherwise camouflaged to appear to be an integrated part of a light pole.
- d. Flush-Mounting and Pole-Top Antennas: In situations when interior concealment is demonstrated to not be possible, the small wireless facility shall, to the full extent permitted under the State electrical code and the utilities' requirements, be flush-mounted on the subject pole, which means mounting directly to the pole with a gap no more than four inches from the pole, or located at the top of the pole. Small wireless facility antennae shall be concealed or integrated into the design of the pole where feasible.
- e. Antenna Design: Where an enclosure is proposed to house an antenna, the antenna shall be located in an enclosure of no more than three (3) cubic feet in volume, or in case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an enclosure of no more than three (3) cubic feet.
- f. Material and Color: If interior concealment described in subsection c, Interior Concealment, of this section is not possible, the small wireless facility shall to the maximum extent feasible match the color of the pole and shall be nonreflective.
- g. No Illumination: Small wireless facilities shall not be illuminated.
- h. Collocation on Wooden Utility Poles: Each wooden utility pole may not contain more than two small wireless facilities.
- i. Signage is prohibited on all small wireless facilities and wireless support structures, including stickers, logos, text, and other non-essential graphics and information other than the owner identification unless required by FCC.
- j. Wiring, Cables and Conduit Requirements. All wiring and cables shall be housed within the support structure or pole and extended vertically within a flexible conduit, where possible. If wiring and cables are not proposed to be placed internal to the replacement pole, a concealment element plan shall be submitted in accordance with the provisions of subsection B of this Section.
- k. Spools and/or coils of excess fiber optic or coaxial cables or any other wires shall not be stored on the pole except completely within the approved shrouds or equipment cabinets.
- l. Power supply and fiber optic connections.

- i. Independent power and communication sources required. Small wireless facilities located on city-owned wireless support structures may not use the same power or communication source providing power and/or communication for the existing facility original to the purposes of the support structure. The independent power source must be contained within a separate conduit inside the support structure. The applicant shall coordinate, establish, maintain and pay for all power and communication connections with private utilities.
- ii. Generators and Backup Battery: Generators are not permitted for small wireless facilities. A battery backup may be permitted through the submittal of a concealment element plan and subject to administrative conditional use permit review for the purpose of serving multiple small wireless facilities.
- m. Cabinet Location and Dimensions: In situations where interior concealment is not possible, equipment cabinets associated with small wireless facilities shall be concealed in underground vaults, if either telecommunication or electrical utilities are underground. If this is not feasible, or other telecommunication or electrical utilities are not underground, equipment cabinets shall be mounted as close to the pole as possible to achieve required State Electrical Code safety clearances on the existing pole below the antennas. All equipment cabinets shall be concealed by a shroud if feasible; if not feasible, a concealment plan shall be submitted in accordance with subsection B of this Section. The equipment cabinet for small wireless facilities shall be the smallest amount of cabinet enclosure necessary to enclose the equipment. Disconnect switches may be located outside of the primary equipment cabinet. Any equipment not used in direct support of such operation shall not be stored on the site.
- n. Meters. A line drop (no electrical meter enclosure) shall be utilized whenever possible. If this is not possible, use the narrowest electrical meter and disconnect available.

B. Concealment Element Plan:

- 1. Concealment Element Plan Required: Applications for proposed small wireless facilities installations which do not conform to a preferred concealment technique in subsection 1 of this Section shall submit a concealment element plan. The plan shall include the design of the screening, fencing, or other concealment technology for a base station, tower, pole, or equipment structure, and all related transmission equipment or facilities associated with the proposed wireless facility.
- 2. Purpose of Concealment Element Plan, Generally: Concealment element plans should seek to minimize the visual obtrusiveness of installations using

methods including, but not limited to, integrating the installation with architectural features or building design components, utilization of coverings or concealment devices of similar material, color and texture, or the appearance thereof, as the surface against which the installation will be seen or on which it will be installed.

Other concealment element approaches may include, but not be limited to, use of street furniture concealment products such as trash cans, benches, information kiosks, or other types of enclosures reasonably compatible to conceal ground level equipment. Additionally, the use of a concealment support or device, such as a clock tower, steeple, flagpole, tree, wayfinding sign, decorative pole with banner, artwork, street sign, or other applicable concealment structure may be approved.

3. Review of Concealment Element Plan for Nonsubstantial Change Collocations: Where a collocation is proposed that does not comply with a preferred concealment technique but does not constitute a major alteration, a concealment element plan shall be subject to administrative review to ensure the proposed collocation does not defeat the concealment features approved as part of the initial installation at that location.
4. Review of Concealment Element Plan for Initial Installations and Substantial Change Collocations: For initial installations and major alterations not complying with a preferred concealment technique, the concealment element plan shall be subject to administrative conditional use permit review.

C. New Poles: Within urban design focus areas and where undergrounding is not required, the installation of a new pole for the purpose of locating small wireless facilities is permitted only when the applicant establishes that:

1. The small wireless facility cannot be located on a site outside of the public right-of-way such as a public park, public property, or in or on a building whether by roof or panel-mount or separate structure; and
2. The small wireless facility cannot be located on an existing pole within the public right-of-way; and
3. The proposed facility complies with a preferred concealment technique or an approved concealment element plan.

D. Ground-Mounted Equipment Standards; ADA Compliance Required: To allow full use of the public right-of-way by pedestrians, bicycles and other users, and particularly in urban design focus areas and underground districts, all ground-mounted equipment shall be undergrounded in a vault meeting the City's construction standards or incorporated into street furniture or the base of a pole. The ground-mounted equipment and its enclosure shall be the smallest size necessary for operation of the small wireless facility. The location of ground-mounted equipment including street furniture, replacement poles and/or any new poles shall comply with the Americans with Disabilities Act (ADA), City construction standards, and State and Federal

regulations in order to provide a clear and safe passage within the public right-of-way.

E. Federal Regulatory Requirements:

1. These provisions shall be interpreted and applied in order to comply with the provisions of Federal law. By way of illustration and not limitation, any small wireless facility which has been certified as compliant with all FCC and other government regulations regarding the human exposure to radio frequency emissions will not be denied on the basis of radio frequency (RF) radiation concerns.
2. Small wireless facilities shall be subject to the requirements of this Code to the extent that such requirements:
 - a. Do not unreasonably discriminate among providers of functionally equivalent services; and
 - b. Do not have the effect of prohibiting personal wireless services within the City.
3. Small wireless facilities installed pursuant to the preferred concealment techniques or a concealment element plan may be expanded pursuant to an eligible facilities request unless the expansion substantially changes the physical dimensions of such tower or base station.

18A.95.090 Collocation.

To minimize adverse visual impacts associated with the proliferation of towers, collocation of WSPs on existing or new towers is promoted and encouraged as follows:

- A. To reduce the number of antenna support structures needed in the city in the future, new proposed support structures shall be designed to accommodate antennae for more than one user, unless the applicant demonstrates why such design is not feasible for technical reasons.
- B. Proposed facilities shall collocate onto existing towers wherever reasonably feasible. A new or additional administrative use or conditional use permit approval, as appropriate, is not required when a new service provider is added to an existing tower without modification or reconstruction of the tower. However, requirements for any and all other permits, licenses, leases, or franchise conditions must be satisfied, and the collocation must be accomplished in a manner consistent with the policies, siting and design criteria, and landscape and screening provisions contained in this section, as well as any applicable requirements of the original administrative use or conditional use permit and building permit.
- C. An existing tower may be modified or rebuilt to a taller height to accommodate collocation of an additional antenna without a new or additional administrative use or conditional use permit, as appropriate, and without additional distance separation, provided that:

1. The tower shall be of the same tower type as the existing tower, or of a less obtrusive design, such as a monopole.
2. The additional antenna shall be of a similar type as those on the existing tower;
3. The tower, if reconstructed, is placed on its existing site within fifty (50) feet of its existing location.
4. The tower conforms to or can be modified to conform to the applicable design and development standards in this section.
5. The tower is not located within a single-family or multifamily residential zone. A tower may not be increased in height without a new or additional administrative use or conditional use permit, as appropriate, in these zones.

D. The City may deny an application to construct new facilities if the applicant has not demonstrated by substantial evidence that a diligent effort has been made to collocate the facilities.

E. Collocation height increments. Collocated WSFs are eligible for additional height allowances if collocation occurs according to certain height and usage criteria.

1. To qualify for collocation height increments, the minimum required number of service providers must either be co-applicants and/or have valid lease agreements with the applicant for collocation, at the time of application. However, space reserved for future collocations may qualify for a maximum of one (1) additional service provider for the purpose of height increments, when at least two (2) providers have already located facilities on the tower or have valid lease agreements for such location. Additional height resulting from a height increment shall not require an additional distance separation.
2. In cases of space reservation, a first right-of-refusal, which is either executed or maintained while the provider's facilities and services are in use, to lease the area at the base of the tower and/or mount for other providers will meet the reservation requirement. The site plan shall reserve area for other providers' equipment near the base of the applicant's tower.
3. The additional height increment allowed for two (2) or more providers is thirty (30) feet above the base height. The additional height increment allowed for three (3) or more providers is fifty (50) feet above the base height and, for four (4) or more providers, is seventy (70) feet above the base height.

F. No WSF service provider or lessee or agent thereof shall fail to cooperate in good faith to accommodate collocation with competitors. If a dispute arises about the feasibility of collocating, the Community Development Director may require a third party technical study, at the expense of either or both parties, to resolve the dispute.

G. Collocation of small cell or small wireless facilities must also comply with LMC 18A.95.085.

18A.95.100 Permits required.

Unless specifically exempt, all wireless service facilities require either an administrative use or conditional use permit. Any WSF application that is not subject to administrative approval pursuant to LMC Section 18A.95.110, or an exemption pursuant to LMC Section 18A.95.040, Exemptions, shall require a conditional use permit pursuant to LMC Section 18A.95.120, Conditional Use Permit. In addition to these discretionary land use permits, additional permits including, but not limited to, a building permit, zoning certification, site development permit and if applicable, a right-of-way permit is required prior to site development and construction.

18A.95.105 Small Wireless Facility Permits Required.

A. Submittal Requirements: In addition to other permits or agreements (e.g., administrative conditional use permit, franchise, etc.) necessary for the installation of one or more small wireless facilities, applicants shall apply for a small wireless permit using the small wireless permit application form and submit the fee stipulated in the City of Lakewood Fee Schedule. The submittal shall also meet the following requirements:

1. The applicant shall provide a map identifying the location of the small wireless deployment.
2. The applicant shall provide specific locational information as specified within the small wireless permit application, and specify whether and where small wireless facilities are to be located on existing utility poles including City-owned light standards, or will utilize replacement utility poles, new poles, towers, existing buildings and/or other structures. Conduit and/or ground-mounted equipment necessary for and intended for use in the deployment shall also be specified regardless of whether the additional facilities are to be constructed by the applicant or leased from a third party.
3. The applicant shall provide a detailed schematics and visual renderings, including photo simulations, of the small wireless facilities shall be provided by the applicant.
4. Excluding utility poles, the applicant shall provide engineered plans stamped by a Washington State structural engineer.
5. The applicant shall specifically designate any element of a deployment which qualifies as an eligible facilities request. Such element may be addressed separately by the Director in order to comply with the requirements in LMC 18A.95, Wireless Communication Facilities.
6. The applicant shall provide written authorization of the owner of any pole or structure for the installation of its small wireless facilities on such pole or structure.

For City-owned poles or structures, the applicant shall submit a copy of a lease agreement from the City.

7. If the applicant proposes small wireless facilities located on or over the public right-of-way, the applicant shall submit a copy of a right-of-way use permit issued by the City, unless an existing franchise agreement authorizes the proposed small wireless facilities.
8. If the applicant proposes an element which is not exempt from SEPA review, the applicant shall simultaneously apply under Chapter 43.21C RCW and LMC Title 14, Environmental Protection.
9. The applicant shall submit a sworn affidavit signed by a radio frequency (RF) engineer with knowledge of the proposed project affirming that the small wireless deployment will be compliant with all FCC and other governmental regulations in connection with human exposure to radio frequency emissions for every frequency at which the small wireless facility will operate. If additional transmission facilities necessary to the small wireless facility, such as microwave backhaul, are to be provided by a third party, then the small wireless permit shall be conditioned on an RF certification showing the cumulative impact of the RF emissions of the entire installation. The applicant may provide one emissions report for the entire small wireless deployment if the applicant is using the same small wireless facility configuration for all installations within that batch, or may submit one emissions report for each subgroup installation identified in the batch.
10. The applicant shall provide proof of FCC and other regulatory approvals required to provide the service(s) or utilize the technologies sought to be installed.
11. The applicant shall submit a traffic control plan for any small wireless facilities located on or over the public right-of-way.
12. The applicant shall submit a tentative work schedule, if approved.

B. Administration:

1. Shot clocks commence the day after a small wireless facility application is submitted. For siting agencies that require pre-application processes, shot clocks commence when an application is proffered to the citing authority. If the shot clock ends on a legal holiday, the City has until the next business day to complete the determination.

<u>TABLE A: Small Wireless Facility Shot Clocks</u>	
<u>60 day shot clock:</u>	<u>90 day shot clock:</u>
▪ <u>Collocation on existing infrastructure</u>	▪ <u>Collocation on new infrastructure</u>
▪ <u>Multiple collocation on existing infrastructure</u>	▪ <u>Collocation on new and existing infrastructure</u>

When a shot clock expires with no action taken by the siting authority, the applicant may file a formal complaint proceeding with the FCC or file a case in state or federal court.

Tolling Period: A shot clock is stopped if an applicant submits an incomplete small wireless facility application and the siting authority notifies the applicant of the deficiencies on or before the 10th day following the submission of the application. Importantly, the siting authority's notification must clearly and specifically identify the items deficient in the application and the specific rules or regulations creating the obligations to submit these items. The stopped shot clock resets on the day after the applicant resubmits an application addressing the outlined deficiencies to the siting authority.

For any subsequent application (re)submittal, the shot clock would pause while the applicant is responding to proper notification of a deficient application and would continue on the day after the applicant resubmits an application addressing the outlined deficiencies to the siting authority.

2. The Administrator may approve, deny or conditionally approve all or any portion of the sites proposed in the small wireless permit application. The denial of one or more small wireless facility locations within a submittal shall not be the sole basis for a denial of other locations proposed within the same application.

3. Prior to issuance of a small wireless permit, the applicant shall pay the actual administrative expenses incurred by the City that are directly related to the City's review of the application, including plan inspection, and approval, as authorized by RCW 35.21.860(1)(b), as may be amended.

18A.95.110 Administratively approved WSFs.

The Director may administratively approve the WSF uses listed in this subsection, after an applicant has submitted a complete administrative use permit application and provided all information required by the City.

A. Administratively approved uses. The following uses may be approved after conducting an administrative review:

1. Industrial/commercial zones. Locating WSFs, including the placement of additional buildings or other supporting equipment used in connection with WSFs, that meet the required separation distances and that do not exceed one hundred (100) feet in height for a single user and one hundred thirty (130) feet in height for two (2) or more users in the C1, C2, C3, NC1, NC2, IBP, I1, I2, and PI zoning districts.
2. Antennae on existing structures. Locating a WSF, other than a tower, as an accessory use by attachment to any non-residential building or structure in any zoning district, provided that:

a. The WSF does not extend more than twenty (20) feet above the highest point of the structure if a whip antenna, or ten (10) feet above the highest point of the structure if other than a whip antenna.

b. The WSF complies with all applicable building codes.

c. All associated equipment is placed either within the same building or in a separate structure that matches the existing building or structure in character and materials.

3. Facilities within allowable building height. Locating WSFs, including placement of additional buildings or other supporting equipment used in connection with the WSF, in the MF1, MF2, MF3, TOC, CBD zoning districts, so long as the WSF does not exceed the allowable building height for that district.

4. A mobile transmission facility or other temporary WSF for more than thirty (30) days. Upon a proper showing of extreme necessity (for example, if repair or modification of an existing WSF clearly and legitimately cannot be completed within 30 days), locating a mobile transmission facility at a single location for more than thirty (30) calendar days shall be allowed; however, purely economic convenience shall not be considered a viable factor in making this determination.

B. Authority to waive certain requirements. In connection with the administrative use permit approval, the Director may, in order to encourage camouflaging and collocation of WSFs, administratively reduce separation distance requirements between WSFs by up to thirty (30) percent in Commercial and Industrial zones if the provider demonstrates that the purposes and goals of this section would be better served in so doing.

C. Additionally, in order to encourage the use of the least obtrusive type of WSF, the Community Development Director may administratively permit the reconstruction of any existing WSF to a less obstructive form.

D. Appeal. An appeal to a final decision of the Director issued hereunder shall be heard by the Hearing Examiner in accordance with the requirements of LMC 18A.120, Part IV, Appeals/reconsiderations.

18A.95.120 Conditional Use Permit.

Application for a conditional use permit shall be subject to the procedures and requirements of LMC 18A.110 Part II, Conditional Use Permits, LMC 18A.120 Part III, Public Notice Requirements, and LMC Section 18A.120.310, Public Notice Framework, except as modified by this section. Conditional use permits shall be required for the following WSFs:

A. Tower height. Locating WSFs that exceed one hundred (100) feet in height for a single user or one hundred thirty (130) feet in height for two (2) or more users.

B. Amateur radio antennae. Locating amateur radio antennae or towers that exceed seventy (70) feet in height.

C. Locating WSFs on existing structures. Placement of WSFs on existing structures that will exceed the height limitations in LMC Section 18A.95.110(A)(2)(a), Antennae on Existing Structures.

D. Wireless service facilities exceeding allowable building height. Locating WSFs, including towers, that exceed the allowable building height limitations in the MF1, MF2, MF3, TOC, and CBD zoning districts.

E. Tower construction under allowed separation distances. Locating towers that do not meet the separation distance requirements in LMC Section 18A.95.080(J), Separation distances between towers, or that do not meet administratively approved separation distance limits in LMC Section 18A.95.110(B), Authority to waive certain requirements.

F. Wireless service facilities that are located on public property, and are:

1. Separate from existing structures on property owned, leased, or otherwise controlled by the City or other governmental entity.
7. Attached to existing structures exceeding the height limitations in LMC Section 18A.95.110(A)(2)(a), Antennae on existing structures, on property owned, leased, or otherwise controlled by the City or other governmental entity.

G. Any other WSF application that is not subject to administrative approval pursuant to LMC Section 18A.95.110, Administrative approved WSFs, or an exemption pursuant to LMC 18A.95.040.

18A.95.130 Factors for granting conditional use permits for towers.

A. In addition to the conditions of LMC 18A.110, Part II, Discretionary Approvals, Conditional Use Permits, the following factors shall be taken into consideration when reviewing a CUP application for a WSF tower. The Hearing Examiner shall make written findings to approve, deny, modify or condition an application on the basis of these factors:

1. Height of the proposed tower.
2. Proximity of the tower to residential structures and residential zoning district boundaries.
3. Nature of uses on adjacent and nearby properties.
4. Surrounding topography.
5. Surrounding tree coverage and foliage.
6. Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness.
7. Availability of suitable existing towers, other structures, or alternative technologies not requiring the use of towers or structures.

8. Collocation of other service providers on the proposed tower.
9. Obstruction of or interference with views.
10. Consistency with the purpose and goals set forth in this section.

B. Authority to waive certain requirements. In connection with this conditional approval, the Hearing Examiner may, in order to encourage camouflaging and collocation of WSFs, waive separation distance requirements between WSFs by up to seventy (70) percent in Commercial and Industrial zones if the provider demonstrates that the purposes and goals of this section would be better served.

C. Availability of suitable existing towers, other structures, or alternative technology. No new tower shall be permitted unless the applicant demonstrates to the satisfaction of the Hearing Examiner that no existing tower, structure, or alternative technology that does not require the use of towers can accommodate the applicant's proposed WSF. An applicant shall submit information related to the availability of suitable existing towers, other structures or alternative technology. Evidence submitted to demonstrate that no existing tower, structure or alternative technology can accommodate the applicant's proposed WSF shall address the following:

1. No existing WSF is located within the geographic area that meets applicant's engineering requirements.
2. Existing WSFs are not of sufficient height to meet applicant's engineering requirements.
3. Existing WSFs cannot practically be reconstructed to provide sufficient structural strength to support applicant's proposed antenna and related equipment.
4. Electromagnetic interference would occur between two (2) or more WSF systems.
5. The fees, costs, or contractual provisions required by the owner in order to share an existing WSF or to adapt an existing WSF for collocation are unreasonable. Fees or costs that exceed new WSF development shall not be presumed to render sharing facilities unsuitable.
6. Other limiting factors render existing WSFs unsuitable.
7. An alternative technology that does not require the use of towers or structures would be unsuitable. Costs of alternative technology that exceed new WSF development shall not be presumed to render the technology unsuitable.

18A.95.135 Factors for granting conditional use permits for small wireless facilities.

The following criteria shall be considered in determining whether to issue an administrative conditional use permit for a small wireless facility; however, the Director may waive or reduce the burden on the applicant of one or more of these criteria if the Director concludes that the goals of LMC 18A.95, Wireless Communication Facilities, are better served by the applicant's proposal:

- A. Height and Design: The height of the proposed tower and/or antenna as well as incorporation of design characteristics that have the effect of reducing or eliminating visual obtrusiveness.
- B. Proximity to Surrounding Uses: The nature of uses on adjacent and nearby properties and the proximity of the tower and/or antenna to residential structures and residential district boundaries.
- C. Nature of Surrounding Uses: The nature of uses on adjacent and nearby properties. The proposed use at the proposed location shall not result in substantial or undue adverse effects on adjacent property.
- D. Topography and Vegetation: The surrounding topography and tree canopy coverage.
- E. Impacts: The potential noise, light, glare, and visual impacts.

18A.95.140 Siting and permit requirements for WSF use on public property.

A. Priority of WSF placement. Where public property is sought to be utilized for WSFs, priority will be given to the following entities in descending order:

- 1. City of Lakewood.
- 2. Public safety agencies, including law enforcement, fire and ambulance services, which are not part of the City of Lakewood, and private entities with a public safety agreement with the City of Lakewood.
- 3. Other governmental agencies, for uses which are not related to public safety.
- 4. Entities providing licensed commercial wireless telecommunication services including cellular, personal communication services, specialized mobilized radio, enhanced specialized mobilized radio, data, Internet, paging, and similar services that are marketed to the general public.

B. Minimum requirements. The placement of wireless service facilities on City-owned property must comply with the following requirements:

- 1. The facilities shall not interfere with the purpose for which the City-owned property is intended.
- 2. The facilities shall have no significant adverse impact on surrounding properties.

3. The applicant shall obtain adequate liability insurance and commit to a lease agreement which includes equitable compensation for the use of public land and other provisions and safeguards deemed necessary by the City. The City shall determine appropriate fees after considering comparable rates in other cities, potential expenses, risks to the City, and other appropriate factors.
 4. The applicant shall submit a letter of credit, cash guarantee, or other security acceptable to the City to cover the costs of removing the facilities.
 5. The antennae or tower shall not interfere with other users who have a higher use priority on the public land pursuant to LMC 18A.70.670(A), Property of WSF Placement.
 6. The lease shall provide that, in the case of a declared emergency or documented threat to public health, safety or welfare and following reasonable notice, the City may require the applicant to remove the facilities at the applicant's expense.
 7. The applicant shall reimburse the City for any related costs incurred by the City because of the presence of the applicant's facilities.
 8. The applicant shall obtain all necessary land-use approvals.
 9. The applicant shall cooperate with the City's objectives to promote and encourage collocation.
 10. The applicant shall comply with the requirements and conditions set forth in any administrative or conditional use permits, or decision of a reviewing body.
 11. The applicant shall comply with requirements for maintenance of the facility site, including but not limited to keeping lawns mowed, providing litter control and maintaining trees and other vegetation in a healthy state.
- C. Special requirements for parks. The use of City-owned parks for WSFs brings with it special concerns due to the unique nature of these sites. The placement of a WSF in a park shall be allowed only when the following additional requirements are met:
1. The applicant has clearly demonstrated to the satisfaction of the City that the following additional criteria are met:
 - a. Placement of the WSF shall conform to the requirements of the Critical Areas and Resource Lands Ordinance.
 - b. Visual impacts shall be mitigated to the fullest extent reasonably possible.
 - c. Accommodations shall be included in the design and placement of the WSF to ensure that there will be no disruption of normal public use of the park.

- d. Placement of the WSF in a public park is absolutely necessary for the effective operation of the applicant's system, and that placement at other alternate sites would not be reasonably possible.
2. The Director has made a recommendation, based on the approval criteria, to the City Council regarding the WSF proposed to be located in the park.
3. The City Council has considered the Director's recommendation in relation to the request and the applicable criteria, and has given consent for such use of the park.

18A.95.150 Landscaping and screening.

A. Landscaping. Wireless service facilities shall be landscaped with a buffer of plant materials that effectively screens the view of the WSF compound. The City may also require any combination of existing vegetation, topography, walls, decorative fences or other features, in addition to landscaping, necessary to achieve the desired level of screening of the site. If the antenna is mounted flush on an existing building, and other equipment is housed inside an existing structure, landscaping may not be required. Landscaping is not required for WSFs mounted on rooftops or on the top of other structures; however, other methods of screening may be required to be utilized.

B. Screening. The visual impacts of a WSF shall be mitigated through landscaping or other screening materials at the base of a WSF and/or compound. The following landscaping and buffering shall be required around the perimeter of the compound. Landscaping shall be installed on the outside of fences. Further, existing vegetation shall be preserved to the maximum extent possible and may be used as a substitute for or as a supplement to landscaping requirements.

1. Evergreen trees, a minimum of twelve (12) feet tall at planting, shall be planted in two (2) rows around the perimeter of the fence. The trees shall be planted so that the trees are staggered in the rows to provide maximum screening and are located no further apart than fifteen (15) feet on center.
2. A row of bushes at least thirty (30) inches high at planting and which is capable of growing into a continuous hedge to at least forty eight (48) inches in height within two (2) years shall be planted no more than four (4) feet on center, in front of the tree line referenced above.
3. Groundcover shall be planted such that it will completely cover the soil within the landscape area within eighteen (18) months of planting, generally one (1) gallon size plants planted no more than eighteen (18) inches on center.
4. In the event that landscaping is not maintained at the level required herein or as required in any administrative use or conditional use permit, the City may, after giving thirty (30) days' advance written notice, establish and/or maintain the landscaping and bill both the owner and lessee of the site for such costs until such costs are paid in full.

5. The Director or, where applicable, the Hearing Examiner, may modify these requirements if the goals of this section would be better served.

18A.95.160 Nonconforming uses.

A. Pre-existing WSFs shall be allowed to continue their usage as they presently exist. Emergency repairs and routine maintenance shall be permitted on pre-existing WSFs. Any construction, alteration or modification other than repair or maintenance on a pre-existing WSF shall comply with the requirements of this section.

B. Damage or destruction not the fault of owner/occupant. Legal nonconforming WSFs that are damaged or destroyed without fault attributable to the owner or entity in control may be rebuilt without first having to obtain an administrative use or conditional use permit and without having to meet separation requirements. The type, height, and location of the tower on-site shall be of the same type and intensity as the original facility or of a less obtrusive design, such as a monopole. Construction to rebuild the facility shall comply with all current applicable building codes and building permits shall be obtained prior to construction, and within one hundred eighty (180) days from the date the facility is damaged or destroyed. If no building permit is obtained or if the permit expires, the WSF shall be deemed abandoned as specified in LMC Section 18A.95.170(A) Abandonment.

18A.95.170 Non-use or abandonment.

A. Abandonment.

1. The owner or operator of any abandoned WSF shall notify the City of Lakewood, in writing, at least thirty (30) days prior to the date of discontinuation of operation or abandonment of a WSF. In the event that a licensed carrier fails to give notice, the facility shall be considered abandoned upon the City's discovery of discontinuation of operation or upon a determination by the City of the date abandoned, and subsequent notice of the City's determination of abandoned status to the WSF owner and/or operator.

2. Except as provided in LMC Section 18A.95.170(A)(3), an owner or operator shall have ninety (90) days from the date of abandonment within which to reactivate the use of the facility or transfer the facility to another provider who makes actual use of the facility.

3. If abandonment occurs due to the relocation of an antenna to a lower point on the antenna support structure, a reduction in the effective radiated power of the antenna or a reduction in the number of transmissions from the antennae, then the operator of the tower shall have six (6) months from the date of effective abandonment to collocate another service on the tower. If another service provider is not added to the tower, then the operator shall dismantle and remove, within thirty (30) days, that portion of the tower which resulted from a collocation height increment and/or exceeds the minimum height required to function satisfactorily. City approval for that portion of the tower shall automatically expire two hundred ten (210) days from the date of abandonment if the collocation is not completed or upon completion of the dismantlement and removal of that portion of the tower that is no longer being utilized, whichever comes first.

4. Except as provided in this section, changes which are made to WSFs that do not diminish their essential role in providing a total system shall not constitute abandonment. However, in the event that there is a physical reduction in height of substantially all of the providers' towers in the city or surrounding area, then all of the towers within the city shall similarly be reduced in height.

B. Dismantlement and Removal of Facility. If the abandoned WSF, including all accessory structures, antenna, foundation, and other associated appurtenances are not removed within the required time period, the City may remove the WSF and all associated development at the provider's expense. If there are two (2) or more providers collocating on a facility, this provision shall not become effective until all providers cease using the facility, except as provided in LMC 18A.70.685(A)(3).

C. Except as provided in LMC 18A.95.170(A)(3), City approval for the facility shall automatically expire ninety (90) days from the date of abandonment if the WSF is not reactivated or upon completion of the dismantlement and removal of the WSF, whichever comes first.

D. Security and Lien. Prior to the commencement of demolition, each applicant shall post sufficient security in the form of a cash guarantee or assignment of funds in a form acceptable to the City, cashier's check, or cash, to cover the estimated cost of demolition or removal of the tower and support structures, including complete site restoration. If, for any reason, the posted funds are not adequate to cover the cost of removal, then the City may charge the facility owner or operator with the City's total cost incurred in removing the abandoned structures. If the owner or operator fails to make full payment within thirty (30) calendar days, then the amount remaining unpaid shall become a lien on the facility property.

18A.95.180 Expert review.

Wireless service providers use various methodologies and analyses, including geographically-based computer software, to determine the specific technical parameters of their services and low power mobile radio service facilities, such as expected coverage area, antenna configuration, topographic constraints that affect signal paths, etc. In certain instances, a technical expert may need to review the technical data submitted by a service provider and/or applicant. The City may require a technical review as part of a permit application process. The costs of the technical review shall be borne by the service provider and/or applicant.

The selection of the technical expert shall be at the City's sole discretion, with a provision for the provider and interested parties to comment on the proposed expert and review the expert's professional qualifications. The expert review is intended to address the technical aspects of the proposed facilities at a specific location and/or a review of the providers' methodology and equipment used. Based on the results of the expert review, the City may require additional information to be submitted as part of the application process. The expert review shall address the following:

A. The accuracy and completeness of submissions.

B. The applicability of analysis techniques and methodologies.

C. The validity of conclusions reached.

D. Any specific technical issues raised by the City.

18A.95.190 Controlling provisions.

To the extent that any provision of this chapter is inconsistent or conflicts with any other City ordinance, this chapter shall control. Otherwise, this chapter shall be construed consistently with the other provisions and regulations of the City.

PART II Eligible wireless communication facilities modifications

18A.95.200 Definitions.

For the purposes of Part II of this chapter, the terms used have the following meanings:

- A. “Base Station” means a structure or equipment at a fixed location that enables FCC-licensed or authorized wireless communications between user equipment and a communications network. The term does not encompass a tower as defined herein or any equipment associated with a tower. “Base station” includes, without limitation:
1. Equipment associated with wireless communications services such as private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.
 2. Radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration (including distributed antenna systems (DAS) and small-cell networks).
 3. Any structure other than a tower that, at the time the relevant application is filed with the City under this section, supports or houses equipment described in subsections (A)(1) and (2) of this section that has been reviewed and approved under the applicable zoning or siting process, or under another State or local regulatory review process, even if the structure was not built for the sole or primary purpose of providing that support. The term does not include any structure that, at the time the relevant application is filed with the City under this section, does not support or house equipment described in subsections (A)(1) and (2) of this section.
- B. “Collocation” means the mounting or installation of transmission equipment on an eligible support structure for the purpose of transmitting and/or receiving radio frequency signals for communications purposes. Collocation of small wireless facilities must comply with 18A.95.085 as well as the remainder of LMC Chapter 18A.95.
- C. “Eligible Facilities Request” means any request for modification of an existing tower or base station that does not substantially change the physical dimensions of such tower or base station, involving:
1. Collocation of new transmission equipment;
 2. Removal of transmission equipment; or
 3. Replacement of transmission equipment.
- D. “Eligible Support Structure” means any tower or base station as defined in this section; provided, that it is existing at the time the relevant application is filed with the City under this section.

E. “Existing” in terms of a constructed tower or base station means it has been reviewed and approved under the applicable zoning or siting process, or under another State or local regulatory review process; provided, that a tower that has not been reviewed and approved because it was not in a zoned area when it was built, but was lawfully constructed, is existing for purposes of this section.

F. “Site”, for towers other than towers in the public rights-of-way, means the current boundaries of the leased or owned property surrounding the tower and any access or utility easements currently related to the site, and, for other eligible support structures, further restricted to that area in proximity to the structure and to other transmission equipment already deployed on the ground.

G. “Substantial Change” means a modification substantially changes the physical dimensions of an eligible support structure if it meets any of the following criteria:

1. For towers other than towers in the public rights-of-way, it increases the height of the tower by more than 10 percent or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed 20 feet, whichever is greater; for other eligible support structures, it increases the height of the structure by more than 10 percent or more than 10 feet, whichever is greater;

2. For towers other than towers in the public rights-of-way, it involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than 20 feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater; for other eligible support structures, it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six feet;

3. For any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets; or, for towers in the public rights-of-way and base stations, it involves installation of any new equipment cabinets on the ground if there are no preexisting ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than 10 percent larger in height or overall volume than any other ground cabinets associated with the structure;

4. It entails any excavation or deployment outside the current site;

5. It would defeat the concealment elements of the eligible support structure; or

6. It does not comply with conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment; provided, however, that this limitation does not apply to any modification that is noncompliant only in a manner that would not exceed the thresholds identified in subsections (g)(i) through (iv) of this section.

H. "Transmission Equipment" means equipment that facilitates transmission for any FCC-licensed or authorized wireless communication service, including, but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, and regular and backup power supply. The term includes equipment associated with wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

I. "Tower" means any structure built for the sole or primary purpose of supporting any FCC-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated site.

18A.95.210 Purpose.

This chapter implements Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012 ("Spectrum Act"), as interpreted by the Federal Communications Commission's ("FCC" or "Commission") Acceleration of Broadband Deployment Report and Order, which requires a state or local government to approve any eligible facilities request for a modification of an existing tower or base station that does not result in a substantial change to the physical dimensions of such tower or base station.

18A.95.220 Application review.

A. Application. The City shall prepare and make publicly available an application form which shall be limited to the information necessary for the City to consider whether an application is an eligible facilities request. The application may not require the applicant to demonstrate a need or business case for the proposed modification.

B. Type of Review. Upon receipt of an application for an eligible facilities request pursuant to this chapter, the City shall review such application to determine whether the application so qualifies.

C. Time Frame for Review. Within 60 days of the date on which an applicant submits an application seeking approval under this chapter, the City shall approve the application unless it determines that the application is not covered by this chapter.

D. Tolling of the Time Frame for Review. The 60-day review period begins to run when the application is filed, and may be tolled only by mutual agreement by the City and the applicant, or in cases where it is determined that the application is incomplete. The time frame for review is not tolled by a moratorium on the review of applications.

1. To toll the time frame for incompleteness, the City must provide written notice to the applicant within 30 days of receipt of the application, specifically delineating all missing documents or information required in the application.

2. The time frame for review begins running again when the applicant makes a supplemental submission in response to jurisdiction's notice of incompleteness.

3. Following a supplemental submission, the City will notify the applicant within 10 days that the supplemental submission did not provide the information identified in the original notice delineating missing information. The time frame is tolled in the case of second or subsequent notices pursuant to the procedures identified in this subsection (d). Second or subsequent notices of incompleteness may not specify missing documents or information that were not delineated in the original notice of incompleteness.

E. Interaction with Section 332(c)(7). If the City determines that the applicant's request is not covered by Section 6409(a) as delineated under this chapter, the presumptively reasonable time frame under Section 332(c)(7), as prescribed by the FCC's Shot Clock order, will begin to run from the issuance of the City's decision that the application is not a covered request. To the extent such information is necessary, the City may request additional information from the applicant to evaluate the application under Section 332(c)(7)10, pursuant to the limitations applicable to other Section 332(c)(7) reviews.

F. Failure to Act. In the event the City fails to approve or deny a request seeking approval under this chapter within the time frame for review (accounting for any tolling), the request shall be deemed granted. The deemed grant does not become effective until the applicant notifies the applicable reviewing authority in writing after the review period has expired (accounting for any tolling) that the application has been deemed granted.

G. Remedies. Applicants and the City may bring claims related to Section 6409(a) to any court of competent jurisdiction.



TO: City Council

FROM: Tiffany Speir, Planning Manager, Special Projects

THROUGH: John Caulfield, City Manager *John P. Caulfield*
David Bugher, Assistant City Manager for Development Services

DATE: July 1, 2019

SUBJECT: 2019 Comprehensive Plan/Zoning Map Amendment (CPA/ZOA)
Docket

ATTACHMENTS: Description of CPA/ZOA amendment docket; Planning Commission
Resolution; Draft Ordinance

On June 24, 2019 the City Council held a study session regarding the 2019 Comprehensive Plan/Zoning Map Amendment (CPA/ZOA) docket. A public hearing on the docket is scheduled for July 1. On June 24, Council members voiced several questions during the study session that are answered in this memorandum.

1. Regarding the time frame for completion of the I-5 expansion and interchange replacement in Lakewood, please see below (see Stage 2 in particular.) More details are available at

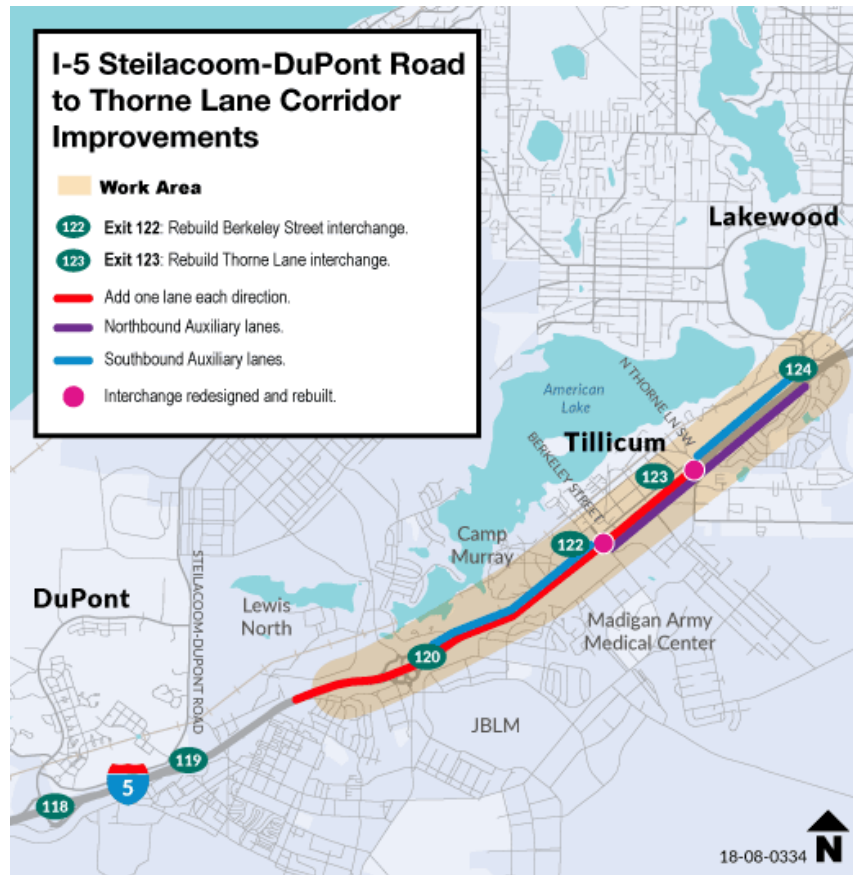
<https://www.wsdot.wa.gov/Projects/I5/steilacoomdupontrdtothornelnimprove/default.htm>):

- In July 2015, the Washington State Legislature included \$495 Million for the I-5 Mounts Road to Thorne Lane Interchange - Corridor Improvements project, as part of the Connecting Washington transportation-revenue package.

The overall project has been broken down into 4 construction projects:

- **Stage 1: [I-5 - Mounts Road to Center Drive - Auxiliary Lane Extension](#)** - construction began in spring of 2017. Northbound I-5 was widened between Mounts Road and Center Drive for an auxiliary lane. The new extended auxiliary lane opened to traffic in Nov. 2017. Final striping occurred in 2018. This project is complete. In a later stage of construction, this lane will be converted into a general purpose lane.
- **Stage 2: [I-5 – Steilacoom – DuPont Rd. to Thorne Lane](#)** – WSDOT awarded the design-build contract to Guy F. Atkinson Construction, LLC for this project. The

design build contract began mid-2018. This project will rebuild the Thorne Lane and Berkeley Street interchanges, and add a fourth lane to I-5 in each direction from Thorne Lane to just past JBLM's main gate.

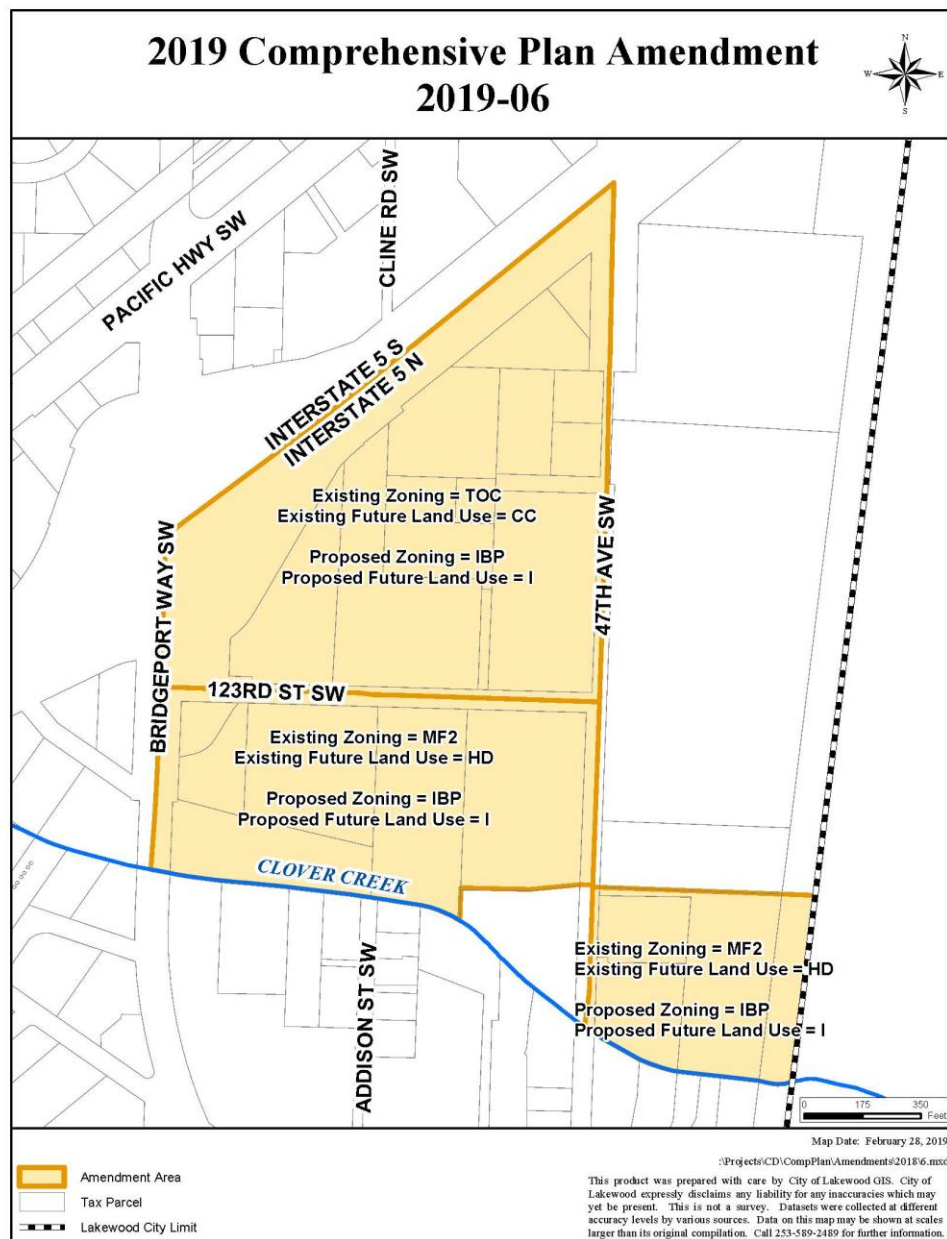


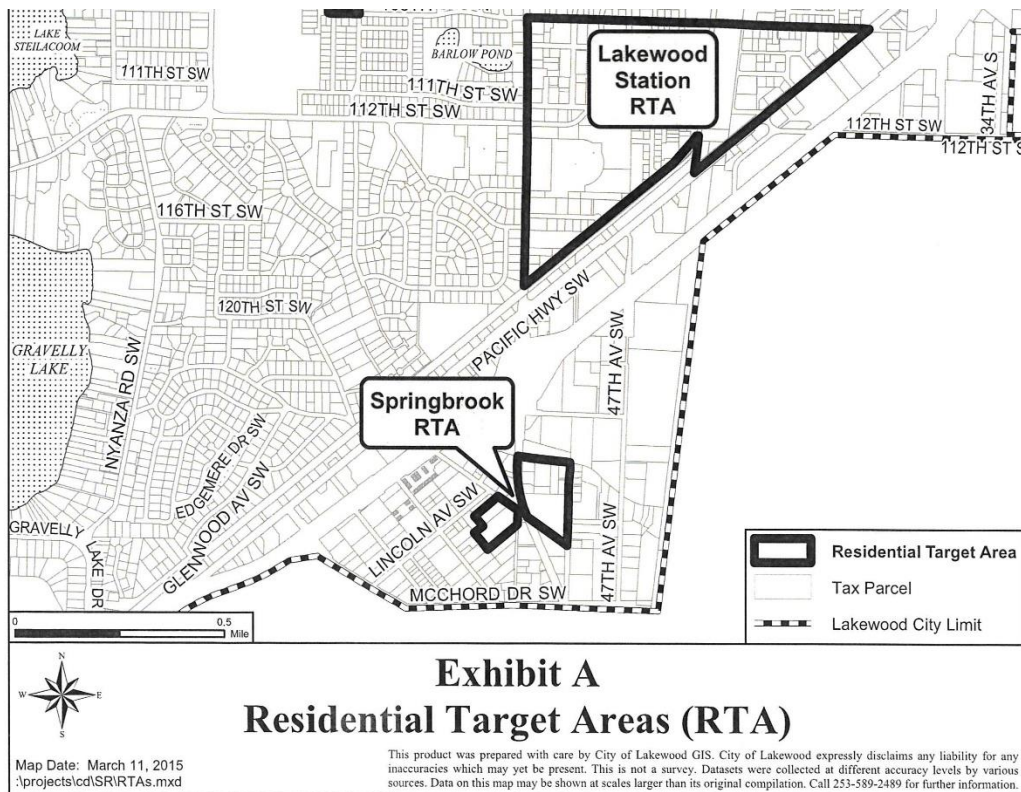
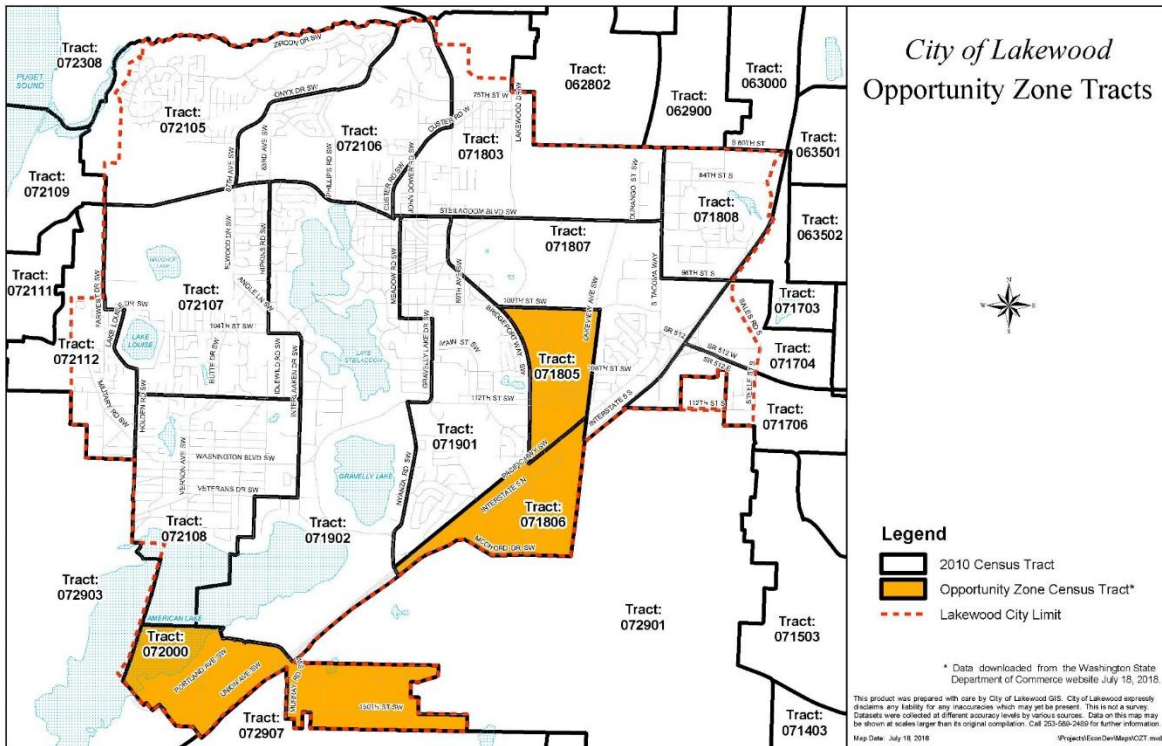
- The [Interchange Justification Report](#) was published September 2016.
- On May 23, 2017, the U.S. Department of Transportation Federal Highway Administration issued a Finding of No Significant Impact (FONSI) for the Interstate 5 JBLM Congestion Relief Project [Environmental Assessment](#).
- Design-Build contract awarded to Guy F. Atkinson Construction, LLC on May 17, 2018.
- Design-Build contract began mid-2018.
- October 2018 - construction began at the Berkeley Street interchange.
- February 2019 - construction begins at the Thorne Lane interchange.
- April 2019 - widening of Interstate 5 begins.
- Fall 2019 - new Berkeley Street interchange opens.
- Summer 2020 - new Thorne Lane interchange opens.
- Fall 2020 - traffic in final configuration
- Summer 2021 - final paving and striping, and construction ends.
- **Stage 3: [I-5 – Mounts Road to Steilacoom-DuPont Road project](#)** - scheduled to begin in 2021. This project will build improvements between Mounts Road (Exit 116) and Steilacoom-DuPont Road (Exit 119). Improvements to the Steilacoom-DuPont Road interchange are being finalized.

- **Stage 4: [Gravelly-Thorne Connector and Shared-Use path](#).** Next steps for this design-build project include a compatibility report, right-of-way acquisition and a competitive bidding process. Project construction will then occur beginning 2022.

2. Potential acreage of Industrial Business Park (IBP) zone if 2019-03 approved: CPA 2019-03 includes 18 parcels; if all parcels were rezoned IBP, it would be a total of 20.23 additional IBP acres.

3. Location of Opportunity Zones and Residential Target Areas in relation to Springbrook Neighborhood: maps of CPA 2019-06, Lakewood's federal Opportunity Zones (identified per Census tract numbers), and Residential Target Areas near CPA 2019-06 are below:





Attached is a draft Ordinance for Council consideration (Attachment A), the description of the 2019-CPA/ZOA docket items (Attachment B), and the Planning Commission Resolution 2019-03.

Map Amendments

- CPA/ZOA-2019-01 – Tillicum
- CPA/ZOA-2019-02 – Bridgeport
- CPA/ZOA-2019-03 – Woodbrook
- CPA/ZOA-2019-04 – Wards Lake
- CPA/ZOA-2019-05 – Springbrook Park
- CPA/ZOA-2019-06 – Springbrook Neighborhood

Map & Text Amendment

- CPA/ZOA-2019-07 – Military Districts (CZ, AC1, AC2)

Text Amendments

- CPA/ZOA-2019-08 – Essential Public Facilities & Public/Institutional Districts
- CPA/ZOA-2019-09 – Economic Development Element
- CPA/ZOA-2019-10 – Multifamily Open Space

ATTACHMENT A

Draft Ordinance No. 70_ adopting the 2019 Comprehensive Plan / Zoning Map amendment docket.

ORDINANCE NO. 70X

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON ADOPTING AMENDMENTS TO THE LAKEWOOD COMPREHENSIVE PLAN, INCLUDING THE FUTURE LAND USE MAP AND ZONING MAP, AND LAKEWOOD MUNICIPAL CODE TITLE 18A.

FINDINGS

WHEREAS, the Washington State Legislature, through Chapter 36.70A RCW, the state Growth Management Act (GMA), intends that local planning be a continuous and ongoing process; and

WHEREAS, the GMA requires that the City of Lakewood adopt a Comprehensive Plan; and

WHEREAS, in accordance with RCW 36.70A.130, the adopted Comprehensive Plan shall be subject to continuing evaluation and review, and amendments to the Comprehensive Plan shall be considered no more frequently than once every year; and

WHEREAS, in compliance with the requirements of the GMA and following abundant public outreach and involvement, the Lakewood City Council adopted the City of Lakewood via Ordinance No. 237 on July 10, 2000; and

WHEREAS, the Lakewood City Council, based on review and recommendations of the Lakewood Planning Commission that incorporated public input, has subsequently amended the City of Lakewood Comprehensive Plan periodically, including a review required by law in 2004, and 2015; and

WHEREAS, following public meetings and discussions, the Lakewood City Council adopted Title 18A of the Lakewood Municipal Code (“Land Use and Development Code”) via Ordinance No. 264 on August 20, 2001; and

WHEREAS, the Lakewood City Council, based on review and recommendations of the Lakewood Planning Commission following public input, has subsequently amended Title 18A of the Lakewood Municipal Code periodically, either in conjunction with Comprehensive Plan amendments or on a standalone basis; and

WHEREAS, it is appropriate for a local government to adopt needed amendments to its Comprehensive Plan to ensure that the Plan and implementing regulations provide appropriate policy and regulatory guidance for growth and development; and

WHEREAS, the Lakewood Planning Commission, acting as the City's designated planning agency, has reviewed the proposed amendments to the City of Lakewood Comprehensive Plan, Future Land-Use Map and Zoning Map ("2019 CPA Docket"); and

WHEREAS, public participation opportunities, as required by RCW 36.70A.130(2)(a), appropriate to the level of the amendments being reviewed, have been afforded to interested parties via numerous open public meetings, mailings and site postings, and a public comment/hearing period, and public input received through these channels has been duly considered by the Lakewood Planning Commission; and

WHEREAS, environmental review as required under the Washington State Environmental Policy Act has resulted in the issuance of a determination of environmental non-significance; and

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

WHEREAS, following its May 15, 2019 public hearing, on June 5, 2019 the Lakewood Planning Commission forwarded a set of recommendations relative to the 2019 CPA Docket to the Lakewood City Council via Planning Commission Resolution No. 2019-03; and

WHEREAS, following public notice, the Lakewood City Council held a public hearing on July 1, 2019; and

WHEREAS, the Lakewood City Council has reviewed materials relevant to public input and staff and Planning Commission recommendations leading up to the proposed 2019 CPA Docket; and

WHEREAS, the Lakewood City Council has considered the required findings in LMC 18A.02.415 as related to each independent zoning map amendment, and hereby finds that the requirements of LMC 18A.02.415 are satisfied; and

WHEREAS, after review of the record and recommendations of the Lakewood Planning Commission, the Lakewood City Council finds that the amendments to the City of Lakewood Comprehensive Plan as identified within this Ordinance comply with the requirements of the state Growth Management Act;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Adoption of City Council Findings.

The Findings of the City Council are adopted as part of this Ordinance.

Section 2. Adoption of Amendments.

The Comprehensive Plan, including the official Future Land-Use Map and Zoning Maps of the City for the below-referenced parcels, and LMC Title 18A as illustrated in Exhibit A hereto and described more fully below, are hereby amended as follows:

~~CPA/ZOA-2019-01– MAP AMENDMENT (Tillieum)– [DENY?]~~

~~This amendment amends the Comprehensive Plan land use designation and zoning for Assessor’s Tax Parcel Nos. 2200000150, 160, 172, 173, 174, 175, 176, & 192.~~

- ~~1. Amend the Comprehensive Plan land use map to designate all parcels from Single Family (SF) to Neighborhood Business District (NBD); and~~
- ~~2. Amend the zoning map to zone all parcels from Residential 3 (R3) to Neighborhood Commercial 2 (NC2).~~

CPA/ZOA-2019-02– MAP AMENDMENT (Bridgeport)

This amendment amends the land use designation and zoning for Assessor’s Tax Parcel Nos. 0220262057, 0220263153 and 0220264111.

1. Amend the Comprehensive Plan land use map to designate parcels 0220262057 and 0220263153 as Corridor Commercial (CC); amend to designate parcel 0220264111 as Industrial (I); and
2. Amend the zoning map to zone parcels 0220262057 and 0220263153 as Commercial 2 (C2); amend to zone parcel 0220264111 as Industrial 2 (I2).

CPA/ZOA-2019-03– MAP AMENDMENT (Woodbrook)

This amendment amends the land use designation and zoning for Assessor’s Tax Parcel Nos. 0219221023, -1002, -1042, -1003, -1034, -1035, -2002, -2010, -2013, -2014, -2040, -2044, -2045, -2056, -2057, -2058, -2060, & -6001.

This proposal combines two private and one city application, all to redesignate and rezone properties from residential or public institutional uses to industrial uses.

1. Amend the Comprehensive Plan land-use map to designate all parcels as Industrial (I); and
2. Amend the zoning map to zone all parcels as Industrial Business Park (IBP).

CPA/ZOA-2019-04– MAP AMENDMENT (Wards Lake)

This amendment amends the land use designation and zoning for Assessor’s Tax Parcel Nos.: 0320311051, -1060, -5005, -5006, & -5018.

This City-initiated proposal corrects past split-parcel zoning and other zoning errors and places adjacent parcels into more consistent designations and zones around Wards Lake.

1. Amend the Comprehensive Plan land-use map to designate Assessor’s Tax Parcel Nos. 0320315005, -5006, and -5018 as Open Space (OS); and designate parcel nos. 0320311051, -1060 and -1056 as Corridor Commercial (CC); and
2. Amend the zoning map to zone parcel nos. 0320315005, -5006, and -5018 as Open Space & Recreational 1 (OSR1); amend to zone parcel nos. 0320311051, -1060 and -1056 as Commercial 2 (C2.)

CPA/ZOA-2019-05– MAP AMENDMENT (Springbrook Park)

The amendment amends the land use designation and zoning for Assessor's Tax Parcel Nos.: 0219123016, -3031, & -3032.

This application would redesignate and rezone three parcels to Open Space and Recreation 1 in order for the City to expand the boundaries of Springbrook Park.

1. Amend the Comprehensive Plan land-use map to designate all parcels as Open Space (OS); and
2. Amend the zoning map to zone all parcels as Open Space & Recreational 1 (OSR1).

~~CPA/ZOA-2019-06-MAP AMENDMENT (Springbrook Neighborhood) [OPTION 1 = NO ACTION]~~

~~This amendment amends the land use designation and zoning for Assessor's Tax Parcel Nos.: 0219127015, 3105, 3017, 7013, 7012, 3005, 3000, 3064, 3024, 2033, 2028, 3108, 3109, 3084, 3025, 3081, 3116, 3113, & 3114.~~

- ~~1. Amend the Comprehensive Plan land use map to designate all identified parcels as Industrial (I);~~
- ~~2. Amend the zoning map to zone all parcels as Industrial Business Park (IBP); and~~
- ~~3. Remove the Lakewood Station District boundary located in the Springbrook Neighborhood.~~

CPA/ZOA-2019-07 – MAP & TEXT AMENDMENT (Military Districts)

To be consistent with the December 2015 Air Installations Compatible Use Zones (AICUZ) Program Air Force Instruction (AFI) 32-7063, this amendment:

- amends the designation and zoning on 14 parcels (Assessor's Tax Parcel Nos. 5003430011, -0021, -0050; 8880900080, -0090, -0100, -0310, -0320; 0320314089; 0319061090, -1100, -1001, -4033; and 3395000016) that are currently partially within the Air Corridor 1 or 2 (AC1 or AC2) zones to eliminate the split zoning (parcels are rezoned completely AC1 or AC2 as appropriate);
- updates the Comprehensive Plan discussion about Joint Base Lewis-McChord (JBLM), Camp Murray, and related military issues;
- amends LMC Chapter 18A.30.700 (Military-Related Zoning Districts), including: the primary permitted allowed uses in the Clear Zone (CZ), AC1 and AC2 zones; the administrative uses allowed in the AC2 zone; the conditional uses allowed in AC1 and AC2; and the noise attenuation standards for the CZ, AC1 and AC2 zones; and
- amends LMC section 18A.90.200 to add definitions regarding recycling.

CPA/ZOA-2019-08 – TEXT AMENDMENT (Essential Public Facilities/PI Districts)

This amendment addresses the use of buildings in the Public/Institutional (PI) Zoning District. The proposal updates the Essential Public Facilities (EPFs) section of the Comprehensive Plan; amends LMC 18A.30.050 and 18A.30.850, including adding a discussion regarding both the adaptive reuse and discontinuing the use of EPF and PI

buildings; and adds definitions for “adaptive reuse” and “discontinued” to section 18A.90.200.

CPA-2019-09 – TEXT AMENDMENT (Economic Development Element)

This amendment strikes and replaces the current Economic Development Element in the Lakewood Comprehensive Plan to reflect updated data (e.g., population and employment statistics in Lakewood), and actions (e.g., adoption of the Downtown Subarea Plan.)

CPA/ZOA-2019-10 – TEXT AMENDMENT (Multifamily Open Space)

The amendment amend the LMC zoning text at LMC 18A.50.231 (C)(1)(o)(2) to increase the open space requirements for multifamily development in the City outside the Downtown Subarea Plan to be consistent with that required within LMC 18B.500.530 (A)(1).

Section 5. Remainder Unchanged. The rest and remainder of the Lakewood Comprehensive Plan, including the unaffected sections of the Future Land-Use Map and Zoning Map, and Title 18A of the Lakewood Municipal Code, shall be unchanged and shall remain in full force and effect.

Section 6. Severability. If any portion of this Ordinance or its application to any person or circumstances is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 7. Effective Date. This Ordinance shall be in full force and effect thirty (30) days after final passage.

ADOPTED by the City Council of the City of Lakewood this 15th day of July, 2019.

CITY OF LAKEWOOD

Don Anderson, Mayor

Attest:

Briana Schumacher, City Clerk

Approved as to Form:

Heidi Ann Wachter, City Attorney

ATTACHMENT B

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Housing Capacity Calculations

Several of the CPAs would reduce housing unit capacity in areas of Lakewood. This loss of units has been analyzed in comparison to the increased housing capacity within the Downtown Subarea boundaries to determine whether there would be a net loss of housing capacity in Lakewood.

Downtown Subarea Plan:

The adopted 2018 Downtown Subarea Plan (DSAP) assumes a high level of growth within the subarea and a high level of civic and infrastructure investments, including **2,257 housing units** and **7,369 jobs** that are planned for within the subarea boundaries. These units should be kept in mind as the proposed 2019 CPAs are considered in order to be able to assess the amendments' net effect on housing and transportation in Lakewood.

FEATURE	ADOPTED DOWNTOWN SUBAREA PLAN OUTCOME
Housing Density	100 units per acre (see discussion below)
Housing: net growth	2,257
Job Trends and Building Space	Assume 95% of expected 3.0 million new square feet of commercial space.
Job Mix	Compared to existing job mix, lesser share of retail and less manufacturing/warehousing, and greater share of finance, insurance, real estate, and services (e.g. office). Similar share of government and education. (Per City transportation model assumptions.)
Jobs: net growth	7,369

Residential Density within the Downtown Subarea.

1. Maximum density is 100 units per acre. To qualify for 100 units per acre density, the residential uses shall be part of a mixed-use development, or added to a commercial site, or provide a first-floor height of 16 feet for at least a 30 foot depth that allows for future commercial occupancies.
2. On sites allowed a density of 100 units per acre under Subsection 1, density may be increased up to 125 units per acre for affordable housing according to the provisions of LMC 18A.50.740 Inclusionary Density Bonus- Housing Incentives Program only if the affordable housing is part of a mixed use development.
3. Density shall not exceed 80 units per acre for residential-only developments that are not added to or associated with existing commercial sites, or that do not provide a first-floor height that allows for future commercial occupancies.

ANALYSIS OF PROPOSED AMENDMENTS

The CEDD recommends that the Comprehensive Plan Amendment docket be reorganized as follows, has conducted SEPA analysis on the following possible amendments, and provides the included recommended action for each:

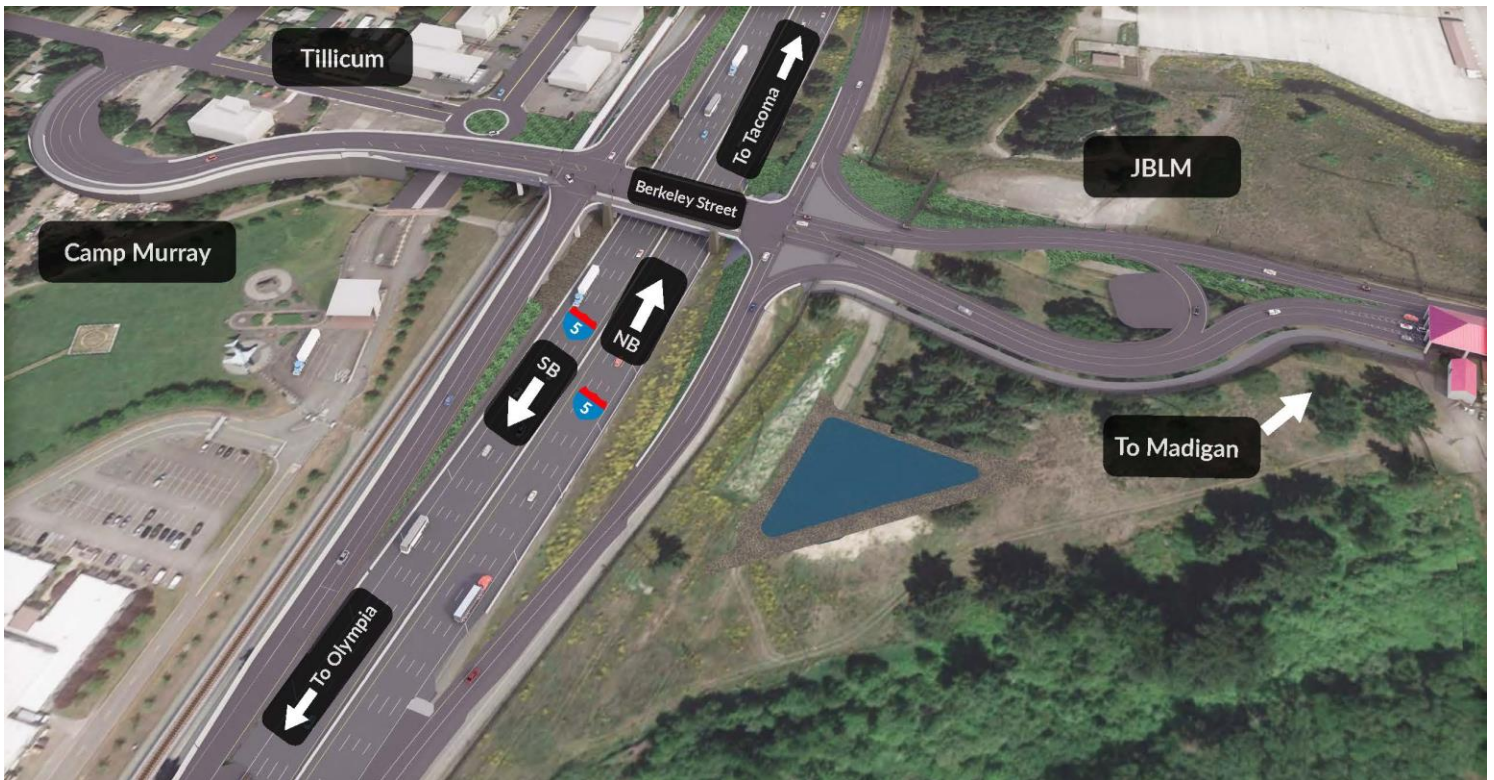
CPA/ZOA-2019-01– MAP AMENDMENT (Tillicum)

Amend the Comprehensive Plan land use designation and zoning for Assessor's Tax Parcel Nos.: 2200000150, -160, -172, -173, -174, -175, -176, & -192.

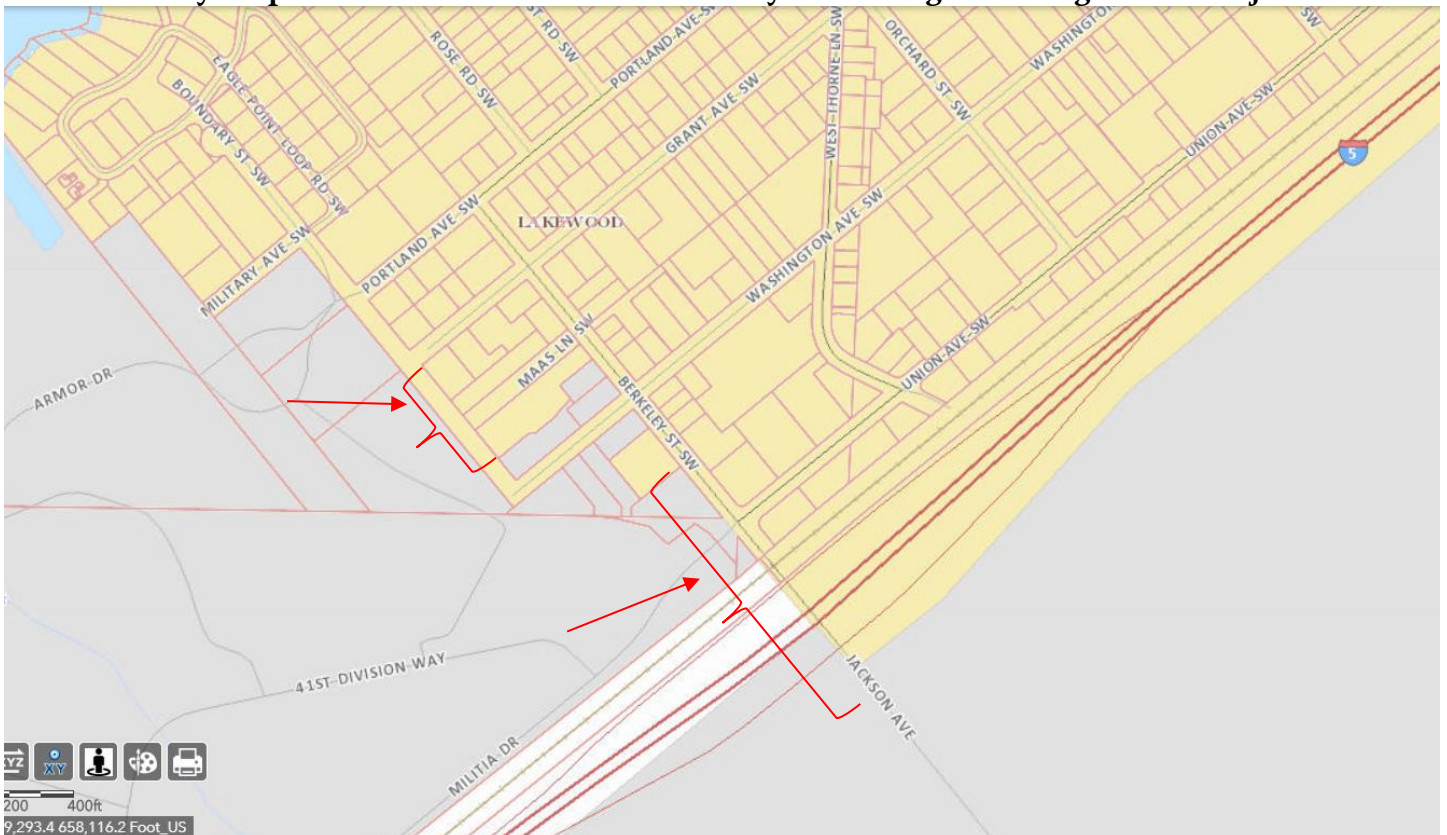
This application proposes to redesignate and rezone a block of properties in the SW portion of Tillicum adjacent to Camp Murray and the construction limits of the Berkeley Interchange Reconfiguration project. According to the application, "it would be beneficial for the City's comprehensive plan and zoning map to be updated to reflect the significant and commencing change of land use adjacent to the subject property."

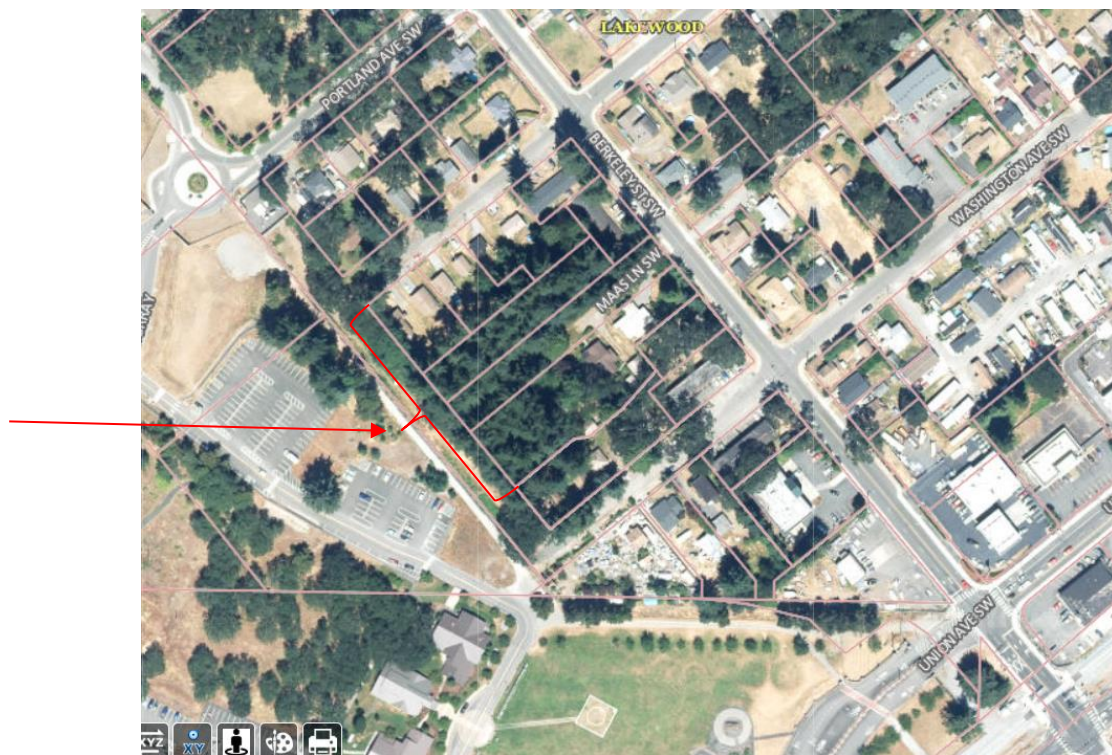
1. Amend the Comprehensive Plan land-use map to designate all parcels from Single Family (SF) to Neighborhood Business District (NBD); and
2. Amend the zoning map to zone all parcels from Residential 3 (R3) to Neighborhood Commercial 2 (NC2).

September 2018 WSDOT Interstate 5 and Berkeley Street interchange map

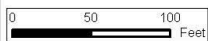
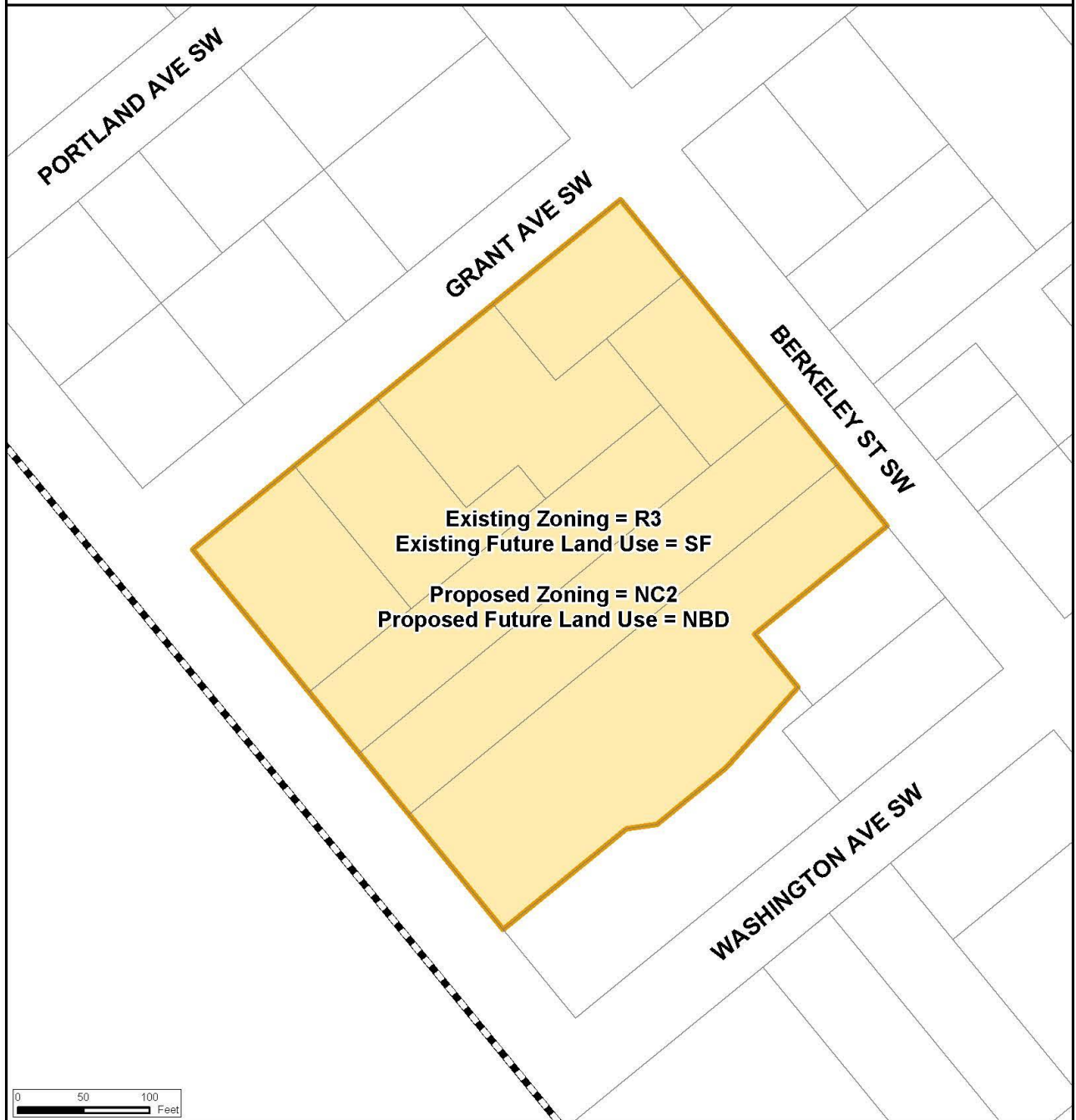


Vicinity Map – CPA/ZOA 2019-01 and Berkeley Interchange Reconfiguration Project





2019 Comprehensive Plan Amendment 2019-01



- Amendment Area Tax Parcels
- Tax Parcel
- Lakewood City Limit

Map Date: February 28, 2019

\\Projects\CD\CompPlan\Amendments\2018\1.mxd

This product was prepared with care by City of Lakewood GIS. City of Lakewood expressly disclaims any liability for any inaccuracies which may yet be present. This is not a survey. Datasets were collected at different accuracy levels by various sources. Data on this map may be shown at scales larger than its original compilation. Call 253-589-2489 for further information.

Housing Capacity Analysis:

As part of a new I-5 interchange project existing residential units have or will be demolished. The proposal, mixed-use zoning, if approved as submitted by the project proponent, could replace or potentially increase the number of housing units, albeit marginally.

A. Consistency with the Comprehensive Plan: The Tillicum area is subject to specific treatment in the Comprehensive Plan (Section 3.10, Goal LU-52, LU-53 and Policies LU-53.1 through LU-53.4.) Additionally, the City adopted the Tillicum Neighborhood Plan in June 2011. Throughout these documents' consideration, planning for Tillicum has focused on redevelopment as a vibrant residential and mixed use area for its residents to enjoy.

2018 Comprehensive Plan Excerpts:

1.4.1: Neighborhoods with substantial growth capacity slated for redevelopment under this plan include the northern portion of Tillicum.

1.7: Centers of Local Importance are designated in order to focus development and funding to areas that are important to the local community. COLIs are intended to promote compact, pedestrian oriented development with a mix of uses, proximity to diverse services, and a variety of appropriate housing options. The 2015 Centers of Local Importance identified for the City of Lakewood include Tillicum.

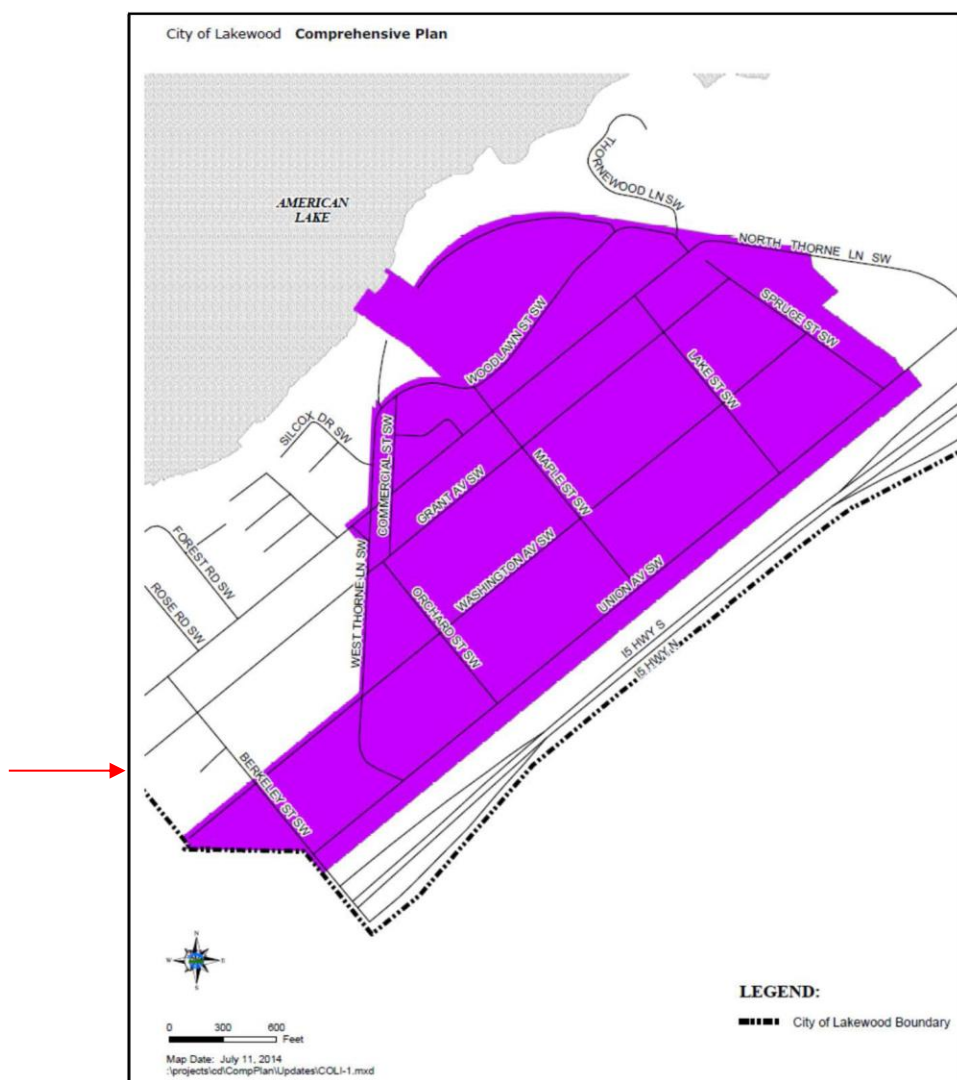


Figure 2.4
Tillicum Center of Local Importance

The subject property for CPA/ZOA 2019-01 is outside of the Tillicum COLI.

GOAL LU-51: Minimize the impacts of geographic isolation of the Tillicum, Springbrook, and Woodbrook areas and focus capital improvements there to upgrade the public environment.

Policies:

LU-51.1: Provide for commercial and service uses for the daily needs of the residents within the neighborhoods.

LU-51.2: Support the expansion of recreation and open space.

LU-51.3: Provide pedestrian and bicycle paths within the neighborhoods and which connect to other neighborhoods.

GOAL LU-52: Improve the quality of life for residents of Tillicum.

Policies:

LU-52.1: Enhance the physical environment of Tillicum through improvements to sidewalks, pedestrian-oriented lighting, street trees, and other pedestrian amenities.

LU-52.2: Promote integration of Tillicum with the American Lake shoreline through improved physical connections, protected view corridors, trails, and additional designated parks and open space.

LU-52.3: Identify additional opportunities to provide public access to American Lake within Tillicum.

LU-52.4: Seek a method of providing alternate connection between Tillicum and the northern part of the City besides I-5.

LU-52.5: Implement and as necessary update the Tillicum Community Plan.

4.5.3 Tillicum

The Tillicum neighborhood functions as a separate small village within Lakewood. Accessible only by freeway ramps at the north and south end of the area, it has its own commercial sector; moderately dense residential development; and an elementary school, library, and park. Tillicum is a very walkable neighborhood with a tight street grid and relatively low speed traffic. Harry Todd Park is one of the largest City-owned parks, and Tillicum is one of the few neighborhoods in the city with public waterfront access.

In public meetings discussing alternative plans for the city, Tillicum emerged as a neighborhood viewed as having significant potential for residential growth over the next 20 years. With a traditional street grid, significant public open space and lake access, and strong regional transportation connections, there is a major opportunity for Tillicum to evolve into a more urban, pedestrian and bicycle-oriented community. This is further enhanced by the long-range potential for a commuter rail station and new highway connection to the east.

Because of recent extension of sewer service to the area, the development of multi-family housing in Tillicum is now possible. In addition to sewer development, there are other actions the City can take in support of the development of multi-family housing in Tillicum including:

- development of a long-range plan for Harry Todd Park and implementation of specific improvements to expand sewer capacity;
- development of a pedestrian connection between the park and commercial district along Maple Street, with sidewalks, curb ramps, crosswalks, lighting, and other improvements;
- improvements at the I-5 interchanges to create attractive, welcoming gateways; and
- a pedestrian/bikeway easement north along the railroad or through the country club to other portions of Lakewood.

The proposal by Amtrak to locate high-speed passenger rail service through the area (the Point Defiance Bypass project) will result in significant modifications to the freeway interchanges in Tillicum. These modifications should be designed in conjunction with improvements to I-5 to address congestion.

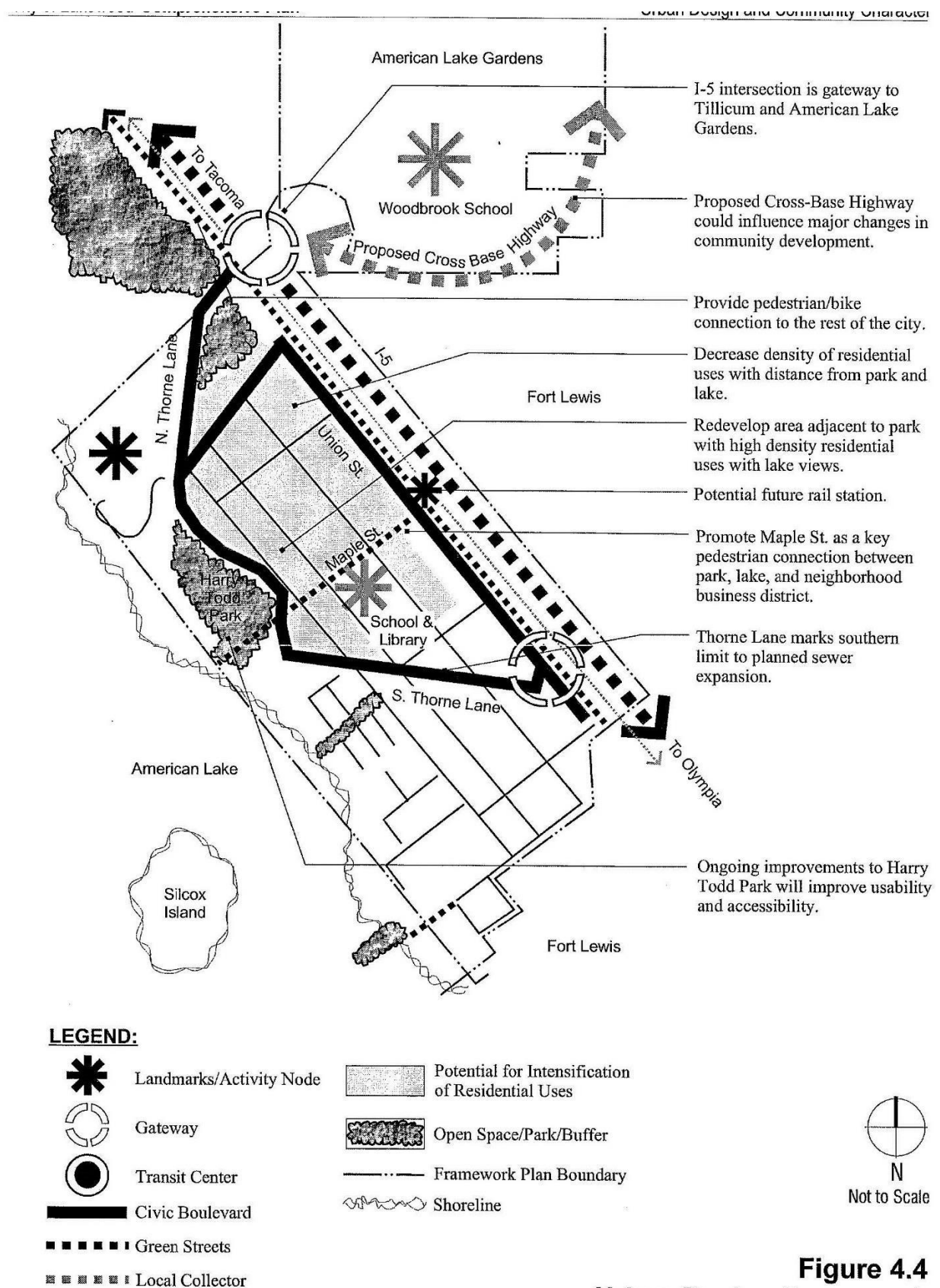
The urban design framework plan for Tillicum is shown in Figure 4.4. Some of the specific urban design actions which could be undertaken in Tillicum include:

Landmark/Activity Nodes: The northern entrance into Tillicum, as well as the only entrance into Woodbrook, is at the Thorne Lane overpass and I-5. It would be improved as a civic gateway, with landscaping, road improvements, signage, and other elements as needed. This interchange may be significantly redesigned in conjunction with the Point Defiance Bypass and I-5 congestion management projects.

Civic Boulevards: As the main entrance road into Tillicum and the perimeter road embracing multi-family development, Thorne Lane would be improved as a civic boulevard. Development intensification in Tillicum would occur east of Thorne Lane, with W. Thorne Lane marking the initial southern boundary of the sewer extension to keep costs in check. Potential improvements of Union Street in support of commercial functions would include such elements as pedestrian improvements, parking, landscaping, lighting, and other functional items. Long-range planning would also identify site requirements for the planned future commuter rail stop and propose a strategy to fulfill this need.

Green Streets: Maple Street would be improved as a green street to provide a pedestrian-oriented connection between American Lake and Harry Todd Park at one end, and the commercial district/future rail station at the other. In between, it would also serve the school and the library. It would serve as a natural spine, gathering pedestrian traffic from the surrounding blocks of multi-family housing and providing safe access to recreation, shopping, and public transportation.

Open Space: Harry Todd Park would be improved by upgrading existing recreation facilities and constructing additional day use facilities such as picnic shelters and restrooms. A local connection between Tillicum and the Ponders Corner area could be built along an easement granted by various landowners, principally the Tacoma Country and Golf Club and Sound Transit/ Burlington Northern Railroad.



SOURCE: EDAW, Inc. 1999.

Figure 4.4
Urban Design Framework
for Tillicum

The Comprehensive Plan goals and policies were used as a baseline information for the 2011 Tillicum Neighborhood Plan. Results from a 2007 resident survey performed by BCRA provided impetus for the City Council to approve the development of the Neighborhood Plan:

- Almost 75 percent feel that Tillicum's environmental features such as woodlands, open spaces, streams, wetlands, and shorelines are less than acceptable.
- Nearly eight of ten are open to change in the existing character of Tillicum.
- Eighty-eight percent dislike the appearance of the Union Avenue SW corridor.
- Eighty-two percent agree that a trail and sidewalk system should be developed for biking or walking between commercial areas, schools, parks, and other neighboring facilities.
- Seven of ten business owners and eight of ten homeowners say additional commercial property should be made available for professional and retail businesses.
- Ninety-one percent agree that the Union Avenue commercial area should be expanded beyond Union Avenue SW to accommodate retail uses.
- Among homeowners, protection of the natural environment is important to 86 percent.

B. Compatibility with development in the vicinity: This proposal would “upzone” currently residential parcels to commercial. As described in the application, “the adjacent residential district would no longer be a block away from the edge of the neighborhood business district; [this] may present an opportunity for rezoning to a mixed residential district as a transition between the neighborhood business and single-family residential districts.”

C. Transportation impacts and mitigation: As described in the application, “concentration of available housing closer to [I-5] would lessen the burden on the transportation system as shorter drive distances for commuting residents would decrease total use of the system.” “The current Comprehensive Plan has not yet been updated to reflect WSDOT’s conversion of commercial and residential properties to interstate transportation property. The City’s intent to buffer residential uses from [I-5] using high density highway-oriented commercial zones is reflected in the current Comprehensive Plan.”

D. Public Service impacts and mitigation: As described in the application, “increased concentration of population would also have a positive impact on public utilities, safety services, and other public services as sprawl is less likely.” “It is understood that there is available sewer and water system capacity for an increase in density at the subject location. Public services and transportation are currently available.”

E. Public health, safety and general welfare impacts: As described in the application, “increased concentration of population would also have a positive

impact on public utilities, safety services, and other public services as sprawl is less likely.”

F. Range of permitted uses: CPA/ZOA 2019-01 proposes to “upzone” 8 parcels from R3 to NC2. A comparison of allowed uses follows with the **uses common to both in bold text** (uses unique to each are in regular text):

R3 Uses	NC2 Uses
1. Single-Family Residential (Level 1)	1. Single Family Residential (Level 2/3)
2. Type 1 Group Home	2. Multifamily Residential (Level 1/3)
3. Type 2 Group Home (Level 1)	3. Assisted Living Facilities
4. Daycare Facilities (Level 1)	4. Continuing Care Retirement Community
5. Outdoor Recreation (Level 1/2)	5. Nursing Home
6. Public Maintenance Facilities (Level 1)	6. Government Administration Facilities (Level 1/2)
7. Transportation Facilities (Level 1)	7. Community and Cultural Services (Level 1/2)
8. Communication Facilities (Level 1)	8. Daycare Facilities (Level 1/2)
9. Electrical Facilities (Level 1)	9. Health Services
10. Natural Gas Facilities (Level 1)	10. Outdoor Recreation (Level 1/2)
11. Sewage Collection Facilities	11. Postal Services (Level 1)
12. Stormwater Facilities (Level 1)	12. Public Maintenance Facilities (Level 1)
13. Water Supply Facilities (Level 1)	13. Religious Assembly (Level 1/2)
14. Residential Accessory Uses	14. Social Services (Level 1/2)
15. Continuation of private and commercial equestrian facilities already legally existing within the zone at the time of adoption of this title. Maintenance, repair and replacement of existing equestrian structures shall be permitted.	15. Transportation (Level 1)
	16. Communication Facilities (Level 1)
	17. Electrical Facilities (Level 1)
	18. Natural Gas Facilities (Level 1)
	19. Sewage Collection Facilities
	20. Stormwater Facilities (Level 1)
	21. Waste Transfer Facilities (Level 1)
	22. Water Supply Facilities (Level 1)
	23. Amusement and Recreation (Level 1)
	24. Building/Garden Supply and Nurseries (Level 1/2)
	25. Business Services
	26. Convenience Commercial (Level 1/2)
	27. Eating and Drinking Establishment (Level 1/2/3)
	28. Food Stores (Level 1)
	29. Funeral Services (Level 1)
	30. Personal Services (Level 1/2)
	31. Pet Sales and Services (Level 1)

32. Private Training School (Level 1/2)
33. Professional Offices (Level 1/2)
34. Rental and Repair Services (Level 1)
35. Sales of General Merchandise (Level 1/2)
36. Sales of Secondhand Property (Level 1)
37. Limited Manufacturing/Assembly (Level 1)
38. Printing and Publishing (Level 1)
39. Residential Accessory Uses
40. Civic Accessory Uses
41. Commercial Accessory Uses

G. Change in circumstances: As mentioned in the application, the largest change in circumstances is the reason why the application was submitted; the commencement of the I-5 Corridor expansion between Steilacoom-DuPont Road and Thorne Lane.

H. Advantages vs. negative impacts: As described in the application, “the proposed amendments would help revitalize an area that needs revitalization and increased property utilization. In reviewing the Tillicum Neighborhood Plan, it is apparent that one of the biggest planning factors for the neighborhood has been accommodation of a constantly evolving transportation network and the expanding need of the nearby military bases.”

CEDD Recommendation:

CEDD recommends denial of CPA/ZOA 2019-01 without prejudice due to the following: the proposal would bring more commercial uses immediately adjacent to residential uses, which is not a favored land use pattern; it is premature to redesignate or rezone properties near the I-5 corridor expansion project until it has been completed in order to understand the final construction configurations and traffic patterns the project will generate; there are commercial properties along Union Avenue in and near Tillicum that have not developed as desired, so it is questionable whether additional commercial property is needed in Tillicum before current capacity has been absorbed; and the City Council has expressed interest in conducting an update to the Tillicum Neighborhood Plan once the I-5 Corridor expansion project is complete, and it would be preferable to postpone “piecemeal” redesignations and rezones until a neighborhood-wide analysis can be done.

CPA/ZOA-2019-02– MAP AMENDMENT (Bridgeport)

Amend the land use designation and zoning for Assessor-Treasurer Tax Parcel Nos. 0220262057, 0220263153 and 0220264111.

1. Amend the Comprehensive Plan land use map to designate parcels 0220262057 and 0220263153 as Corridor Commercial (CC); amend to designate parcel 0220264111 as Industrial (I).
2. Amend the zoning map to zone parcels 0220262057 and 0220263153 as Commercial 2 (C2); amend to zone parcel 0220264111 as Industrial 2 (I2).



Aerial Vicinity Map for CPA/ZOA 2019-02



Housing Capacity Analysis: No net loss or increase in potential housing stock.

A. Consistency with the Comprehensive Plan: The parcels along Bridgeport Way (0220262057, 0220263153) are adjacent to Neighborhood Commercial properties to the east and south; they are adjacent to industrial property to the east and corridor commercial to the north. As stated in the application, “rezoning these two parcels will allow Bridgeport Way West to have a continuous commercial presence, supporting the City’s Vision Statement for sustaining robust growth and job creation.”

The parcel at the upper east end of the proposal (0220264111) was not rezoned to industrial following a boundary line adjustment (#201711175002) in earlier Comprehensive Plan amendment cycles in error. It is immediately adjacent to industrial properties.

B. Compatibility with development in the vicinity: The proposal would rezone properties to be more compatible with existing surrounding uses (e.g., Walmart) and major transportation corridors (i.e., Bridgeport Way.) Rezoning along Bridgeport Way would provide a buffer for existing neighborhood commercial areas from existing industrial uses.

C. Transportation impacts and mitigation: No significant transportation impacts are anticipated on the parcels along Bridgeport Way by the applicant: “the new commercial uses will serve people who are already drawn to the area either entering or leaving Lakewood on Bridgeport Way or shopping at Walmart. Proposed uses such as drive-through restaurants and gas stations with convenience stores do not

tend to be destinations in and of themselves but complementary to activities already occurring in an area.”

D. Public Service impacts and mitigation: No significant impacts are anticipated on the parcels along Bridgeport Way by the applicant: “existing stormwater runoff will be directed to the existing discharge locations; electricity, water, refuse service, telephone and sanitary sewer are available.”

E. Public health, safety and general welfare impacts: Redesignating and rezoning on the parcels along Bridgeport Way is anticipated by the applicant to benefit the general welfare as they will act as a buffer for adjacent industrial uses and will allow for more convenient access to commercial uses along the travel corridor.

F. Range of permitted uses: The redesignation and rezone along Bridgeport Way would prohibit industrial uses immediately adjacent to the travel corridor. Redesignation of parcel 0220264111 to Industrial would realize the intent of the zoning in place at the time of a boundary line adjustment performed several years ago.

G. Change in circumstances: None. Per the application, “the proposed rezone [along Bridgeport Way] would provide for an opportunity for the highest and best use of the parcels.”

H. Advantages vs. negative impacts: Per the applicant, “The northerly site was set aside to be an ‘out-lot’ with development complementary to Walmart. Meaningful industrial use on this site is infeasible as it is only 1.14 acres and vertically separated from other industrial uses. The southerly site is currently used as an industrial storage yard and is not optimizing the economic potential for development in the area. When development of the area occurs, the right-of-way frontage will have a significant increase in landscaping and aesthetic appeal.”

Additional Considerations

Lakewood Comprehensive Plan Excerpts re South Tacoma Way Gateway and Center of Local Importance (only area where C2 zoning is used)

LU-29.2: Work with property owners and local businesses to develop a Corridor Plan for South Tacoma Way and Pacific Highway SW.

Gateways: Gateways are the major access points and entrances to a city. They contribute to the public’s mental image of a city and provide people with clues to wayfinding and orientation. This function can be strengthened by making them more memorable and identifiable through special design features such as landscaping, signage, lighting, paving patterns, and architectural treatment. A summary of proposed internal and external gateways is identified in Table 4.4. Most external gateways in the plan are along I-5, with several located at the city's northern and western boundaries. Three internal gateways are recognized in the area of the CBD:

the intersections of 100th Street and Lakewood Boulevard at Bridgeport Way; 100th Street at Gravelly Lake Boulevard; and most importantly, Gravelly Lake Boulevard at Bridgeport Way.

Table 4.4: Gateways.

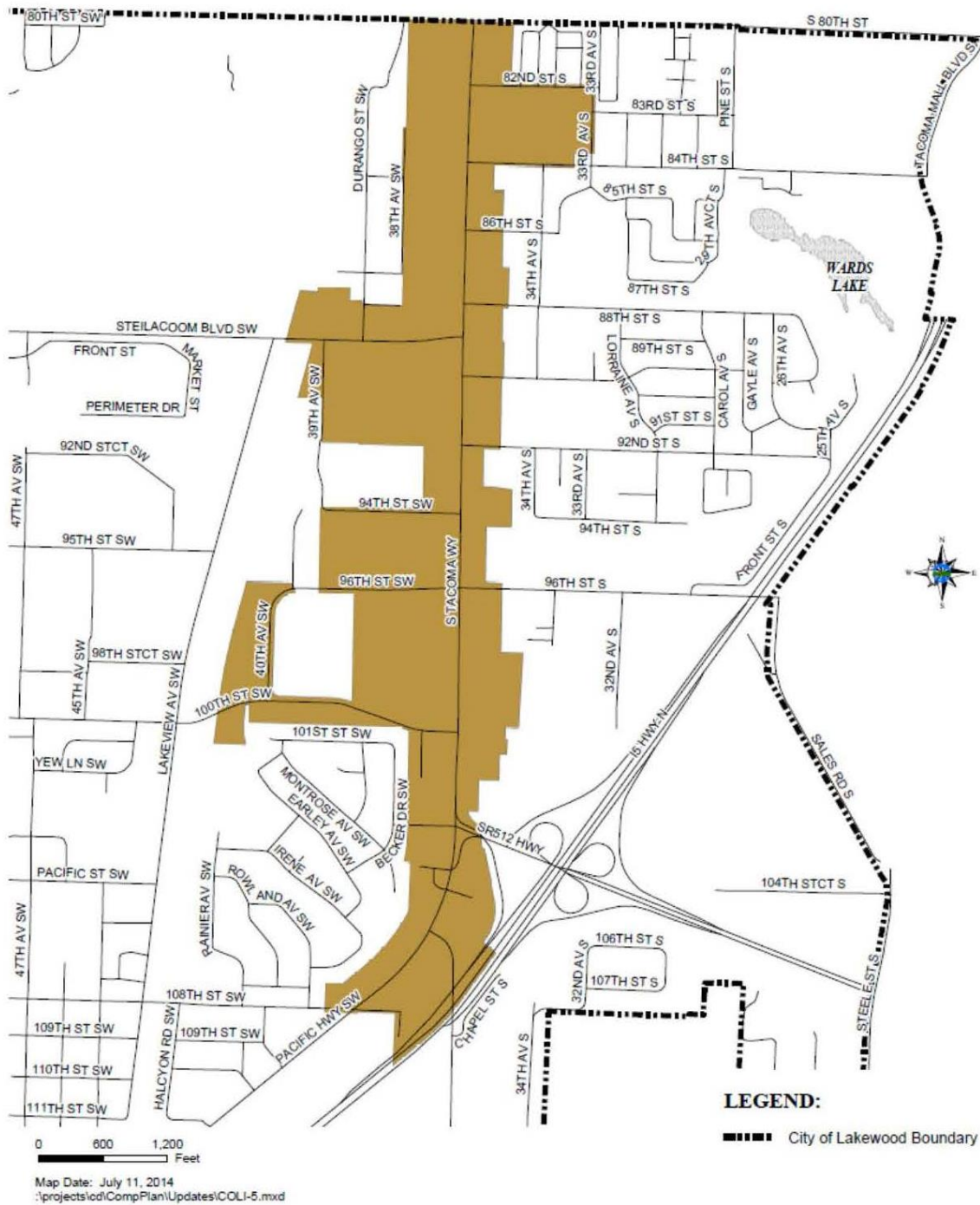
Internal Gateways	Locations
Gravelly Lake Drive	At Bridgeport Way
Intersections of 100th Street and Lakewood Blvd	At Bridgeport Way
100th Street	At Gravelly Lake Drive
External Gateways	
Union Ave	Fort Lewis Gate
Union Ave	Thorne Lane
Bridgeport Way	Pacific Highway SW
South Tacoma Way/ Pacific Highway SW	SR 512 Interchange
84th Street	I-5 Interchange
Bridgeport Way	Leach Creek (University Place border)
Steilacoom Blvd.	Town of Steilacoom border
South Tacoma Way	80th Street (Tacoma border)
Nyanza Boulevard	I-5 Interchange

2.5 Centers of Local Importance

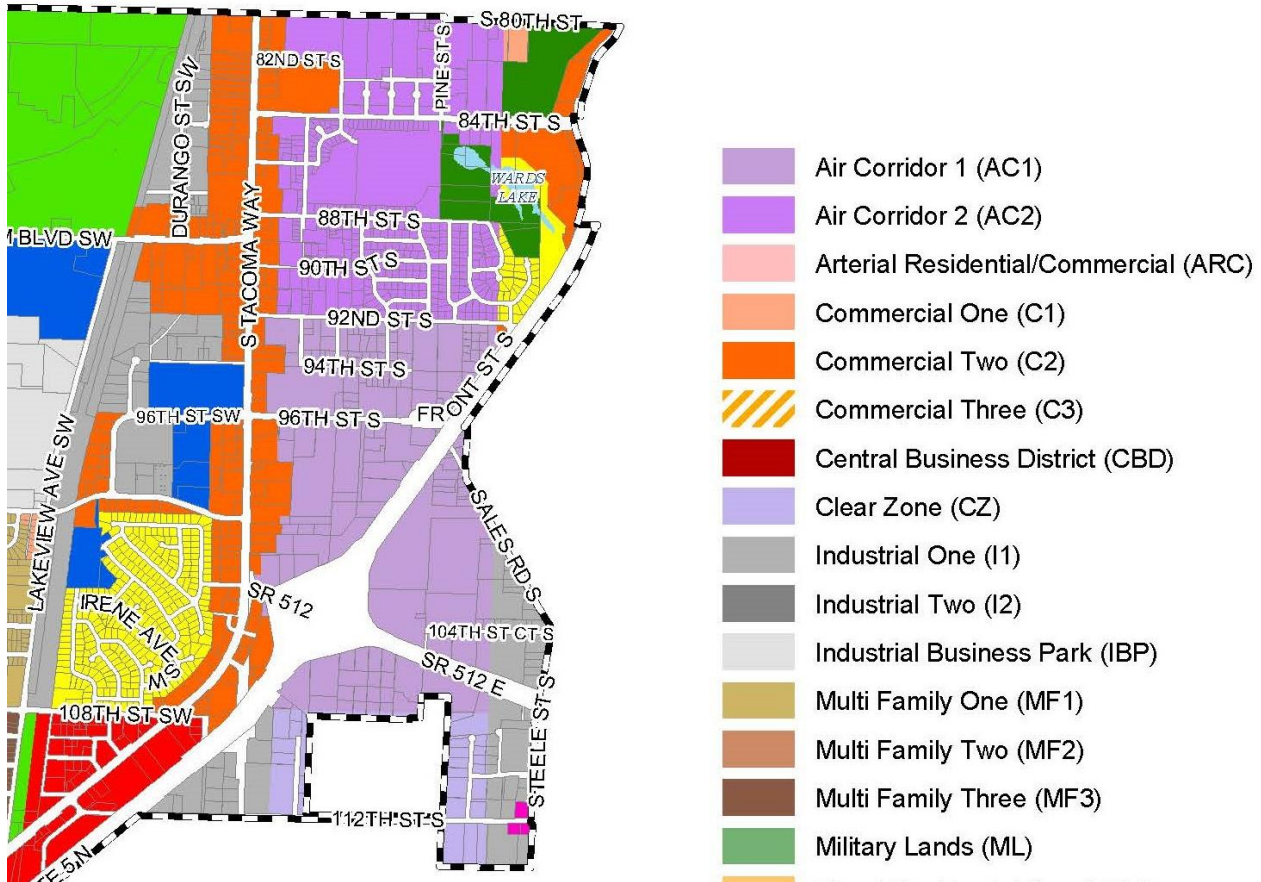
Centers of Local Importance (CoLI) are designated for the purpose of identifying local centers and activity nodes that are consistent with VISION 2040's Multi-county Planning Policies. Such areas promote compact, pedestrian-oriented development with a mix of uses, proximity to diverse services, and a variety of appropriate housing options, or are in an established industrial area. CoLIs are designated by the local government with jurisdiction.

2.5.5 South Tacoma Way

The South Tacoma Way Center, Figure 2.8, is designated as a CoLI based on its commercial significance to the City. Prior to the construction of I-5 in the late 1950's, South Tacoma Way was part of State Route 99, the primary north-south highway through the Puget Sound region. The South Tacoma Way area is now the City's most prolific commercial area and home to a nascent "International District". The area supports the Star-Lite Swap Meet, the B&I marketplace, the Paldo World commercial center, Pierce Transit headquarters, the Grand Central and Macau casinos, and many other commercial centers and businesses.



City of Lakewood Zoning Map



A comparison of the allowed uses in the I2, I1, C3, C2, and NC2 zoning districts is included below; convenience commercial, drive-through facilities, eating and drinking establishment and food stores levels that are allowed outright in the various zones are indicated in **bold text**. The descriptions from LMC Title 18A of the convenience commercial, drive-through facilities, eating and drinking establishment, food stores levels are included below the comparison of zoning districts.

I2 Zoning District	I1 Zoning District	C3 Zoning District	C2 Zoning District	NC2 Zoning District
1. Outdoor Recreation (Level 1/2)	1. Outdoor Recreation (Level 1/2)	1. Large-Scale Commercial Facilities anchored by one or more Sales of General Merchandise (Level 4) and/or Building Garden Supply and Nurseries (Level 3) uses, which may be colocated or otherwise integrated with one or more of the following uses either within the same structure or upon the same site:	1. Community and Cultural Services (Level 1/2/3)	1. Single Family Residential (Level 2/3)
2. Postal Services (Level 3)	2. Postal Services (Level 3)	a. Multifamily Dwelling (Level 3)	2. Daycare Facilities (Level 2)	2. Multifamily Residential (Level 1/3)
3. Public Maintenance Facilities (Level 1/2/3)	3. Public Maintenance Facilities (Level 1/2/3)	b. Assisted Living Facilities	3. Government Administration Facilities (Level 1/2)	3. Assisted Living Facilities
4. Public Safety Services (Level 1/2)	4. Public Safety Services (Level 1/2)	c. Community and Cultural Services (Level 3)	4. Health Services	4. Continuing Care Retirement Community
5. Transportation (Level 1)	5. Transportation (Level 1)	d. Daycare Facilities (Level 2)	5. Outdoor Recreation (Level 1/2)	5. Nursing Home
6. Communication Facilities (Level 1/2/3)	6. Communication Facilities (Level 1/2/3)	e. Health Services	6. Postal Services (Level 1/2)	6. Government Administration Facilities (Level 1/2)
7. Electrical Facilities (Level 1/2)	7. Electrical Facilities (Level 1/2)	f. Amusement and Recreation (Level 4)	7. Public Maintenance Facilities (Level 1/2)	7. Community and Cultural Services (Level 1/2)
8. Natural Gas Facilities (Level 1/2)	8. Natural Gas Facilities (Level 1/2)	g. Business Services	8. Religious Assembly (Level 1/2/3)	8. Daycare Facilities (Level 1/2)
9. Sewage Collection Facilities	9. Sewage Collection Facilities	h. Convenience Commercial (Level 3)	9. Social Services (Level 1/2/3)	9. Health Services
10. Stormwater Facilities (Level 1/2)	10. Stormwater Facilities (Level 1/2)	i. Eating and Drinking Establishment (Level 3/4)	10. Transportation (Level 1/2)	10. Outdoor Recreation (Level 1/2)
11. Waste Transfer Facilities (Level 1/2/3)	11. Waste Transfer Facilities (Level 1/2/3)	j. Food Stores (Level 1/2/3)	11. Communication Facilities (Level 1/2/3/4)	11. Postal Services (Level 1)
12. Water Supply Facilities (Level 1/2/3)	12. Water Supply Facilities (Level 1/2/3)	k. Personal Services (Level 1/2)	12. Electrical Facilities (Level 1/2)	12. Public Maintenance Facilities (Level 1)
13. Bulk Fuel Dealers	13. Bulk Fuel Dealers	l. Pet Sales and Services (Level 1/2/3)	13. Natural Gas Facilities (Level 1)	13. Religious Assembly (Level 1/2)
14. Buy-Back Recycling Center	14. Buy-Back Recycling Center	m. Professional Offices (Level 3)	14. Sewage Collection Facilities	14. Social Services (Level 1/2)
15. Eating and Drinking Establishments (Level 1/2)	15. Convenience Commercial (Level 4)	2. Transportation (Level 2)	15. Stormwater Facilities (Level 1)	15. Transportation (Level 1)
16. Funeral Services (Level 2)	16. Drive-Through Facilities, limited to coffee kiosks	3. Communication Facilities (Level 1/2)	16. Waste Transfer Facilities (Level 1)	16. Communication Facilities (Level 1)
17. Manufactured and Modular Homes Sales	17. Eating and Drinking Establishment (Level 1/2)	4. Electrical Facilities (Level 1/2)	17. Water Supply Facilities (Level 1/2)	17. Electrical Facilities (Level 1)
18. Motor Vehicle Sales and Rental (Level 4)	18. Funeral Services (Level 2)	5. Natural Gas Facilities (Level 1)	18. Amusement and Recreation (Level 1/2/3/4)	18. Natural Gas Facilities (Level 1)
19. Motor Vehicle Service and Repair (Level 3/4/5)	19. Manufactured and Modular Homes Sales	6. Sewage Collection Facilities	19. Building/Garden Supply and Nurseries (Level 1/2/3/4)	19. Sewage Collection Facilities
20. Private Training Schools (Level 1/2)	20. Motor Vehicle Sales and Rental (Level 4)	7. Stormwater Facilities (Level 1/2)	20. Business Services	20. Stormwater Facilities (Level 1)
21. Rental and Repair Services (Level 3/4)	21. Motor Vehicle Service and Repair (Level 3/4/5)	8. Waste Transfer Facilities (Level 1)	21. Buy-Back Recycling Center	21. Waste Transfer Facilities (Level 1)
22. Sales of General Merchandise (Level 4)	22. Pet Sales and Services (Level 4)	9. Water Supply Facilities (Level 1)	22. Convenience Commercial (Level 1/2/3)	22. Water Supply Facilities (Level 1)
23. Storage (Level 2/3)	23. Private Training School (Level 1/2)	10. Civic Accessory Uses	23. Drive-Through Facilities	23. Amusement and Recreation (Level 1)
24. Primary Manufacturing (Level 1/2)	24. Rental and Repair Services (Level 3/4)	11. Commercial Accessory Uses	24. Eating and Drinking Establishment (Level 1/2/3/4)	24. Building/Garden Supply and Nurseries (Level 1/2)
25. Secondary Manufacturing and Major Assembly (Levels 1/2)	25. Storage (Level 1/2/3)		25. Food Stores (Level 1/2)	25. Business Services
26. Limited Manufacturing/Assembly (Level 1/2/3)	26. Primary Manufacturing (Level 1)		26. Funeral Services (Level 1)	26. Convenience Commercial (Level 1/2)
27. Contractor Yards (Level 1/2)	27. Secondary Manufacturing and Major Assembly (Levels 1/2)		27. Lodging (Level 3)	27. Eating and Drinking Establishment (Level 1/2/3)
28. Flex Space (Level 2/3)	28. Limited Manufacturing/Assembly (Level 1/2/3)		28. Manufactured and Modular Homes Sales	28. Food Stores (Level 1)
29. Food and Related Products (Level 1/2)	29. Contractor Yards (Level 1/2)		29. Motor Vehicle Sales and Rental (Level 1/2)	29. Funeral Services (Level 1)
30. Industrial Services	30. Flex Space (Level 1/2/3)		30. Motor Vehicle Service and Repair (Level 1/2/3/4/5)	30. Personal Services (Level 1/2)
31. Motion Picture Production Studios	31. Food and Related Products (Level 1/2)		31. Personal Services (Level 1/2)	31. Pet Sales and Services (Level 1)
32. Outdoor Distribution and Freight Movement	32. Industrial Services		32. Pet Sales and Services (Level 1/2)	32. Private Training School (Level 1/2)
33. Printing and Publishing (Level 1/2)	33. Motion Picture Production Studios		33. Private Training School	33. Professional Offices (Level 1/2)
34. Research, Development, and Laboratories (Level 1/2/3)	34. Outdoor Distribution and Freight Movement		34. Professional Offices (Level 1/2/3)	34. Rental and Repair Services (Level 1)
	35. Printing and Publishing (Level 1/2)		35. Rental and Repair Services (Level 1/2/3)	35. Sales of General Merchandise (Level 1/2)
	36. Research, Development, and Laboratories (Level 1/2)		36. Sales of General Merchandise (Level 1/2/3/4)	36. Sales of Secondhand Property (Level 1)
	37. Warehousing, Distribution and Freight Movement (Levels 1/2/3)		37. Sales of New and Secondhand Property (Level 1/2/3)	37. Limited Manufacturing/Assembly (Level 1)
	38. Commercial Accessory Uses		38. Storage (Level 1/2)	38. Printing and Publishing (Level 1)
	39. Industrial Accessory Uses		39. Limited Manufacturing/Assembly (Level 1/2)	39. Residential Accessory Uses
			40. Contractor Yards (Level 1)	40. Civic Accessory Uses
			41. Flex Space (Level 1/2)	41. Commercial Accessory Uses
			42. Motion Picture Production Studios	
			43. Printing and Publishing (Level 1/2)	
			44. Warehousing, Distribution and Freight Movement (Level 1/2)	
			45. Civic Accessory Uses	
			46. Commercial Accessory Uses	
			47. Industrial Accessory Uses	

F. Convenience Commercial. Stores which may be either primarily engaged in serving the auto-driving public or, at lesser levels, principally oriented to neighborhood pedestrian traffic, which may include any combination of gasoline sales, uses typical of Food Stores as listed herein, and same-structure collocation of limited prepared food and drink sales such as fast food or espresso; as distinguished from Food Stores Commercial use type, which does not allow gasoline sales.

Level 1: Structure of up to ten thousand (10,000) gross square feet, without gas sales.

Level 2: Structure of up to 10,000 gross square feet, with up to six (6) two-sided gas pumps.

Level 3: Structure of up to twenty thousand (20,000) gross square feet, with up to nine (9) two-sided gas pumps.

Level 4: Structure of over twenty thousand (20,000) gross square feet, with more than nine (9) two-sided gas pumps. Level 4 shall include levels 1, 2 and 3.

G. Drive-Through Facilities. Facilities which are standalone or provided in conjunction with and accessory to a collocated allowed use for the purposes of allowing a customer or patron to transact business from a motor vehicle. Examples include fast food, coffee kiosks, financial institutions or unstaffed automatic teller machines, and pharmacy prescription drop-off/pick-up. Does not include drive-through car washes or other forms of automobile service, which shall instead be treated as Motor Vehicle Service and Repair Commercial use types. Drive-Through Facilities shall not be comprised of a mobile unit such as a trailer or other vehicle with chassis which has been parked and/or converted to a permanent installation by virtue of removal of wheels or addition of blocking and skirting.

H. Eating and Drinking Establishment. Establishments that sell prepared food and/or beverages, which may include liquor, subject to appropriate state and local licensure, including health permits. Such uses may or may not include Amusement and Recreation Commercial use types in conjunction but shall be considered to constitute Eating and Drinking Establishments for the purpose of zoning only where amusement and recreation is clearly secondary to a primary Eating and Drinking Establishment Commercial use type. Does not include sexually oriented businesses serving food and/or beverages, which are instead treated as Sexually Oriented Business Commercial use types.

Level 1: Mobile vending occurring from motorized or non-motorized outdoor carts or vehicles which go from place to place selling pre-prepared or made-to-order products, where no seating is provided. Examples include lunch wagons, coffee or hot dog carts, popcorn vendors, and ice cream trucks.

Level 2: Mobile vending as described in Level 1, but occurring from a fixed, identifiable location to which the vendor returns each business day, serving pre-prepared or made-to-order products intended to be consumed off the premises. Examples include taco trucks.

Level 3: Establishments selling pre-prepared or made-to-order products intended to be consumed on the premises or which may, at the customer's option, be taken away, where a Drive-Through Facilities Commercial use type may or may not be collocated. Examples include coffee shops; juice bars; fast food, fast casual, and family style restaurants; and fine dining establishments.

Level 4: Establishments primarily involved in alcohol sales, or which include a specific bar/lounge area, serving made-to-order products intended to be consumed solely on the

premises, which may, from time to time, feature entertainment such as video sports events, comedy shows, or dancing to recorded or live music, or low-intensity entertainment such as video games, pool tables, darts, television, and/or jukebox music. A Level 4 Eating and Drinking Establishment shall not be collocated with a Drive-Through Facilities Commercial use type. Examples include sports bars, restaurants with bars/lounges, taverns and brewpubs. Distinguished from establishments primarily involved in alcohol sales, where pre-prepared or made-to-order food may also be available, which routinely offer entertainment such as dancing to live or recorded music, which shall instead be treated as Amusement and Recreation Commercial use types. Examples include dance or karaoke bars and “nightclubs.”

I. Food Stores. Stores primarily engaged in the retail sale of a variety of canned and dry foods, fresh fruits and vegetables, or meats, poultry, and fish, which may include a variety of non-food products as well. Examples include meat and fish markets, vegetable markets, retail bakeries, dairy stores, grocery stores, and specialty food and beverage stores; provided, that gasoline sales shall not be located on the same lot and as distinguished from Convenience Commercial use types.

Level 1: Floor area up to thirty thousand (30,000) gross square feet.

Level 2: Floor area between thirty thousand (30,000) and eighty thousand (80,000) gross square feet.

Level 3: Floor area over eighty thousand (80,000) gross square feet.

In summary, some level of convenience commercial uses are allowed in all zones except I2; some level of eating and drinking establishments are allowed in all of the zones; drive-throughs limited to coffee kiosks are allowed in the I1 zone; drive-through facilities as requested by the applicants for CPA/ZOA 2019-02 are allowed in the C2 zone; and food stores are allowed in NC2, C3 and C2.

CEDD Recommendation:

CEDD recommends redesignation and rezoning of parcel 0220264111 to Industrial (I) and Industrial 2 (I2) respectively.

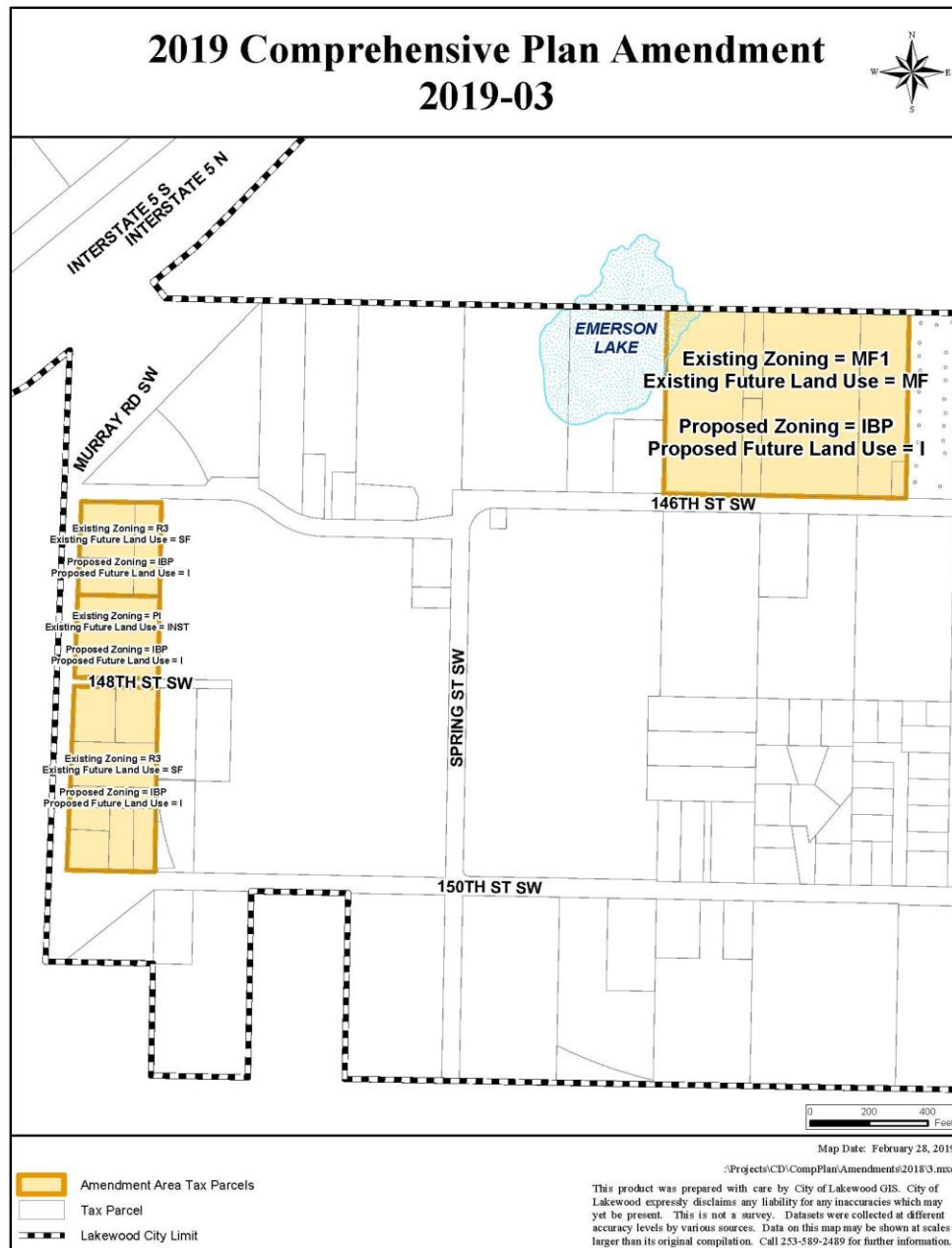
CEDD recommends approval to redesignate parcels 0220262057 and 0220263153 to Neighborhood Business District (NBD) and rezone them to Neighborhood Commercial 2 (NC2) instead of Corridor Commercial (CC) and Commercial 2 (C2), respectively. This would provide consistent NC2 uses along both sides of Bridgeport Way for travelers along the corridor.

CPA/ZOA-2019-03– MAP AMENDMENT (Woodbrook)

Amend the land use designation and zoning for Assessor-Treasurer Tax Parcel Nos. 0219221023, -1002, -1042, -1003, -1034, -1035, -2002, -2010, -2013, -2014, -2040, -2044, -2045, -2056, -2057, -2058, -2060, & -6001.

This proposal combines two private and one city application, all to redesignate and rezone properties from residential or public institutional uses to industrial uses.

1. Amend the Comprehensive Plan land-use map to designate all parcels as Industrial (I).
2. Amend the zoning map to zone all parcels as Industrial Business Park (IBP).



Aerial Vicinity map for CPA/ZOA-2019-03



Housing Capacity Analysis:

Per Pierce County Ordinance 2017-24, Lakewood has a 2030 population allocation of 72,000, or an increase of 13,200 people above its 2008 population estimate of 58,780. This translates into an increase of 8,380 housing units from the 2008 total of 25,904 to reach the City's assigned 2030 target of 34,284 units.

There are two ways of examining the housing issue. The first is to calculate the impact on *existing development*. At build-out, the proposal could result in the net loss 58 existing residential units (48 multifamily units and 10 single family units).

The second way is to examine the impact on housing based on an examination of the *comprehensive plan land use map*. Under current land use designations, these sections of Woodbrook are scheduled for single family and multifamily development. The density for single family is 4.8 units per acre; the density for multifamily is set at 22 units per acre. Therefore, if this area were built-out under current land use designations, the maximum housing count would be 291-units. (It should be pointed out that these are 'high-side' estimates. Historically, residential maximum density is rarely achieved.) That also means that if the same area were designated industrial, there would be a net loss of about 291-units.

The 2018 Downtown Subarea Plan plans for a 2,257 net housing units within its boundaries. This is an increase of 1,807 units within the Downtown boundaries and thus the City.

Assuming theoretical development at the maximum density allowed under the current zoning, the Woodbrook neighborhood has the housing capacity for 291

units. Current development includes 42 units, or approximately 14% of the maximum density allowed. It is unlikely that future residential development would build at the highest density due to environmental constraints as well as market conditions. However, assuming residential development in Woodbrook would occur at the maximum density, by rezoning the area to industrial, the citywide net increase in housing units would still be 1,516.

A. Consistency with the Comprehensive Plan: This proposal is well in keeping with the Comprehensive Plan. The City's two industrial areas - Lakewood Industrial Park and Woodbrook, have been designated as Centers of Local Importance (COLI.) A sub-area plan has been prepared for the Woodbrook Industrial Park.

Excerpts from 2018 Comprehensive Plan

1.4.2 Protecting the Social, Economic, and Natural Environments

Conversion of a part of Woodbrook (American Lake Gardens) to industrial use. Woodbrook currently provides substandard housing served by failing septic systems. With this plan targeting residential growth in other neighborhoods, Woodbrook is a promising opportunity for job creation. This plan envisions a new state-of-the-art industrial area. The assortment of aging and substandard housing and other land uses will be transformed to a major destination for manufacturing, corporate headquarters, and other employment-generating uses making use of excellent access to I-5 and ports in Tacoma and Olympia.

2.5.7 Woodbrook

Approximately 170 acres have been zoned for industrial uses. Sewers have been extended and roadway improvements have been made to accommodate redevelopment of the area with industrial uses and to facilitate traffic using the JBLM Logistics gate at the end of Murray Road SW. Additional improvements are planned. One 45,000 sq. ft. industrial building has been constructed, and approximately 700,000 square foot of additional industrial space has been approved for development. The City adopted the Woodbrook Business Park Development Report in July, 2009, which analyzes development issues and makes recommendations regarding redevelopment of the area with industrial uses.

3.4 Industrial Lands and Uses

The Woodbrook area is also planned for conversion to a new industrial area. The City completed the "Woodbrook Business Park Development Report" in July 2009. Approximately 156 acres have been designated and zoned for industrial uses, including the Woodbrook Middle School campus, which is eventually planned to be closed. In addition, sewer service was provided to the area in 2012 and a large traffic circle installed at the intersection of Murray Road SW and 150th Street SW, which are necessary to facilitate industrial redevelopment of the area. Two new large warehouse developments were approved for the area in 2012-13.

3.4.2 Woodbrook

GOAL LU-32: Facilitate the development of industrial uses in Woodbrook.
Policies:

LU-32.1: Facilitate the planned development of the industrial area, actively seeking high employment generating land uses that can capitalize on proximity to regional transportation and markets and nearby military installations.

LU-32.2: Facilitate the provision of adequate infrastructure concurrent with redevelopment.

LU-32.3: Encourage assembly of lands for redevelopment, particularly where undersized parcels contribute to siting problems.

LU-32.4: In consultation with the Clover Park School District, state education officials, and the City of Lakewood, facilitate a plan to close and demolish Woodbrook Middle School.

LU-32.5: Reduce land-use conflicts between industrial and other land uses through the provision of industrial buffers, setbacks, and screening devices, as well as enforcement of noise and air quality laws.

LU-32.6: 150th Street SW is designated as the principal truck route through Woodbrook.

5.3 Economic Development Summary

Over \$20 million in new water and sewer infrastructure improvements have been made in Tillicum and Woodbrook.

GOAL ED-5: Promote the revitalization/redevelopment of the following areas within Lakewood: 1) the Central Business District; 2) the South Tacoma Way & Pacific Highway Corridors; 3) Springbrook; 4) Tillicum/Woodbrook; 5) Lakeview (Lakewood Station District); and 6) Lake City.

Policies:

ED-5.4: Promote industrial land development at the Woodbrook Business Park.

ED-5.5: Continue existing programs to expand sewers throughout Tillicum and Woodbrook.

Land Use Implementation Strategies

11.3.12 Continue to prepare the Woodbrook area for redevelopment with industrial uses and pursue opportunities to locate appropriate businesses consistent with utility extensions as described in the Woodbrook Business Park Development report issued in July, 2009.

B. Compatibility with development in the vicinity: As described above, the City intends to see a redevelopment of Woodbrook into industrial uses. The parcels included in the application are located along 146th and Murray Road, both major thoroughfares in Woodbrook.

C. Transportation impacts and mitigation: The proposed designation and zoning changes will allow a new list of land uses, but does not represent a significant change in development potential/scale.

D. Public Service impacts and mitigation: Both the current and proposed designations and zoning support urban densities. No significant increase to public service impacts is anticipated.

E. Public health, safety and general welfare impacts: The IBP District allows less intensive manufacturing and warehouse uses than other industrial districts. The City's municipal code requires industrial development to provide additional buffers, screening and setbacks when abutting residential uses. The redesignation and rezone are in keeping with the City's long term goal to create a significant employment node, and serve the general welfare.

F. Range of permitted uses: The City's Comprehensive Plan plans for the area to become an industrial node; the IBP zone allows for a range of industrial and manufacturing uses that align with this plan.

G. Change in circumstances: As the Woodbrook Business Park continues to succeed, this proposal is realizing the City's intent to create an industrial node in et area.

H. Advantages vs. negative impacts: Future industrial development may be more intensive than what exists today and the area will experience additional freight traffic. However, the City designated this area for industrial development to create jobs and economic opportunities. The City's municipal code requires additional buffers, screening, and setbacks when abutting residential uses; it also requires mitigation of traffic impacts through off-site improvements and mitigation of other compatibility issues through performance standards.

CEDD Recommendation:

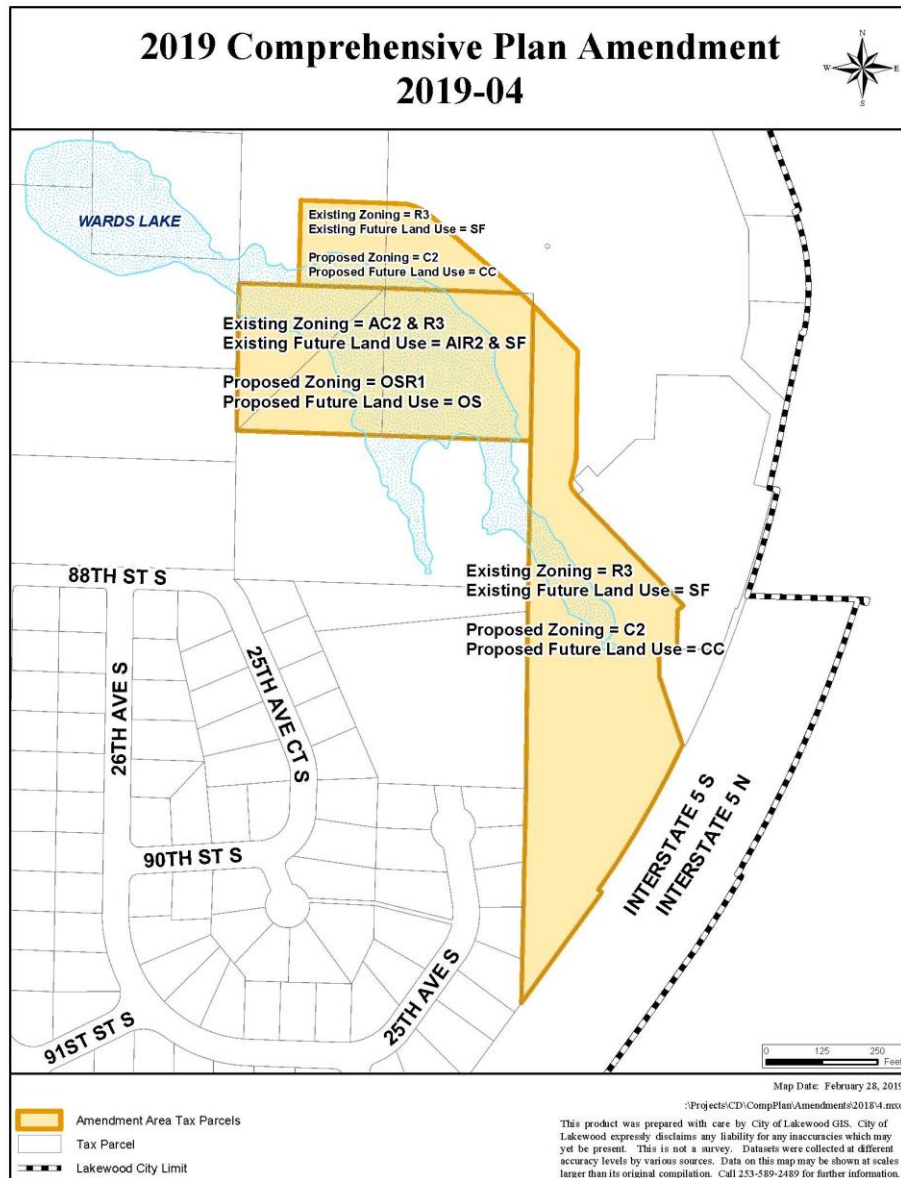
CEDD recommends approval of CPA/ZOA 2019-03 as considered.

CPA/ZOA-2019-04– MAP AMENDMENT (Wards Lake)

Amend the land use designation and zoning for Assessor's Tax Parcel Nos.: 0320311051, -1060, -5005, -5006, & -5018.

This City-initiated proposal corrects past split-parcel zoning and other zoning errors and places adjacent parcels into more consistent designations and zones around Wards Lake.

1. Amend the Comprehensive Plan land-use map to designate parcels 0320315005, -5006, and -5018 as Open Space (OS); and designate parcels 0320311051, -1060 and -1056 as Corridor Commercial (CC)
2. Amend the zoning map to zone parcels 0320315005, -5006, and -5018 as Open Space & Recreational 1 (OSR1); amend to zone parcels 0320311051, -1060 and -1056 as Commercial 2 (C2.)



Aerial Vicinity Map for CPA/ZOA 2019-04



Housing Capacity Analysis: No net loss or increase in potential housing stock.

A. Consistency with the Comprehensive Plan: Not applicable.

B. Compatibility with development in the vicinity: The application corrects past scrivener errors and the corrections increase compatibility with development in the vicinity.

C. Transportation impacts and mitigation: Not applicable.

D. Public Service impacts and mitigation: Not applicable.

E. Public health, safety and general welfare impacts: Not applicable.

F. Range of permitted uses: Not applicable.

G. Change in circumstances: Not applicable.

H. Advantages vs. negative impacts: This proposal corrects past scriveners errors and brings parcels into consistency and accuracy with their geography and surrounding uses.

CEDD Recommendation:

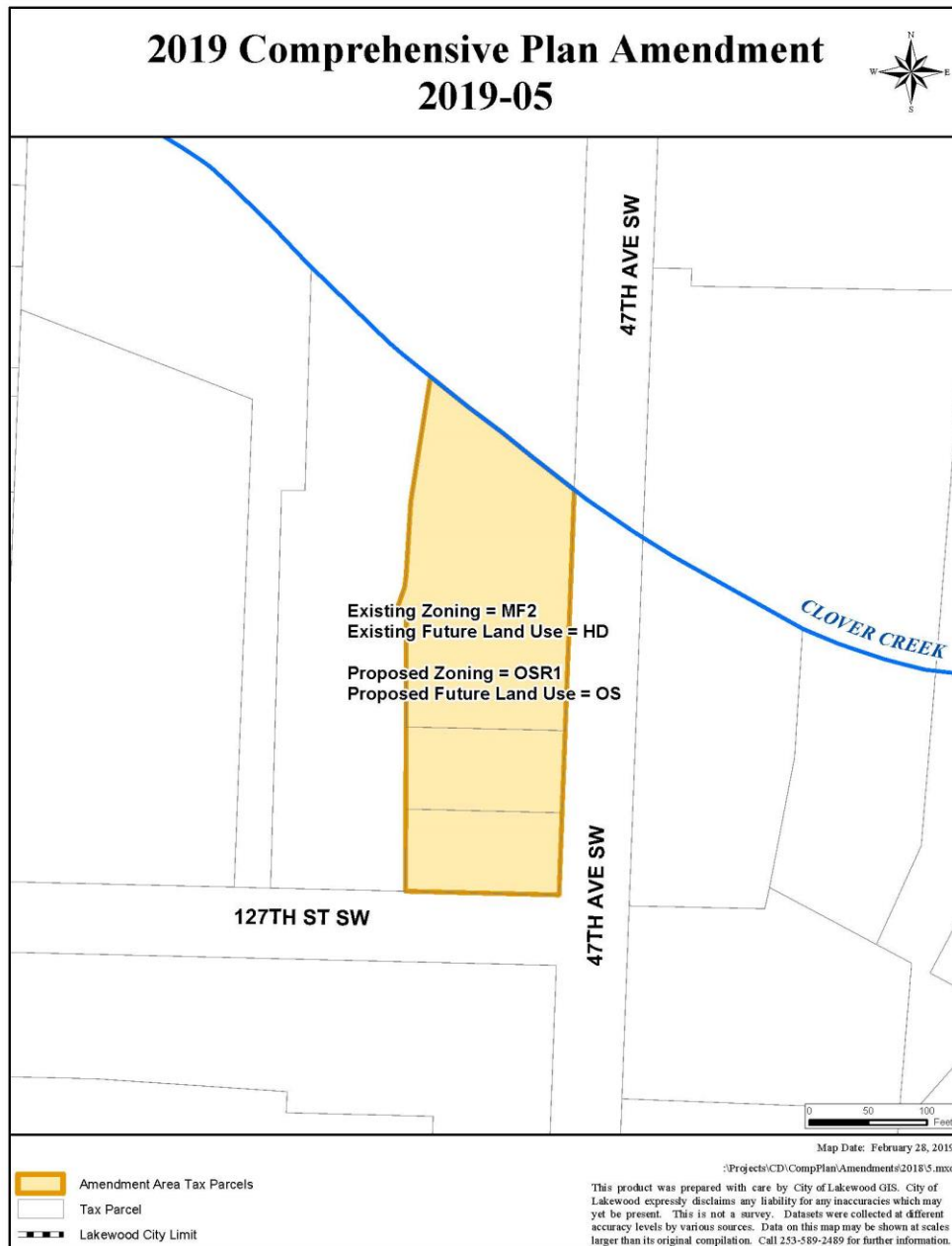
CEDD recommends approval of CPA/ZOA 2019-04 as considered.

CPA/ZOA-2019-05– MAP AMENDMENT (Springbrook Park)

Amend the land use designation and zoning for Assessor's Tax Parcel Nos.: 0219123016, -3031, & -3032.

This application would redesignate and rezone three parcels to Open Space and Recreation 1 in order for the City to expand the boundaries of Springbrook Park.

1. Amend the Comprehensive Plan land-use map to designate all parcels as Open Space (OS); and
2. Amend the zoning map to zone all parcels as Open Space & Recreational 1 (OSR1).



Aerial Vicinity Map for CPA/ZOA 2019-05



Housing Capacity Analysis: Three single family residences would be demolished. The Downtown Subarea Plan includes a net increase of 1,807 housing units; the result of adopting this amendment would thus leave a net increase of 1,804 units.

A. Consistency with the Comprehensive Plan: This application allows the City to pursue expanding Springbrook Park, consistent with the Comprehensive Plan as well as the City's Parks Legacy Plan.

Excerpts from the Legacy plan:

This 4.69 acre neighborhood park is located at 12601 Addison Street SW in east Lakewood. The site has been improved with:

- On-street parking
- Community garden
- Playground
- Basketball hoops
- 0.18 mile paved path around park
- Baseball field
- 1 Shelter with tables, no benches
- Drinking fountain

Proposed repair and replacement:

- Upgrade irrigation
- Replace playground
- Replace perimeter fencing
- Renovate lighting in park and street
- Preserve or replace trees

Possible improvements:

- Install artificial turf on soccer field
- Reconfigure and improve parking
- Develop new service road access
- Install security cameras

- Develop creek access
- Develop access to lower Springbrook
- Acquire and expand park property
- Expand community gardens
- Spray park
- Large community event shelter
- Horse shoe pits
- Additional picnic tables throughout park
- Picnic shelter near creek
- New paths for circulation in park
- Covered basketball court

B. Compatibility with development in the vicinity: The parcels are immediately adjacent to Springbrook Park, also designated and zoned Open Space & Recreation.

C. Transportation impacts and mitigation: Transportation impacts would be minimal with the change of 3 parcels from residential to open space use.

D. Public Service impacts and mitigation: The application would likely result on less use of water and sewer services with the change of use.

E. Public health, safety and general welfare impacts: This application would enable the eventual expansion of Springbrook Park, providing additional health and general welfare benefits to Lakewood residents.

F. Range of permitted uses: The City has purchased two of the three parcels in question with the intent of adding them to Springbrook Park; the proposed designation and zone would allow for such use. The parcel at 12626 47th Ave. SW is still privately owned.

G. Change in circumstances: Two of the three parcels have been purchased by the City of Lakewood and are no longer being used for residences.

H. Advantages vs. negative impacts: The advantages to adding park space to the City outweigh the loss of three residential units, especially in light of the recent allocation of 2,257 additional housing units to the Downtown Subarea.

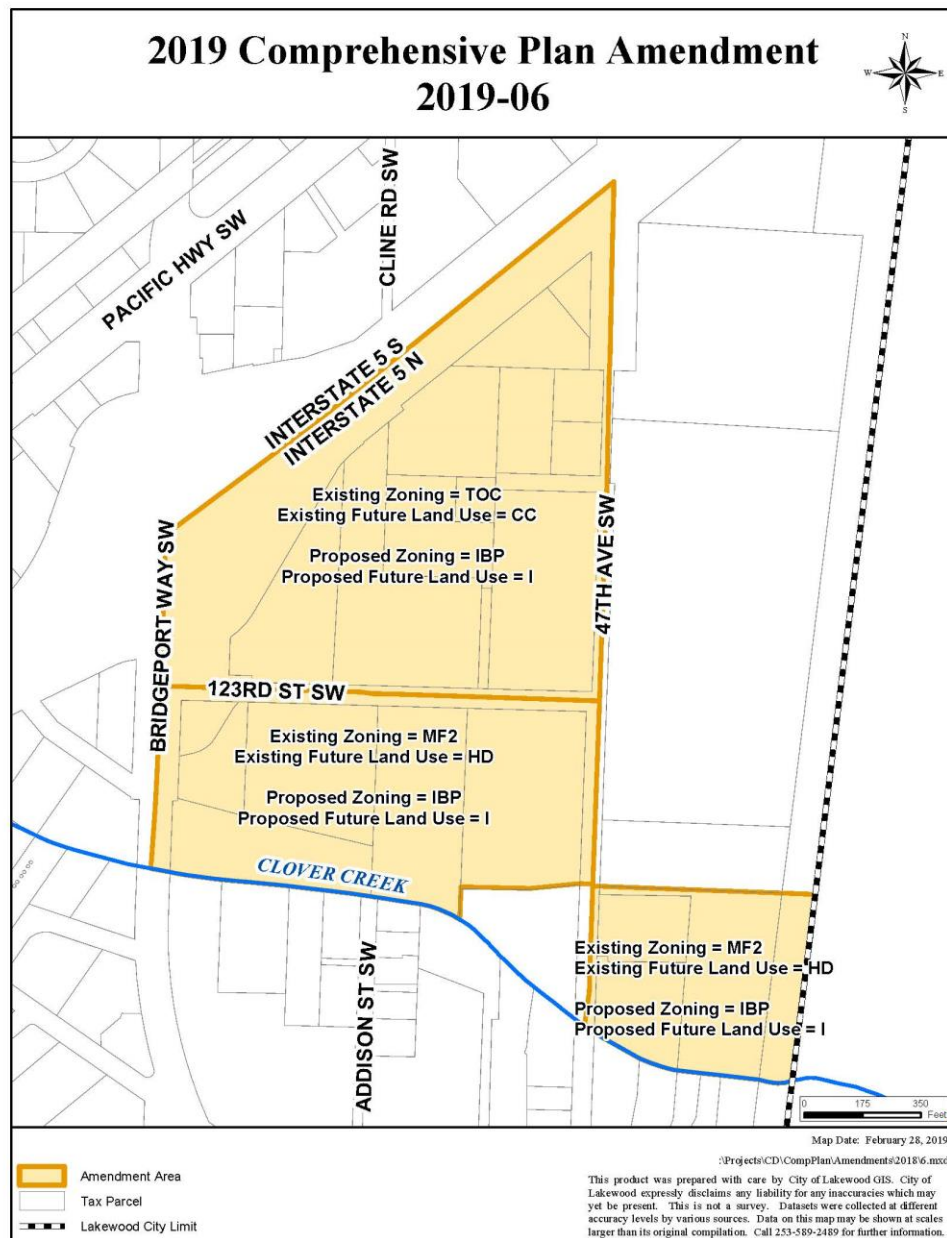
CEDD Recommendation:

CEDD recommends approval of CPA/ZOA 2019-05 as considered.

CPA/ZOA-2019-06-MAP AMENDMENT (Springbrook Neighborhood)

Amend the land use designation and zoning for Assessor's Tax Parcel Nos.: 0219127015, -3105, -3017, -7013, -7012, -3005, -3000, -3064, -3024, -2033, -2028, -3108, -3109, -3084, -3025, -3081, -3116, -3113, & -3114.

1. Amend the Comprehensive Plan land-use map to designate all identified parcels as Industrial (I);
2. Amend the zoning map to zone all parcels as Industrial Business Park (IBP); and
3. Remove the Lakewood Station District boundary located in the Springbrook Neighborhood.



Aerial Vicinity Map for CPA/ZOA 2019-06



Staff Analysis: Because of the complicated nature of analyzing this proposed application, staff is providing the information below rather than working through the eight standard criteria or providing a recommendation.

Housing Capacity Analysis:

Per Pierce County Ordinance 2017-24, Lakewood has a 2030 population allocation of 72,000, or an increase of 13,200 people above its 2008 population estimate of 58,780. This translates into an increase of 8,380 housing units from the 2008 total of 25,904 to reach the City's assigned 2030 target of 34,284 units.

There are two ways of examining the housing capacity. The first is to calculate the impact on *existing development*. At build-out, the proposal could result in the net loss 334 existing residential units (333 multifamily units and one single family residence.)

The second way is to examine the impact on housing based on an examination of the *comprehensive plan land use map*. Under current land use designations, this section of Springbrook is scheduled for medium- and high-density mixed use development with ranges in density of between 35- and 54-units per acre. However, much of the area is located in an existing floodplain. The floodplain poses constraints on maximum density. Based on a recent multifamily development project being proposed in Springbrook ("Cloverbrook"), which is located in the floodplain, it has been calculated that the maximum density cannot exceed 30-units per acre. Therefore, if this area were built-out under current land use designations, the maximum housing

count would be 1,150 units. That also means that if the same area were designated industrial there would be a net loss of about 1,150 units, but again, this is a ‘high-side’ number.

Half of the properties in this area are in both the floodplain and the floodway. Development within the floodway is severely limited; housing would be prohibited. It is difficult to make a calculation of housing net loss in the floodway because the floodway meanders across a significant amount of land area and its boundaries cross many property lines. The most likely scenario is that housing net loss is about one-half of 1,150 units, or roughly 600 units.

The 2018 Downtown Subarea Plan plans for a 2,257 net housing unit increase within its boundaries. This is an increase of 1,807 units within the Downtown boundaries and thus the City.

Assuming theoretical development at the maximum density allowed under the current zoning, the Springbrook neighborhood has the housing capacity for 1,548 units; again, given environmental constraint, the current real-world estimated maximum capacity is 1,150 units. By rezoning the area to industrial, the city-wide net increase in housing units would still be at least 773; using the more likely 600 unit build out for this area, the net citywide housing capacity increase taking the Downtown Subarea Plan increase of 1,807 units into account would be 1,207.

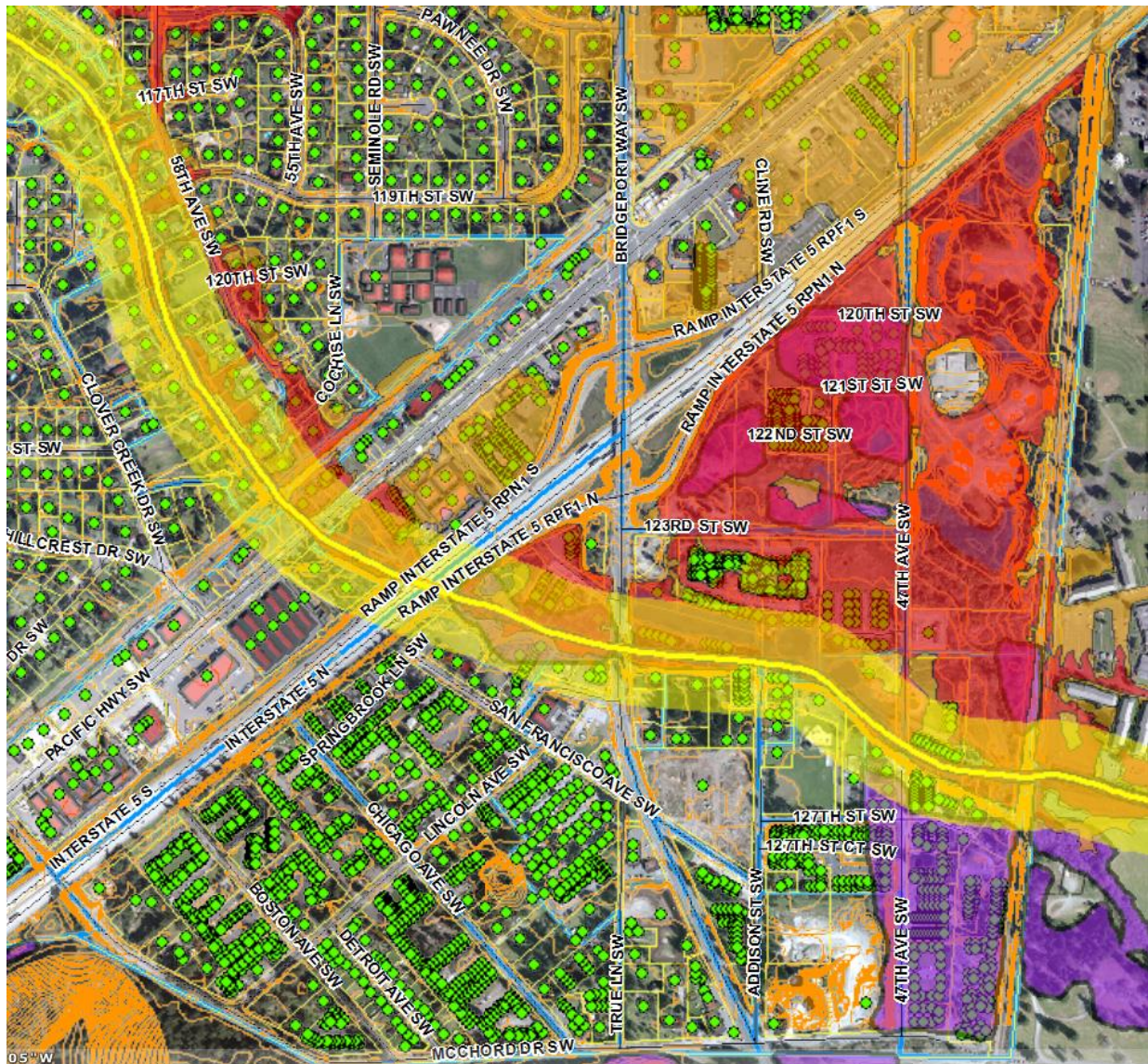
The 2018 Comprehensive Plan Excerpts:

Policy ED-5.13: Develop and implement a sub-area plan for Springbrook.

To date, a Springbrook subarea plan has not been developed.

A map of the Springbrook area with a number of environmental layers applied is provided below.

Red	Special Flood Hazard Area (SFHA)
Light Orange	500 year flood zone
Thick Orange Lines	Topographic lines
Thick Yellow line	Creek(s)
Yellow	250' creek buffer per FEMA BiOp
Purple with black outline (looks pink)	Oak grasses (potential oak woodlands)
Blue	Potential Wetlands



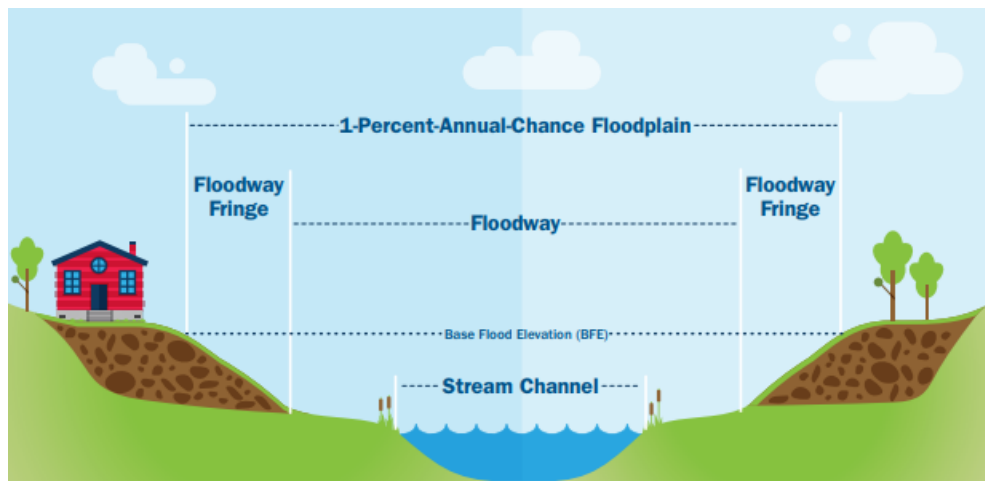
One of the difficulties with this application is the unusual nature of the floodway found within the project site. To explain the situation, it is important to first define “floodplain” and “floodway.”

A “floodplain” is comprised of the “floodway” and the “floodway fringe.” The floodway includes the channel and adjacent overbank areas necessary to effectively convey floodwaters. The flood fringe are lands outside the floodway, at or below the Base Flood Elevation, that store but do not effectively convey floodwaters. FEMA regulates the floodplain to represent the 1 percent-annual-chance flood, known as the base flood.

A floodway is the primary conveyance area of a channel’s cross-section that is the natural conduit for flood waters. The floodway must remain open in order to allow flood waters to pass. When the floodway is obstructed by buildings, structures, or debris, flood waters will back up, resulting in greater flooding potential upstream.

The distinction between the two is important when considering development and mitigating risk in a community.

Graphically, a floodplain and floodway looks like this:



However, the floodway for Clover Creek is much different. It does not follow a stream channel, or so it appears. Please see the figure below.



This is not your typical floodway. After considerable research, the floodway follows a remnant, ephemeral Clover Creek, which emptied into Ponce de Leon Creek, and then into what is now known as Lake Steilacoom. This flow pattern may have existed 150 years ago.

Modification of the Clover Creek floodplain began as early as the mid-nineteenth century. In 1853, Andrew F. Byrd built a dam impounding the waters of a low-lying marsh to power his sawmill, which formed Steilacoom Lake at the headwaters of Chambers Creek.

Since the late 1800s, Clover Creek has been extensively modified by canals, diversions, channelization, and diking. In the 1880's. Captain John C. Ainsworth moved Clover Creek off his floodplain near the Town Center, Lakewood. Teams of horses with slip scoops were used to dig a new channel and sheep were used to pack the channel bottom.

Several old diversion canals still carry appreciable water. In the early 1900s, a canal was built adjacent to the creek to supply the City of Tacoma with drinking water. The canal was never used for its intended purpose but it now carries half of the present creek's flow. The canal is approximately one half mile long and has a gravel bottom. It is located in the area of Old Military Road and 38th Avenue East

Ponce de Leon Creek was the historic, most downstream portion of the Clover Creek channel, immediately upstream from Steilacoom Lake. Much of an alternate western segment of Clover Creek was widened and deepened during the 1930s and early 1940s to help alleviate winter flooding problems.

Approximately 4.0 miles of the creek were dredged during this project. Prior to construction of the Lakewood Mall, during periods of high flow, Clover Creek would overflow into the historic connection to what is now Ponce de Leon Creek. The natural channel extending from the McChord western boundary to what is now called Ponce De Leon Creek was abandoned when the present day channel was widened and deepened. The Clover Creek reach within McChord AFB was relocated in 1938-1940 to make way for runway and facility construction.

These data strongly suggest that the floodplain and floodway as depicted by FEMA, for the Springbrook Neighborhood, is no longer accurate based due to out-of-date information used by FEMA in the last update, the historical modification of the Clover Creek channel, in combination with the urbanization that has occurred in the Clover Creek Basin.

Lakewood Floodplain Review and Amendment

It is recommended that regardless of action taken on this proposed amendment, the City pursue a new, two-dimensional floodplain model, and if the data shows the floodplain and floodway to be inaccurate, submit for a FEMA map amendment.

CPA-ZOA 2019-06 Options

OPTION 1 – Status Quo: Take no action (retain the current land use designations (Comprehensive Plan: Corridor Commercial & Multifamily) and zoning (TOC & MF2), subject to the current flood hazard overlay regulations.) This option would allow for the internal process being undertaken by Lakewood to reanalyze and verify the presence or absence of the floodplain and floodways currently mapped in Springbrook by FEMA. Included below is a description by the Public Works Director of the mapping process:

The mapped floodplain along Clover Creek that includes our 123rd St. SW project extension to 47th Ave SW, was conducted by FEMA using

a modeling technique and base topographic information that results in exceedingly inaccurate areal extents and depths of water for the floodplain. In conversation with Pierce County SWM personnel and then an outside consultant who specializes in this field of practice and is very familiar with the FEMA mapping at this location, I am of the opinion that the City and the County would be benefitted by conducting a higher degree of analysis to determine a more accurate floodplain between JBLM extents along Clover Creek to Lake Steilacoom.

The Public GIS (<https://matterhornwab.co.pierce.wa.us/publicgis/>) mapping maintained by Pierce County reflects a floodplain and floodway overlay covering the vast majority of the Springbrook neighborhood as well as many parcels northwest across the freeway. This impacts any development proposed to occur within the Springbrook area including the County's gravel Pit along 47th Ave SW. As currently mapped, the County's property only has a limited area that would be buildable without significant efforts to mitigate or elevate by any proposed development. In conversation with Pierce County staff, the current model reflects upwards of 9 feet of inundation at the lowest point on the County pit site and upwards of 5 feet across our new road. I believe this is a direct result of the model used by FEMA and the much older and inaccurate topological data.

I've asked a firm to estimate the cost of doing a more accurate model using the County's 2010 LIDAR information (ground contours) and a more sophisticated modeling technique. The estimated timing for the work, which includes preparing and defending a Letter of Map Revision (LOMR) submittal to FEMA, 10-12 months, which includes approval by FEMA of a LOMR request. The timeline for the modeling work and LOMR preparation is approximately 4 months to LOMR submittal with the remaining 6-8 months for FEMA review and approval.

Current Conditions:

- Existing developed are already nonconforming with the flood hazard overlay regulations.
- Some properties have wetlands.
- Existing residential densities are low. Existing DUA for developed properties is on average 13.75. Highest DUA count is 33 DUA for one property. By comparison, the maximum DUA for TOC is 54; for MF2 is 35 DUA.
- For new development, under the current constraints, the lot coverage is 24 percent, impervious surface (parking areas), 46 percent, and open space flood protection, another 31 percent.
- Strict limitations/prohibitions to any increase in existing structures' square footage.
- Maximum residential density, 30 DUA with buildings having five levels.

Pros:

- Leaves the current situation as is; no changes.
- Within the region, there appears to be an affordable housing shortage. These lands at this density could help offset demand provided the market remains strong.
- Subject properties are located in the vicinity of the Lakewood Station, a major transit hub.
- With mixed use development permitted in the TOC zone, it improves the potential for better services within the Springbrook Neighborhood.

Cons:

- This area of Lakewood has been slow to redevelop. In part, this is because of a lack of infrastructure. Other reasons include the potential for flooding for properties adjacent to Clover creek, the surrounding conditions of existing properties, its geographical isolation, and lack of services.
- City is placing higher density in a floodplain. Generally, this is not sound public policy.

OPTION 2 – Lower Density: Reduce current residential densities; prohibit mixed use residential development.

Pros:

- Reduces residential density and would prohibit commercial development; lessens the impact of development in the floodplain.

Cons:

- Reduces Lakewood's underlying residential capacity as it relates to GMA; however, it is argued that allowing higher densities in a floodplain is counter to the overall goals of GMA.
- City is still allowing low- to medium-density within the floodplain.

OPTION 3 – Open Space: Change the comprehensive land use designation to Open Space & Recreation (OSR) and the zoning classification Open Space & Recreation 2 (OSR2), respectively. Allow both public and private higher intensity open space uses such as golf courses, tennis courts, driving ranges, archery ranges, picnic grounds, swimming areas, ice-skating rinks, parks, wildlife and nature preserves, bicycle, and hiking trails.

Pros:

- Consistent with FEMA regulations.
- Consistent with the City's Flood Hazard Overlay regulations.
- Consistent with the goals of GMA.
- Expands open space opportunities within the City.
- In the long-term, may improve the biological viability of Clover Creek.

Cons:

- Reduces Lakewood's residential capacity.
- Reduces the City's opportunity for economic redevelopment particularly in a

market that is desiring additional industrial lands supporting the current level of activity in the ports of Tacoma and Seattle.

- Existing uses would zoning-wise, become nonconforming (however, existing developed areas are already nonconforming with the flood hazard overlay regulations).
- Existing uses would zoning-wise, become nonconforming (however, existing developed areas are already nonconforming with the flood hazard overlay regulations).

OPTION 4 - Industrial: Amend the land use designations (Corridor Commercial (CC) & Multifamily (MF) and zoning (Transit Oriented Commercial (TOC) and Multifamily 2 (MF2)) to Industrial and Industrial Business Park (IBP), respectively.

Pros:

- Supports the City's goals for economic redevelopment and investment.
- Encourages new infrastructure.
- Properties are located in an Opportunity Zone.

Cons:

- Potential loss of land for housing development.
- Development within the floodplain is subject to the City's Flood Hazard Overlay Zone.
 - All new development shall be designed and located to minimize the impact on flood flows, flood storage, water quality and habitat.
 - New construction for any commercial, industrial or other non-residential structure shall be elevated at least one (1) foot above the base flood elevation, with attendant utility and sanitary facilities.
 - No new development shall create a threat to public health, public safety, or water quality. Chemicals, explosives, gasoline, propane, buoyant materials, animal wastes, fertilizers, flammable liquids, pollutants, or other materials that are hazardous, toxic, or a threat to water quality are prohibited from the Regulatory Floodplain. (This prohibition does not apply to small quantities of these materials kept for normal household use.)
- Significant site constraints in relation to typical industrial development: lot coverage, 24 percent; impervious surface (parking areas), 46 percent; and open space for flood protection, another 31 percent.

Transportation analysis (daily trip generation rates) for Option 4 (analysis subject to change):

Current daily trip generation: 1,512 trips +/- (from current 334 units).

Current designation/zoning build-out trip generation using a constrained analysis based on floodplain problems: 9,197 +/-.

Trip generation with conversion to industrial, also using a constrained analysis because of floodplain: 5,078 +/- . This number is relatively low due to an

assumption that only 30% of the land can be covered with structures because the area is in a floodplain.

Total acreage: 42.03 acres

Existing number of residential units: 334

Existing dwelling units per acre (DUA) for the subject area: 13.75 (very low!)

Maximum number of units based on current code: 1,670

Daily trip generation based on existing uses: 1,512 (very low!)

Miscellaneous:

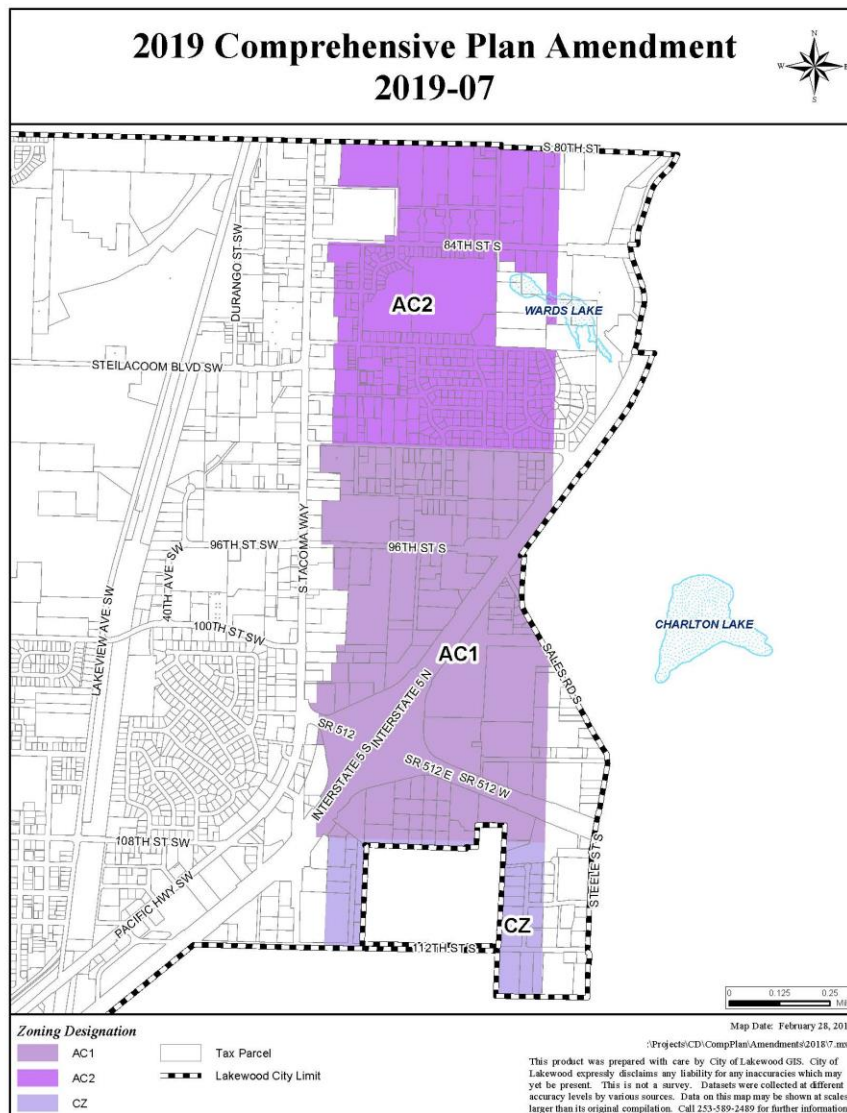
- Should this Option be pursued, it may require follow-up amendments to the City's Shoreline Master Plan.

CPA/ZOA-2019-07 – MAP & TEXT AMENDMENT (Military Districts)

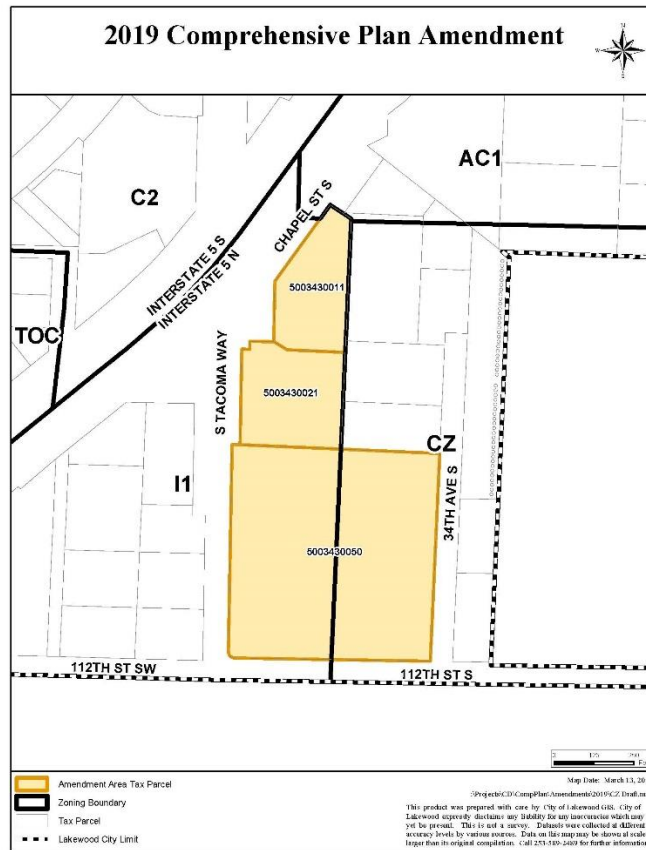
To be consistent with the December 2015 Air Installations Compatible Use Zones (AICUZ) Program Air Force Instruction (AFI) 32-7063, this application would:

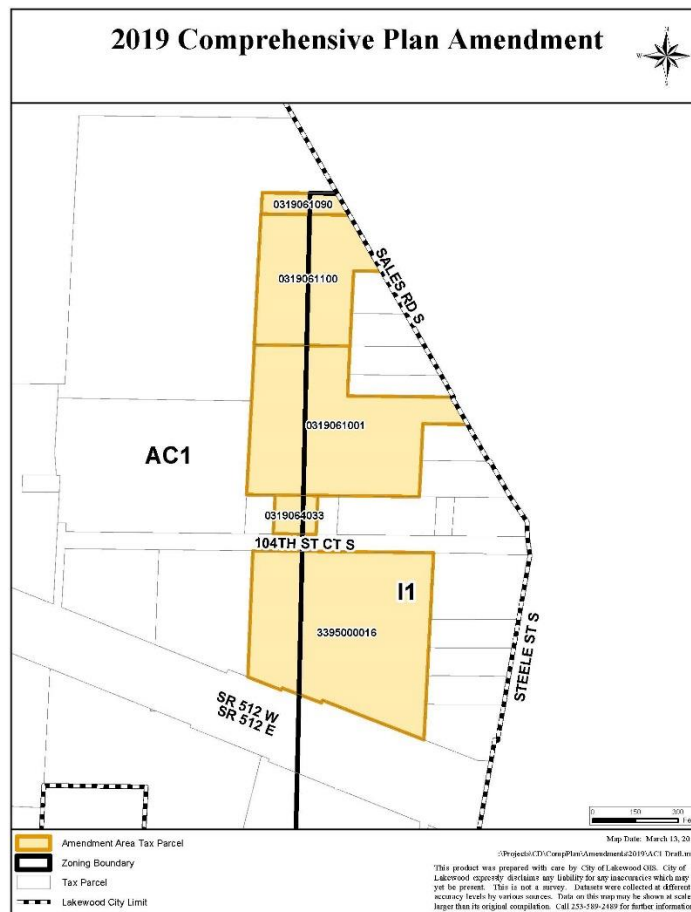
- amend the designation and zoning on certain parcels that are currently partially within the AC1 or AC2 zones to eliminate split zoning;
- update the Comprehensive Plan discussion about Joint Base Lewis-McChord (JBLM), Camp Murray, and related military issues;
- amend LMC Chapter 18A.30.700 (Military-Related Zoning Districts); and
- amend other sections of the LMC, including removing certain land use types and levels currently allowed within the Clear Zone (CZ) area.

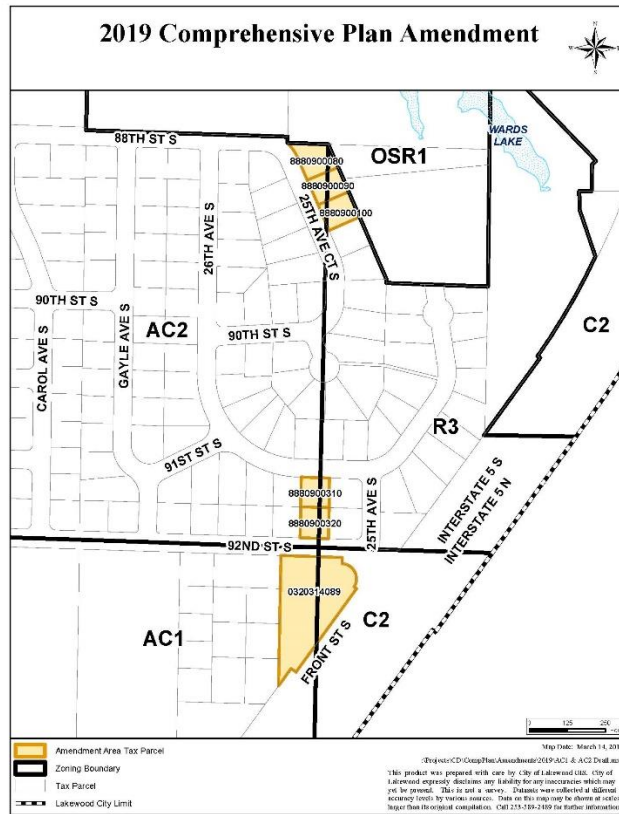
CPA/ZOA-2019-07 Vicinity Map



Amendments to Lakewood Comprehensive Plan Future Land Use Map:







Amendments to Lakewood Comprehensive Plan Text (changes in red text):

3.6 Military Lands

Military lands are the portions of the federal and state military installations within or adjacent to the City. These installations include Joint Base Lewis McChord (JBLM) including McChord Field and Camp Murray. The autonomy associated with federal and state ownership of the military installations, in combination with the unique character of the military operations and support structures, are not typical of civilian land uses and requires special consideration by the City as a host community for these installations.

3.6.1 JBLM Installation Profile

JBLM was formally established in 2010, combining Fort Lewis and McChord Air Force Base into a single administrative unit. JBLM is home to the U.S. Army I Corps and 7th Infantry Division, the U.S. Air Force 62nd ~~and (Total Force Partner)~~ 446th Airlift Wings, Madigan Army Medical Center, 1st Special Forces Group, U.S. Navy and U.S. Marine Corps elements, and other commands and tenant organizations. JBLM reports that as of March 2019, more than 40,000 active duty, National Guard, and Reserve service members and about 154,000 civilian workers are stationed or work at the installation, as of June 2015, the on-base population stands at 23,700. Region-wide, the JBLM-supported population, which includes full-time military, family members, and dependents; DoD employees; and civilian contractors; living on base and in neighboring communities, stands at more than 130,000. JBLM is the largest military installation on the west coast, encompassing over 90,000 acres including the main cantonment area (approximately 10,000 acres) and close-in training ranges (approximately 80,000 acres). There are two airfields on the installation: McChord Field, which is home to both active duty and Air Force Reserve C-17A airlift wings-transport fleet, and Gray Army Airfield (GAAF), which supports mainly helicopter operations. JBLM has a rail loading complex that connects to the Burlington Northern-Santa Fe (BNSF) line. The training lands on JBLM include 115 live-fire training ranges. Convoy routes to Yakima Training Center (YTC) use I-5 to State Route (SR 18) to I-90 to I-82. The ports of Olympia, Tacoma, and Seattle provide deep water seaport capabilities.

JBLM is a power projection platform with many strategic advantages, including its location on the Pacific Rim, home to the I Corps and its historical Asia/Pacific focus, deep water port access, global airlift capabilities, and extensive training ranges.

3.6.2 JBLM Economic Profile

JBLM is also a major economic engine in Washington State and, as of 2014, is the second largest employer in the state and the largest employer in Pierce County. The economic impact of JBLM includes wage and salary payments to military and civilian employees, construction contractor payments, and operating costs such as rent and lease payments for various types of equipment, utilities, telephone services, office supplies, and non-construction contracts. ~~It is estimated that 70-75 percent of JBLM Soldiers live off base, bringing large revenue and jobs to surrounding communities.~~

A 2018 JBLM Regional Economic Analysis* found that the installation's workforce has approximately overall \$8.3 to \$9.2 billion annual impact on the South Sound. JBLM's presence also generates 25,000 "spin-off" jobs that contribute an additional \$1.7 billion to the local economy each year. About 70% of JBLM's active duty soldiers live off-base; taken with the Department of Defense (DoD) civilian workforce, this population is 85% of JBLM's personnel and they bring significant revenue and jobs to the communities surrounding the installation. (The report focused on workforce and operating budget, and thus did not estimate the additional impact of JBLM families aside from that on K-12 education.)

*The Economic Impact of the JBLM Workforce and Operations on the South Sound Region, University of Washington Tacoma (UWT) Center for Business Data Analytics, June 2018.

Looking at the impact from the JBLM workforce, each dollar spent by a service member or contract employee circulates through the local economy multiple times. \$1,000 provided to a service members as a housing allowance could translate into \$2,000 in the economy and foster 10 jobs for the area's population.

JBLM's annual payroll totals almost \$5 billion, and defense contracts with South Sound communities total approximately \$660 million. Defense contracts with businesses located outside the region total an additional \$80 million. The 32,000 military retirees who choose to live in the South Sound bring \$900 million in retiree pay to the local economy.

Economic impact multipliers are a mechanism to summarize the importance of different areas of activity within an economy. The employment multiplier represents the change in the number of additional jobs gained or lost from an initial change in employment on JBLM. JBLM enjoys a multiplier of 1.42, meaning that for every 100 soldiers stationed at JBLM an additional 42 jobs in the local economy are generated.

The Washington Economic Development Commission conducted an analysis in 2010 to determine the economic impact of Washington's military bases and defense-related economy, identify new and emerging business opportunities, and build on the state's significant military presence.

According to the report, DoD spending in 2014 resulted in an estimated \$12.7 billion of economic activity within Washington State, including payroll, contracts, pensions, and other expenditures. DoD contracting produced an estimated \$3.7 billion in total output. The total defense activity created nearly \$12.2 billion in total output in the state and supported approximately 191,600 jobs and nearly \$10.5 billion of labor income. At JBLM specifically, payroll and other expenditures equaled \$3.5 billion in 2009. In the same year, businesses in Pierce County also received \$862,361,235 in defense contracts.

Aside from quantifiable economic impacts, military-related activity provides numerous benefits to the state and regional economies, including generating employment opportunities for a wide range of individuals, providing skilled workers in the form of retiring military personnel, creating supplementary markets for firms,

whose principal focus is not defense, offering relative insulation from the volatility of market demand, and spurring technological innovation.

3.6.3 1992 JLUS

In 1992, a Joint Land Use Study (JLUS) was completed for Fort Lewis and McChord Air Force Base. During the more than 20 years since that study, the two military installations have formed a joint base and grown considerably, missions have changed, and significant urban growth has occurred in the region. While some specific compatibility issues addressed in the previous study are no longer relevant, there are several persistent issues.

The 1992 JLUS resulted in several successful implementation actions. Most significantly, both Pierce County and the City of Lakewood have addressed land use impacts related to JBLM within their comprehensive plans and development regulations, particularly with regard to land uses in the McChord North Clear Zone (NCZ) and Aircraft Potential Zones (APZs). Acquisition of private property by the U.S. Air Force and Pierce County within the NCZ has occurred to mitigate the presence of incompatible land uses. However, incompatible private development in the McChord Field NCZ remains, incompatible land uses still exist, regional transportation impacts continue to pose a significant challenge, and noise impacts remain as missions have evolved.

The Washington State Legislature recognized the importance of military installations to Washington's economic health that it is a priority of the state to protect the land surrounding military installations from incompatible development, and that priority is expressed by RCW 36.70A.530 mandating that Comprehensive Plans and development regulations shall not allow incompatible development in the vicinity of military installations.

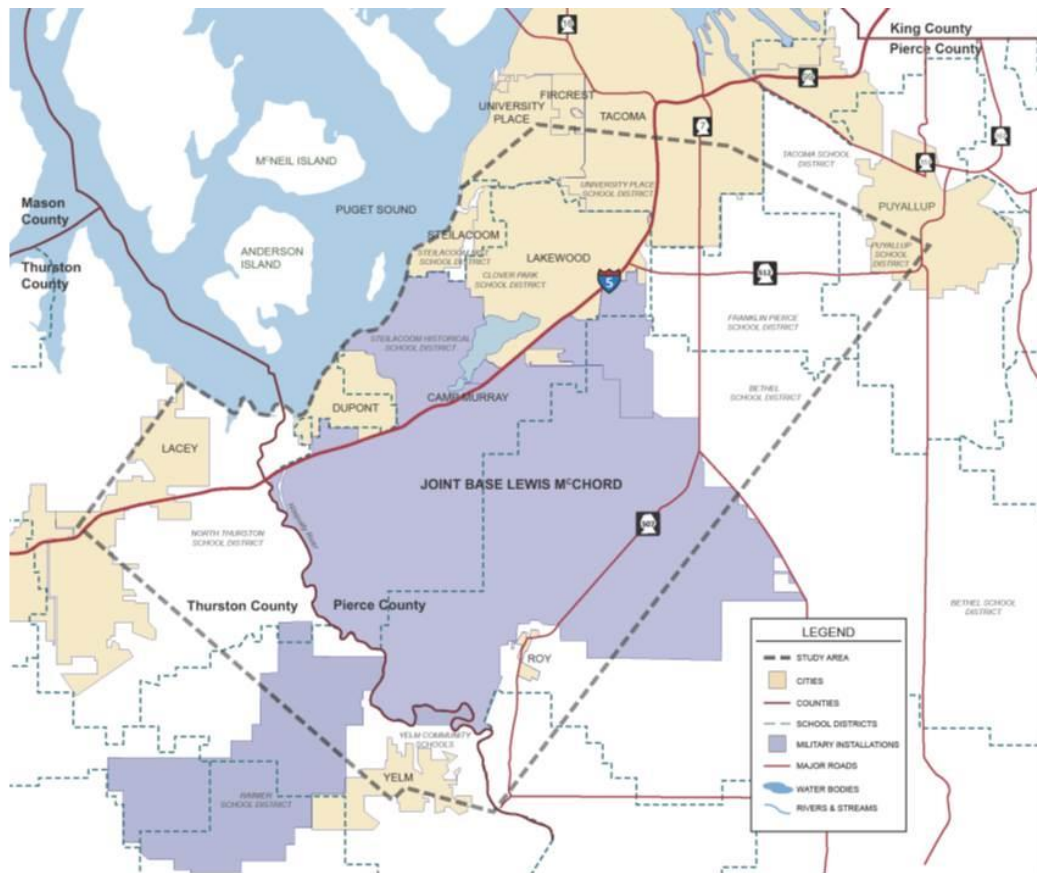
The region surrounding JBLM is expected to experience continued economic and population growth, thus a coordinated effort is needed to ensure that the growth which occurs allows the installation to maintain its essential role in the nation's defense while concurrently remaining a vital member of the local community and a major contributor to the local economy.

3.6.4 2010 Growth Coordination Plan

The Joint Base Lewis-McChord (JBLM) Growth Coordination Plan (GCP) is the product of partnerships formed to prepare for growth and change in the South Puget Sound region associated with the joint basing process that combine Fort Lewis and McChord Air Force Base into JBLM. This document represented a collective effort to assess the region's ability to address the impacts of past and future JBLM growth and change. The intent of the GCP was to assist the communities in planning and preparing effectively to maintain and enhance the quality of life of the region as the installation grows in response to Base Realignment and Closure (BRAC), Army Modular Force, and other Department of Defense initiatives.

The 2010 JBLM GCP had three intended uses: 1) To provide regional service providers with more information about JBLM population and employment they can use to better support military families in the region; 2) To provide JBLM and community providers with recommendations for leveraging the economic opportunities of base expansion and for providing adequate off-base support services; and 3) To provide public agencies with a consolidated document that provides supporting data for the opportunities and needs identified that can support future grant applications, and inform decision-makers of the urgency for implementation and benefits to both JBLM and the larger region.

The GCP study area did not follow the geographic boundaries of any one entity, jurisdiction, or service agency, and is unique to the needs of those within it. JBLM representatives, Washington State, and community leaders from Pierce and Thurston counties, Lakewood, Tacoma, DuPont, Steilacoom, Lacey, Yelm, Roy, area School Districts, health and social service agencies, and nonprofit service providers in Pierce and Thurston counties participated in the development of the Plan.



Growth Coordination Plan Study Area Map

The Joint Base Lewis-McChord 2010 Growth Coordination Plan (GCP) included Six Core Recommendations:

- Formalize New Methods of Regional Collaboration

- Improve Access to Information
- Improve Access to Existing Services
- Promote JBLM as a Center of Regional Economic Significance
- Improve Support for Military Families
- Improve Regional Mobility

As GCP issues have been resolved or become obsolete, the SSMCP has supplemented its content and moved beyond the GCP where appropriate while relying on the relationships built during its drafting.

3.6.5 2015 JLUS

During 2014, the South Sound Military & Communities Partnership, of which Lakewood is a member, coordinated an update to the 1992 Fort Lewis JLUS for the recently formed Joint Base Lewis-McChord (JBLM). The update was completed in October 2015. The revised JLUS consists of three documents, the Existing Conditions Report; a Compatibility Report which identifies points of conflict or encroachment; and an Implementation Plan that lists strategies to solve current conflicts, or avoid future ones. The JBLM JLUS findings are advisory in nature and are intended to identify and suggest resolution for impacts generated by military training and operations on communities, and in turn, community growth and activities on or near military installations.

In 2017, using state grant funds and funding from Pierce County, hired a consultant to appraise all clear zone properties. A rough “order of magnitude” estimate for business relocation costs for properties and businesses was also completed as part of an Action & Implementation Plan developed by SSMCP.

During 2017, SSMCP developed a plan of action to bring the McChord Field North Clear Zone (NCZ) into compliance with federal guidelines for public and air safety. The AIP sets forth a phased strategy consisting of six actions and corresponding implementation steps designed to be carried out in a specific sequence in order to achieve the desired end state and acceptable interim outcomes, while balancing benefits and costs among project stakeholders.

Lakewood-JBLM “Land Swap”: The threshold question was whether sale of the Woodbrook Property would generate sufficient revenues to offset costs and result in meaningful purchases in the McChord Field North Clear Zone. JBLM would transfer the Woodbrook Property to local government ownership. Lakewood would convey the parcel to a private developer. Funds from the sale would be used to purchase privately-owned lands in the NCZ. The 2017-2018 review found that due to environmental constraints and infrastructure cost, the Woodbrook Property, and other identified possible parcels, would not be a feasible candidates for transfer.

In 2018-2019, Lakewood worked with the South Sound Military & Communities Partnership (SSMCP) and JBLM to develop lighting ordinance and regional lighting code templates for jurisdictions around the JBLM boundaries.

~~The goals and policies below lay the groundwork to eliminate or diminish compatibility issues and improve coordination between JBLM. These Goals and Policies are as follows:~~

Military Compatibility in the Growth Management Act (GMA)

RCW 36.70A.530 Land use development incompatible with military installation not allowed—Revision of comprehensive plans and development regulations.

(1) Military installations are of particular importance to the economic health of the state of Washington and it is a priority of the state to protect the land surrounding our military installations from incompatible development.

(2) Comprehensive plans, amendments to comprehensive plans, development regulations, or amendments to development regulations adopted under this section shall be adopted or amended concurrent with the scheduled update provided in RCW 36.70A.130, except that counties and cities identified in RCW 36.70A.130(4)(a) shall comply with this section on or before December 1, 2005, and shall thereafter comply with this section on a schedule consistent with RCW 36.70A.130(4).

Military Compatibility in the Countywide Planning Policies (CPPs)

UGA-11. The County and each municipality neighboring Joint Base Lewis-McChord should develop planning provisions, including development regulations that encourage adjacent land uses that are compatible with military uses.

Comprehensive Plan Goals and Policies

Lakewood is engaged in collaborative planning efforts involving Joint Base Lewis-McChord (JBLM) and local governments surrounding the installation to encourage compatible development and redevelopment in surrounding areas, balancing sustaining the local military mission with long-term community land use needs. Goals and policies toward this end follow:

GOAL LU-34: Protect the long-term viability of JBLM and assure flight safety in the vicinity of McChord Field while protecting the public's health and safety.

Policies:

LU-34.1: Air Corridors Established.

The two air corridor areas (Air Corridor 1 and 2) extend northward from the McChord Field runway and are subject to noise and safety impacts of military flight operations. Figure 1 shows the Air Corridor boundaries. The potential risk to life and property from ~~the rather unique nature of~~ hazards that may be associated with military aircraft operations, as distinguished from general/commercial aviation, corridors, necessitates control of the intensity, type, and design of land uses within the designation.

A. Air Corridor ~~I~~ (AC1) comprises the Clear Zone (CZ) and the Accident Potential Zone Designation I (APZ I) as identified through the Air Installation Compatible Use Zone (AICUZ) program. The CZ is a 3,000 by 3,000 foot zone at the end of the runway where there is the highest statistical possibility of aircraft accidents.

Any existing or future development in the CZ is of concern. USAF analysis indicates that 28% of all air accidents occur within the CZs. Development in the CZ increases the likelihood of flight obstructions such as physical structures, smoke, and glare, and challenges the military's ability to safely carry out missions. Development should be prohibited in this zone. Any use other than airfield infrastructure (e.g., approach lighting) is incompatible in the CZ. The APZ I designation has somewhat lower accident potential than the CZ, but it is high enough that most types of development in this zone are discouraged, including residential uses.

B. Air Corridor ~~II~~ 2 (AC2) comprises the Accident Potential Zone Designation II (APZ II), again, as identified through the Air Installation Compatible Use Zone (AICUZ) program. The APZ II designation has a lower accident potential, and some compatible uses are appropriate; however, uses that concentrate people in the APZ II, including residential uses at densities greater than two dwelling units per acre, are considered incompatible per federal guidance.

C. Special Note on Air Corridor ~~I~~ 1 and ~~II~~ 2 boundaries: There are minor discrepancies in boundary locations between the Air Corridors and the CZ, APZ I and APZ II. The Air Corridor boundaries follow property lines whereas the CZ, APZ I and APZ II are based in imaginary surface areas. The CZ is 3,000 feet by 3,000 feet, measured along the extended runway centerline beginning at the end of the runway; APZ I is 3,000 feet wide by 5,000 feet long; APZ II is 3,000 feet wide by 7,000 feet long

~~LU-34.2:—Compatibility with JBLM Missions:
Evaluate all proposed amendments to the Comprehensive Plan, capital facilities plan, and Urban Growth Area (UGA) that will to ensure they do not potentially encourage incompatible land uses or create the potential for incompatible development in the vicinity of JBLM.~~

~~LU-34.3:—Restrict Residential Uses:
Future Comprehensive Plan amendments and zone reclassifications within Air Corridors I and II that would increase residential densities, geographically expand residential zones, establish a new residential designation, change an existing commercial or industrial designation to a residential designation or allow residential uses in commercial or industrial zones will be prohibited.~~

LU-34.42: Compatible Land Use ~~and Densities~~ Policies.
Regulate land uses and/or activities that could adversely impact present and/or future base operations and protect JBLM and McChord Field from further incompatible encroachment. Regulate land use within the AC1 and AC2 zones to protect public health and safety, ensure a compatible mix of land uses, and support ongoing McChord Field operations, consistent with the GMA, CPPs, JBLM Joint Land Use Study (JLUS) recommendations.

A. Land use decisions regarding proposals located in the AC1 and AC2 zones shall consider regional and national needs as well as local concerns.

B. Review proposed Comprehensive Plan and zoning amendments for compatibility with the JBLM Air Installation Compatible Use Zone (AICUZ) program and Joint Land Use Study. Identify priority areas in which to resolve inconsistencies with AICUZ regulations.

C. Comprehensive Plan amendments and zone reclassifications within AC1 and AC2 that would increase residential densities, geographically expand residential zones, establish a new residential designation, change an existing commercial or industrial designation to a residential designation, or allow residential uses in commercial or industrial zones are prohibited.

D. Sensitive uses that have a high concentration of people such as, but not limited to, schools, religious institutions, theaters, public assembly facilities and day care facilities are prohibited from locating near McChord Field and/or within the AC1 and AC2 zones.

E. Existing Industrial uses in the AC1 (but outside of the Clear Zone) and AC2 zones are to be preserved and industrial uses that complement aviation facilities are encouraged.

F. Recognize safety issues associated with training, artillery, and small-arms activities on JBLM.

1. Future construction adjacent to the installation should provide for fire protection at installation boundaries.
2. Prohibit the following land uses within appropriate areas:
 - a. New residential uses, unless the design of the structure and general site plan incorporate noise-reduction measures to meet the Department of Housing and Urban Development (HUD) standards;
 - b. Public services and quasi-public services such as hospitals, public meeting rooms, and libraries, and cultural, recreational, and entertainment land uses, unless the design of the structure and general site plan incorporate noise reduction measures to meet HUD standards; and
 - c. Schools, daycare facilities, and other facilities which incorporate outside activities.

G. Direct the following land uses away from property abutting the installation boundary:

1. High density residential;
2. Public buildings (such as schools, medical facilities, public meeting facilities, and churches); and
3. Cultural facilities.

H. Uses which attract birds, create visual hazards, discharge particulate matter into the air which could adversely alter atmospheric conditions, emit transmissions which would interfere with military aviation communications and instrument landing systems, otherwise obstruct or conflict with airport operations or aircraft

traffic patterns, or result in potential hazard for off-base land uses are prohibited near McChord Field.

I. Protect military airspace by preventing structural penetration of Imaginary Surfaces as described in UFC 3-260-01 and in the most recently published JBLM AICUZ Report. Development within the AC1 and AC2 zones which may affect UFC 3-260-01 imaginary surfaces shall obtain necessary approvals from the Federal Aviation Administration (FAA). Operators of construction cranes within the AICUZ Accidental Potential Zones shall coordinate with JBLM and the Federal Aviation Administration prior to commencing operations.

J. Require the application of noise abatement through acoustical analysis, structure design and construction techniques and materials in residential developments within the AC1 and AC2 zones per FAA regulations (FAR Part 150).

K. Control light and glare in the AC1 and AC2 zones to protect the operational environments near McChord Field. Adopt regulations consistent with the 2019 SSMCP lighting ordinance template.

L. Require Title Notice for new development or substantial redevelopment of lots, buildings, and structures in the AC1 and AC2 zones that may experience low overhead flights, odor, vibrations, noise and other similar aviation impacts.

~~LU 34.5: —Industrial Designations.~~

~~Existing Industrial uses in the AC I and AC II zones are to be preserved and industrial uses that complement aviation facilities are encouraged.~~

~~LU 34.6: —Land Use Regulations.~~

~~Regulate land use within the AC I and AC II zones to protect public health and safety, ensure a compatible mix of land uses, and support ongoing McChord Field operations, consistent with the JBLM Joint Land Use Study recommendations.~~

~~LU 34.7: —Non-Residential Density Limitations.~~

~~Sensitive uses that have a high concentration of people such as, but not limited to, schools, religious institutions, theaters, public assembly facilities and day care facilities are not allowed to locate near McChord Field and/or within the AC I and AC II zones.~~

~~LU 34.8: —Noise Abatement.~~

~~Require the application of noise abatement though acoustical analysis, structure design and construction techniques and materials in residential developments within the AC I and AC II zones per FAA regulations (FAR Part 150).~~

~~LU 34.49: —Protection Strategies.~~

~~Develop criteria, standards and land use designations that will protect JBLM and McChord Field from incompatible development by adopting a combination of zoning techniques, including but not limited, to special overlay zoning, height restrictions, building restrictions in high noise areas and development siting criteria~~

~~in key areas adjacent to these military installations.~~

~~LU 34.10: — Operational Hazards.~~

~~Prohibit uses near McChord Field which attract birds, create visual hazards, discharge particulate matter into the air which could adversely alter atmospheric conditions, emit transmissions which would interfere with military aviation communications and instrument landing systems, otherwise obstruct or conflict with airport operations or aircraft traffic patterns or result in potential hazard for off base land uses.~~

~~LU 34.11: — Protected Airspace.~~

~~Protect military airspace by preventing structural penetration of Imaginary Surfaces as described in UFC 3-260-01 and in the most recently published McChord Field Air Installation Compatible Use Zone (AICUZ) Report.~~

~~LU-34.43: Military Coordination, Notification and Consultation.~~

~~Discussion: Telecommunications, broadcast towers, hobby communication towers shall be reviewed by JBLM officials. Developments within the AC I and AC II zones which may affect UFC 3-260-01 imaginary surfaces shall obtain necessary approvals from the Federal Aviation Administration (FAA). Operators of construction cranes within the AICUZ Accidental Potential Zones shall coordinate with JBLM and the Federal Aviation Administration prior to commencing operations.~~

~~LU 34.12: — Light and Glare.~~

~~Control light and glare in the AC I and AC II zones to protect the operational environments near McChord Field.~~

~~LU 34.13: — Review.~~

A. ~~Refer a~~ Provide all applications for commercial development, subdivision review, variances, conditional uses, special exceptions and proposed amendments to Comprehensive Plans and development regulations proposed within MIA-2 and 3/4 the AC1 and AC2 zones shall be provided to JBLM official(s) for review and comment in accordance with RCW 36.70A.530, including applications concerning telecommunications, broadcast towers, and hobby communication towers.

B. Invite JBLM representatives to advise the Planning Commission on community and economic development issues which have the potential to impact base military operations.

C. Cooperate with JBLM and Camp Murray in developing plans for circulation improvements in and around the installations.

1. The viability of cross-base corridors (arterial or highway) should be determined on the basis of detailed studies of population projections, military mission, land availability, land use projections, and environmental analysis of alternative routes and corridors.
2. Plan public services, transportation, land use, and other decisions on the ability of the public transportation network to meet access needs without depending on military roads.

3. Cooperate in the development of mitigation plans for military road closures that affect public use.

D. Promote cooperation between JBLM and Lakewood to address the reduction or mitigation of noise-generating uses.

E. If military lands revert back to Pierce County, coordinate with JBLM and the County to identify the desired character of the reverted property.

F. Establish periodic meetings of elected local, state, and federal officials and military commanders on growth management issues of mutual concern.

G. Provide City environmental policies to JBLM to encourage consistency with any adopted by the military.

~~LU 34.14:—Considerations.~~

~~Land use decisions regarding proposals located in the AC I and AC II zones shall consider regional and national needs as well as local concerns.~~

~~LU 34.15:—Consultation.~~

~~Invite JBLM representatives to advise the Planning Commission on community and economic development issues which have the potential to impact base military operations.~~

~~LU 34.16:—Coordination.~~

~~Coordinate the protection of JBLM with the South Sound Military & Communities Partnership (SSMCP) by developing planning policies and development regulations that are consistent with the JLUS and Air Installation Compatible Use Zone (AICUZ) recommendations and other best management practices for encouraging compatible land uses in the general vicinity of JBLM. It is important to initiate and maintain collaborative and cooperative relationships with JBLM regarding all municipal activity potentially affecting JBLM's military mission and long term viability.~~

~~LU 34.17:—Title Notice.~~

~~Require Title Notice for new development or substantial redevelopment of lots, buildings, and structures in the AC I and AC II zones that may experience low overhead flights, odor, vibrations, noise and other similar aviation impacts.~~

~~LU 34.18:—Public Information.~~

~~Through the SSMCP, encourage the dissemination of information to the public regarding JBLM mission activity and associated impacts through such means as website postings, distribution of brochures, distribution of information to the regional print and broadcast media, providing notices on new site plans, subdivisions and binding site plans.~~

~~LU 34.19:—Air Installation Compatible Use Zone Study (AICUZ).~~

~~Review proposed Comprehensive Plan and zoning amendments for compatibility~~

~~with the JBLM Air Installation Compatible Use Zone program and the JBLM Joint Land Use Study.~~

~~LU-34.2019: Accident Potential Zones.~~

~~Reduce and or eliminate incompatible land uses and densities that exist within the Air Corridors, by identifying priority areas for acquisition programs, such as property purchase, alternative housing or relocating housing to resolve inconsistencies with the Department of Defense, Air Installation Compatible Use Zone (AICUZ) regulations.~~

GOAL LU-35: Continue to support and fund the South Sound Military & Communities Partnership (SSMCP).

Policies:

LU-35.1: Business Plan.

In consultation with its partners, develop, and maintain a business plan for the SSMCP.

LU-35.2: SSMCP Funding.

In consultation with its partners, work to establish a permanent funding source for the SSMCP.

LU-35.3: Fiduciary Agent.

The City of Lakewood shall remain the fiduciary agent of the SSMCP and remains responsible for all budgetary activities.

LU-35.4: Executive Leadership.

The City of Lakewood shall retain its membership on the SSMCP Executive Leadership Team (ELT). The ELT acts for and on behalf of the SSMCP Steering Committee when the Steering Committee is not in session. The SSMCP Steering Committee is the primary decision-making body of the organization. It provides broad oversight to the implementation of the recommendations, strategies and action items outlined in the Growth Coordination Plan and successor documents.

GOAL LU-36: Coordinate the protection of JBLM from incompatible local, state and federal level issues and actions with the South Sound Military & Communities Partnership (SSMCP.) Work with the SSMCP to develop a land acquisition program for the McChord North Clear Zone.

Policies:

~~LU-36.1: Funding.~~

~~Identify potential funding sources and/or partnerships among public agencies, and/or private entities to leverage funds for property acquisition.~~

LU-36.12: Land Valuations.

Engage JBLM and Pierce County in determining land valuations and business relocation costs for properties and businesses in the McChord Field North Clear Zone.

LU-36.23: Joint Land Use Study (JLUS) Implementation.
Using funds from the Office of Economic Adjustment (OEA) and other available sources, develop a strategy and plan to resolve encroachment in the McChord North Clear Zone. ~~(This policy is distinctly separate from Policy LU-36.2.)~~

~~LU-36.4: JBLM Land Swap.
Continue negotiations with JBLM to explore potential methods of financing the acquisition of privately held properties in the Clear Zone at the north end of McChord Field. One option under study is to surplus lands on JBLM and thereafter relocate existing private businesses located in the North Clear Zone to this new location.~~

LU-36.5 Public Notification
Through the SSMCP, encourage the dissemination of information to the public regarding JBLM mission activity and associated impacts through such means as website postings, distribution of brochures, distribution of information to the regional print and broadcast media.

Amendments to LMC Title 18A (changes in red text):

18A.30.700 Military-Related Zoning Districts.

18A.30.710 Purpose - Military-Related Zoning Districts.

The purpose of the Military Lands (ML) zoning district is to formally recognize the autonomy associated with federal and state ownership of the military installations adjacent to and within Lakewood and the unique character of their operations and support structures, which are not typical of civilian land uses and require special consideration by the City as a host community for the installations.

The purpose of the Clear Zone (CZ), Air Corridor 1 (AC1), and Air Corridor 2 (AC2) zoning districts is to promote land use and development that is compatible with the aircraft noise and accident potential associated with the proximity to McChord Air Force Base (AFB) aircraft flight operations. The potential risk to life and property from hazards associated with military aircraft operations necessitate control of the intensity, type, and design of land uses within the air corridor.

18A.30.720 Applicability - Military-Related Zoning Districts.

The ML zoning district is applicable to lands designated Military Lands in the comprehensive plan.

The CZ, AC1, and AC2 zoning districts are applicable to lands located within the area designated as Air Corridor 1 and Air Corridor 2 in the comprehensive plan and within the area identified as the Clear Zone in the Air Installation Compatible Use Zone (AICUZ) study ~~(March 1998 May 2015)~~. The AICUZ study is available for review at the Lakewood Community Development Department or ~~through McChord AFB.~~ by contacting Joint Base Lewis McChord (JBLM.)

18A.30.730 Primary Permitted Uses - Military-Related Zoning Districts.

The following uses are permitted within the Military-Related zoning districts, subject to approval of a zoning certification and all applicable development permits. Uses that are not listed within the Military-Related zoning districts or permitted as an accessory use are not permitted unless specifically provided for elsewhere in this code. Use types are defined in LMC 18A.20, Use Types and Levels.

The unique nature of these areas may invoke additional, specific standards. New uses within the CZ, AC1, and AC2 zoning districts shall be subject to intensity limitations in accordance with LMC 18A.30.770 and performance standards pursuant to LMC 18A.30.780, and structures in those zones shall be subject to noise attenuation requirements pursuant to LMC 18A.30.790. New public assembly uses are expressly prohibited in the CZ, AC1, and AC2 zoning districts.

A. ML Zoning District.

1. Communication Facilities (Level 1)
2. Electrical Facilities (Level 1)
3. Natural Gas Facilities (Level 1)
4. Sewage Collection Facilities
5. Stormwater Facilities (Level 1)
6. Water Supply Facilities (Level 1)
7. Military Installations (Level 2)

B. CZ Zoning District.

1. Continuation of uses already legally existing within the zone at the time of adoption of this title. Maintenance and repair of existing structures shall be permitted.
2. Primary permitted uses in the OSR1 and OSR2 zoning districts.
- ~~3. Postal Services (Level 3)~~
4. Communication Facilities (Level 1/2)
5. Electrical Facilities (Level 1)
6. Natural Gas Facilities (Level 1)
7. Sewage Collection Facilities
8. Stormwater Facilities (Level 1/2)

9. Water Supply Facilities (Level 1/2)

~~10. Manufactured and Modular Home Sales~~

~~11. Storage~~

~~12. Limited Manufacturing and Assembly~~

~~13. Contractor Yards~~

~~14. Outdoor Distribution and Freight Movement~~

~~15. Warehousing, Distribution, and Freight Movement~~

16. Agriculture (Level 1/2)

C. AC1 Zoning District.

1. Continuation of uses already legally existing within the zone at the time of adoption of this title. Maintenance and repair of existing structures shall be permitted.

2. Primary permitted uses in the I2 zoning district, excepting primary manufacturing, secondary manufacturing and major assembly, as defined in 18A.20.700.

3. Primary permitted uses in the OSR1 and OSR2 zoning districts.

4. Communication Facilities (Level 1)

5. Electrical Facilities (Level 1)

6. Natural Gas Facilities (Level 1)

7. Sewage Collection Facilities

8. Stormwater Facilities (Level 1)

9. Water Supply Facilities (Level 1)

10. Motor Vehicle Sales and Rental (Level 2/3)

11. Agriculture (Level 1/2/3)

12. Residential Accessory Uses, except accessory dwelling units.

13. Commercial Accessory Uses.

14. Industrial Accessory Uses.

D. AC2 Zoning District.

1. Continuation of uses already legally existing within the zone at the time of adoption of this title. Maintenance and repair of existing structures shall be permitted.
2. Primary permitted uses in the I1 zoning district, excepting primary manufacturing, as defined in 18A.20.700.
3. Primary permitted uses in the OSR1 and OSR2 zoning districts.
4. Communication Facilities (Level 1)
5. Electrical Facilities (Level 1)
6. Natural Gas Facilities (Level 1)
7. Sewage Collection Facilities
8. Stormwater Facilities (Level 1)
9. Water Supply Facilities (Level 1)
10. Motor Vehicle Sales and Rental (Level 2/3)
11. Agriculture (Level 1/2/3)
12. Residential Accessory Uses, except accessory dwelling units.

13. Commercial Accessory Uses.

14. Industrial Accessory Uses.

18A.30.740 Administrative Uses - Military-Related Zoning Districts.

The following uses are permitted within the Military-Related zoning districts, subject to approval of an administrative use permit and all applicable development permits:

A. CZ, AC1, and AC2 Zoning Districts

1. Alteration or modification of non-conforming existing uses and structures.

B. AC1 Zoning District:

1. Uses allowed by administrative use permit in the I2 zoning district

C. AC2 Zoning District:

1. Uses allowed by administrative use permit in the I1 zoning district, excepting primary manufacturing, as defined in 18A.20.700.

18A.30.750 Conditional Uses - Military-Related Zoning Districts.

The following uses are permitted within the Military-Related zoning districts, subject to approval of a conditional use permit and all applicable development permits:

- A. ML Zoning District.
 - 1. Military Installations (Level 1)
- B. CZ Zoning District.
 - 1. Agriculture (Level 3)
 - 2. Any permitted or administratively permitted use involving more than incidental levels of hazardous materials or waste.
- C. AC1 Zoning District.
 - 1. Any permitted or administratively permitted use involving more than incidental levels of hazardous materials or waste.
 - 2. Uses allowed by conditional use permit in the I2 zoning district excepting salvage/wrecking yards and vehicle storage facilities, level 2, and level 3, as defined in 18A.20.700.
- D. AC2 Zoning District.
 - 1. Any permitted or administratively permitted use involving more than incidental levels of hazardous materials or waste.
 - 2. Uses allowed by conditional use permit in the I1 zoning district excepting mineral extraction, recycling processor, and salvage/wrecking yards and vehicle storage facilities, as defined in 18A.20.700.

18A.30.760 Development Standards - Military-Related Zoning Districts.

In addition to the regulations and requirements contained in other sections of this title, the following property development standards apply to all land and buildings in the Military-Related zoning districts:

- A. Federal military lands are exempt from local development standards.
- B. Development standards for the Military-Related zoning districts shall be determined jointly by the Community Development Director and City Engineer on a case-by-case basis considering the intensity of the proposed use, adjacent uses and zoning, environmental issues, site design, and/or type and construction of buildings.
- C. Design. Design features shall be required as set forth in LMC 18A.50.200, Community Design.

D. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in LMC 18A.50.300, Tree Preservation.

E. Landscaping. Landscaping shall be provided as set forth in LMC 18A.50.400, Landscaping.

F. Parking. Parking shall conform to the requirements of LMC 18A.50.500, Parking.

G. Signs. Signage shall conform to the requirements of LMC 18A.50.600, Signs.

18A.30.770 Intensity Limits - Military-Related Zoning Districts.

In addition to the other requirements of the chapter, the intensity of use criteria are applicable to all new land uses in the CZ, AC1, and AC2 zoning districts and shall be used to determine compatibility of proposed uses with aircraft operations hazards. The applicant shall bear the burden of proof to demonstrate compliance of a proposed development with the following intensities of uses:

A. Within the CZ zoning district, the total number of people on a site at any time shall not exceed one (1) person per four thousand, three hundred fifty-six (4,356) square feet of gross site area, or ten (10) persons per acre.

B. Within the AC1 zoning district, the total number of people on a site at any time shall not exceed one (1) person per one thousand, seven hundred forty-two (1,742) square feet of gross site area, or twenty-five (25) persons per acre.

C. Within the AC2 zoning district, the total number of people on a site at any time shall not exceed one (1) person per eight hundred seventy-one (871) square feet of gross site area, or fifty (50) persons per acre.

18A.30.780 Performance Criteria - Military-Related Zoning Districts.

In addition to other requirements of the code, the following performance criteria shall be used to determine the compatibility of a use, project design, mitigation measures and/or any other requirements of the code with respect to aircraft operation hazards in the CZ, AC1 and AC2 zoning districts. The applicant shall bear the burden of proof to demonstrate compliance of a proposed development with the following performance criteria:

A. Any new use which involves release of airborne substances, such as steam, dust, and smoke that may interfere with aircraft operations is prohibited.

B. Any new use which emits light or direct or indirect reflections that may interfere with a pilot's vision is prohibited.

C. Any new use that creates an undue hazard to the general health, safety and welfare of the community in the event of an aircraft accident in these zoning districts is prohibited.

D. Facilities which emit electrical currents shall be installed in a manner that does not interfere with communication systems or navigational equipment.

E. Any new use which attracts concentrations of birds or waterfowl, such as mixed solid waste landfill disposal facilities, waste transfer facilities, feeding stations, and the growth of certain vegetation, is prohibited.

F. Structures are prohibited within one hundred (100) feet of the aircraft approach-departure or transitional surfaces.

18A.30.790 Noise Attenuation - Military-Related Zoning Districts.

A. Provisions for noise mitigation applies to structures within the CZ, AC1 and AC2 zoning districts which are located within the 65 Ldn Noise Contour for **McChord AFB Field** as shown in the most recent AICUZ study- shall comply with the Washington State Energy Code, Residential Provisions, Chapter 51-11R WAC, and the Washington State Energy Code, Commercial Provisions, Chapter 51-11R WAC.

~~A. B. Noise Insulation for **Remodels** Required. Those portions of new structures where the public is received or offices are located must be constructed with sound insulation or other means to achieve a day/night interior noise level (Ldn) of no greater than forty-five (45) dB. A remodeling project where the total cost of improvements is twenty-five (25) percent or more of the valuation of the existing building is also subject to these standards.~~

~~B. Sound Isolation Construction. A building will generally be considered acceptable by the building official if it incorporates the applicable features described in UBC. Alternate materials and methods of construction may be permitted, if such alternates are demonstrated to the satisfaction of the Building Official to be equivalent to those described. Construction as outlined in this section satisfies the requirements of the UBC and for purposes of this ordinance is considered to meet the interior noise standard specified therein. Each item indicated in this section shall be identified on the project drawings that are submitted with the permit application.~~

~~1. Noise level reduction— 25 decibels. For a building located where a noise level reduction of twenty-five (25) decibels is required, the building shall be constructed with the following features:~~

~~a. If wood frame construction is used, all exterior stud walls shall have interior and exterior surfaces of an approved material at least as massive as one-half (1/2) inch gypsum wallboard, and the intervening space (studs) shall contain fibrous thermal insulation having a resistance of R-11 or greater.~~

~~b. Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use.~~

~~c. Any air duct or connection out of doors must contain an interior sound absorbing lining acoustically equivalent at least to fiberglass duct liner one (1) inch thick and of a length greater than ten (10) feet and be provided with one (1) ninety (90) degree elbow.~~

~~d. Domestic range exhaust ducts connecting the interior space to the outdoors shall contain a self-closing baffle plate across the exterior termination that allows proper ventilation. The duct shall be provided with a ninety (90) degree bend.~~

~~e. The ceiling below an attic space shall include gypsum board or plaster at least one-half (1/2) inch thick. Fibrous thermal insulation having a resistance of R-19 or greater shall be placed above the ceiling.~~

~~f. There shall be no direct openings, such as mail slots, from the interior to the exterior of the building. All chimneys shall be provided with well fitted dampers.~~

~~g. All openable windows shall be sound rated assemblies having sound transmission class (STC) of at least twenty-six (26). Fixed windows shall be well sealed and at least three-sixteenth (3/16) inch thick glass.~~

~~h. All entry doors shall be solid core constructed, close fitting units with weather stripping seals incorporated on all edges to eliminate gaps. Air gaps and rattling shall not be permitted.~~

~~i. Masonry walls, if used, shall be at least equivalent in weight to eight (8) inch, lightweight concrete blocks, at least one (1) surface of which is painted or plastered.~~

~~j. The roof deck shall weigh at least seven (7) pounds per square foot with roof sheathing containing a solid core at least one-half (1/2) inch thick.~~

~~k. Rooms, when in use, are expected to contain furniture or other materials that absorb sound equivalent to the absorption provided by wall-to-wall carpeting over a conventional pad.~~

~~2. Noise level reduction—30 decibels. For a building located where a noise level reduction of thirty (30) decibels is required, in addition to the requirements of Section 1 above, the building shall be constructed to incorporate the following features:~~

~~a. Windows, fixed or openable, shall be sound rated units with a STC of at least thirty-two (32) (double-glazed).~~

~~b. A ceiling or exhaust duct for the forced air ventilation system shall be provided with a bend in the duct such that there is no direct line of sight through the duct from outside to inside. The bend shall be lined with the equivalent of fiberglass duct liner one (1) inch thick.~~

~~c. The top floor ceiling construction shall consist of plaster or gypsum board at least five-eighths (5/8) inch thick.~~

~~d. The floor of the lowest room or area shall be a concrete slab, or shall be sealed against exterior noise.~~

~~e. Masonry walls, if used, shall be at least equivalent in weight to eight (8) inch, lightweight concrete blocks. At least one (1) surface shall be painted, plastered or covered with gypsum board.~~

~~f. The roof deck shall weigh at least twelve (12) pounds per square foot. Wood roof sheathing shall be continuous (plywood) and at least five eighths (5/8) inch thick.~~

~~3. Noise level reduction—35 decibels. For a building located where a noise level reduction of thirty five (35) decibels is required, in addition to the requirements of Sections 1 and 2 above, the building shall be constructed to incorporate the following features:~~

~~a. The use of exposed wood beam ceilings is prohibited unless sound isolating treatment is provided between the ceiling and roofline. The minimum treatment shall consist of rigid fiberglass board, nominally two (2) inches thick placed over the interior ceiling and under at least one-half (1/2) inch of plywood sheathing. The sheathing shall be nailed only to the beam or major frame members and not to the interior exposed ceiling at points between the beams.~~

~~b. For attic spaces ventilated to the outside, the attic floor shall be decked over with one-half (1/2) inch plywood or equivalent and all cracks caulked. R-11 insulation shall be placed between the floor joists.~~

~~c. Roof deck shall weigh at least twenty (20) pounds per square foot. Roof sheathing shall be continuous, weighing a total of at least four (4) pounds per square foot.~~

~~d. Wood exterior sheathing less than one-half (1/2) inch thick shall be used only over gypsum board of at least five eighths (5/8) inch thick. Interior gypsum board walls shall consist of two (2) layers of one-half (1/2) inch board nailed directly to the studs.~~

~~e. Fixed or openable windows must be sound rated units with at least a sound transmission class (STC) of thirty-six (36).~~

C. Acoustical Analysis and Design Report. The applicant may elect to have a qualified architect or engineer examine the noise levels and needed building sound isolation requirements for a specific site. The analysis and design report signed by and prepared under the supervision of a qualified architect or engineer shall be submitted with the application for building permit. The report shall show the topographical relationship of the aircraft noise sources and the building site, identification of noise sources and their characteristics, predicated noise spectra at the exterior of the proposed building structure, basis for the predication (measured or obtained from published data), and effectiveness of the proposed construction showing that the prescribed interior day-night sound level is met.

D. Noise Disclosure Statement. Prior to the issuance of a building permit for new construction or remodeling where the total cost of improvements is twenty-five (25) percent or more of the valuation of the existing building, the property owner shall sign a noise disclosure statement and record the statement with the title of the property. The noise disclosure statement acknowledges that the property is located within the sixty-five (65) Ldn contour, as indicated on Noise Contour Map for McChord ~~AFB Field~~ as shown in the most recent AICUZ study, and that noise attenuation is required of any new construction or remodeled structure where it meets the threshold.

18A.90.200 Definitions

"Recycle" means to use, reuse, or reclaim a material.

"Recycling" means transforming or remanufacturing inert waste materials into usable or marketable materials for use other than landfill disposal or incineration; reusing waste materials and extracting valuable materials from a waste stream. Recycling includes processing inert waste materials to produce tangible commodities. Recycling does not include collection, compacting, repackaging, and sorting for the purpose of transport or burning for energy recovery.

RECYCLING CENTER. A center for the receiving and storage of recyclable materials ~~such as paper, glass and aluminum~~. The center would receive materials from the general public. This use may involve some outside storage.

"Recycling facility" means a facility where recyclable materials are transformed or remanufactured into useable or marketable materials.

"Recyclable materials" means those inert solid wastes that are separated for recycling or reused, including but not limited to, papers, metals, glass, that are identified as recyclable material pursuant to a local solid waste management plan.

Housing Capacity Analysis: No net loss or increase in potential housing stock.

A. Consistency with the Comprehensive Plan: These amendments are to update the Comprehensive Plan and Lakewood Municipal Code for consistency with the most recent Air Force Instruction regarding the JBLM Air Installations Compatible Use Zone (AICUZ). There are many goals and policies within the Comprehensive Plan recognizing the importance of, and pledging support of, JBLM to Lakewood's identity and long term viability.

B. Compatibility with development in the vicinity: Through this application, some development within the Air Corridor 1 and 2 zones will have changed zoning and/or changed allowed uses, or may be deemed legal non-conforming.

C. Transportation impacts and mitigation: The application may result on lower transportation impacts in the affected areas due to the reduction in allowed densities and uses.

D. Public Service impacts and mitigation: No significant public service impacts are anticipated.

E. Public health, safety and general welfare impacts: The land use and municipal code amendments will increase safety for the parcels located within the Air Corridor 1 and 2 zones.

F. Range of permitted uses: The permitted uses within Air Corridors 1 and 2 will be slightly reduced (see draft language above.)

G. Change in circumstances: The release of the latest AFI on the JBLM AICUZ, coupled with the passage of time, has made the Comprehensive Plan language and municipal code outdated, needing updates.

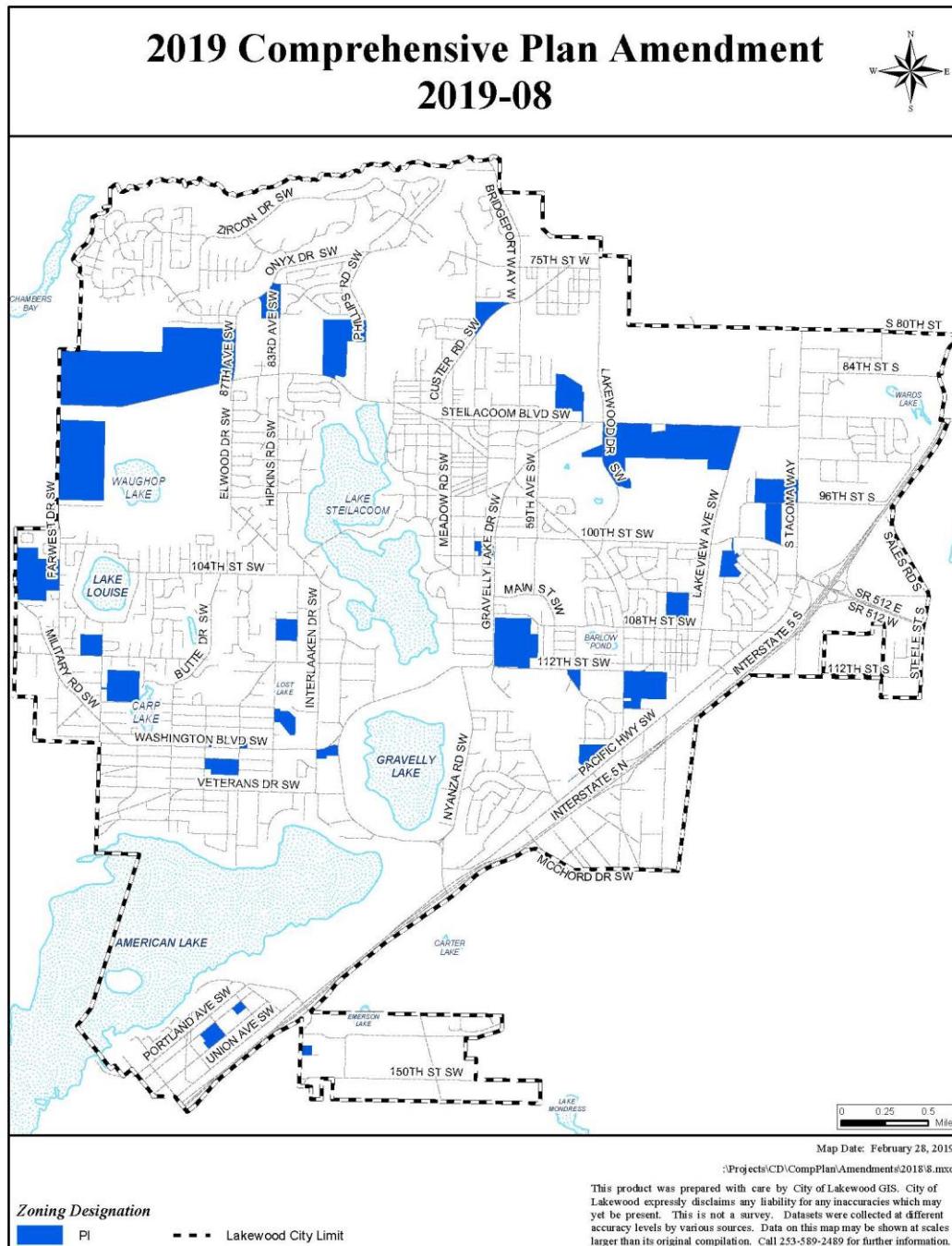
H. Advantages vs. negative impacts: The increased public safety secured by adoption of the application outweighs any negative impacts.

CEDD Recommendation:

CEDD recommends approval of CPA/ZOA 2019-07 as considered.

CPA/ZOA-2019-08 – TEXT AMENDMENT (Essential Public Facilities/PI Districts)

This application would amend the Comprehensive Plan Essential Public Facilities (EPF) Element and LMC Chapters 18A.20, 18A.30 and 18A.90 as appropriate to address the use of buildings in the Public/Institutional (PI) Zoning District. The proposal examines current PI code regulations, but also addresses master plan requirements as well as the reuse and/or demolition of vacant/unused buildings and structures.



Amendments to Lakewood Comprehensive Plan (changes in red text):

ESSENTIAL PUBLIC FACILITIES – ISSUES & BACKGROUND

Essential Public Facilities include those facilities considered difficult to site because of potential adverse impacts related to size, bulk, hazardous characteristics, noise, or public health and safety. Lakewood must identify appropriate land for essential public facilities that meets the needs of the community such as local waste handling and treatment facilities, landfills, drop-box sites and sewage treatment facilities, airports, state educational facilities, essential state public facilities, regional transportation and utility facilities, state and local correctional facilities, and inpatient facilities (including substance abuse facilities, mental health facilities and group homes). These facilities are difficult to site, serve regional or state requirements, or are part of a region or county-wide service system.

The Revised Code of Washington (WAC) provides clarification as to what constitutes an essential public facility:

“In the identification of essential public facilities, the broadest view should be taken of what constitutes an essential public facility, involving the full range of services to the public provided by government, funded substantially by government, contracted for by government, or provided by public entities subject to public service obligations.”

The Office of Financial Management (OFM) shall maintain a list of those essential state public facilities that are required or likely to be built within the next six years. The Office of Financial Management may at any time add facilities to the list.

In addition to the list maintained by OFM, LKEWOOD may identify other additional public facilities that are essential to providing services to residents and without which development cannot occur.

ESSENTIAL PUBLIC FACILITIES AND PUBLIC AND SEMI-PUBLIC INSTITUTIONAL LAND USES

Confusion often arises as to the distinction between lands identified for semi-public and institutional land use and those identified for essential public facilities. Essential public facilities can be thought of as a subset of public purpose lands. The table below illustrates this distinction.

<u>Table XXX</u> <u>Distinguishing Semi-Public and Institutional Land Uses</u> <u>from Essential Public Facilities</u>	
<u>Semi-Public and Institutional Land Use</u>	<u>Essential Public Facilities</u>
<u>FOCUS: Lands needed to accommodate public facilities.</u>	<u>FOCUS: Facilities needed to provide public services and</u>

<p><u>Lands needed to provide the full range of services to the public provided by government, substantially funded by government, contracted for by government, or provided by private entities to public service obligations.</u></p> <p><u>Examples:</u></p> <ul style="list-style-type: none"> ▪ <u>Utility corridors</u> ▪ <u>Transportation corridors</u> ▪ <u>Sewage treatment facilities</u> ▪ <u>Storm water management</u> ▪ <u>Facilities</u> ▪ <u>Recreation facilities</u> ▪ <u>Schools</u> ▪ <u>Other public uses</u> 	<p><u>functions that are typically difficult to site. Those public facilities that are usually unwanted by neighborhoods, have unusual site requirements, or other features that complicate the siting process.</u></p> <p><u>Examples:</u></p> <ul style="list-style-type: none"> ▪ <u>Airports</u> ▪ <u>Large-scale transportation facilities</u> ▪ <u>State educational facilities</u> ▪ <u>Correctional facilities</u> ▪ <u>Solid waste handling facilities & landfills</u> ▪ <u>Joint Base Lewis McChord</u> ▪ <u>Inpatient facilities (Substance abuse facilities, mental health facilities & group homes)</u>
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GMA GOALS

Many of the facilities identified in the table above as being “public facilities” located on public purpose lands are dealt with in other sections of this plan. The facilities in the column on the right of the table are typical essential public facilities and are addressed in this section.

COUNTY-WIDE PLANNING POLICIES (CPPs)

Adopted CPPs require the County and UGAs to develop a cooperative and structured process, including public involvement at an early stage, to consider the siting of public facilities of a regional, state-wide, or federal nature. Solid waste disposal, correctional, transportation, education, or human service facilities, or any other locally unpopular land uses are examples of those facilities. Any new facilities or major expansions of existing facilities must conform to these locally defined siting procedures described in the strategies section.

The CPPs addressing Essential Public Facilities (EPFs) outline the approach to the siting of essential public facilities:

EPF-1. The County, and each municipality in the County, shall adopt a policy its comprehensive plan, on the siting of essential public capital facilities of a Countywide or statewide nature.

1.1 Essential public facilities must have a useful life of 10 years or more and be either:

1.1.1 a Countywide facility which has the potential for serving the entire County or more than one jurisdiction in the County; or

1.1.2 a statewide facility which serves or has the potential for serving the entire state, or which serves less than the entire state, but more than one county.

EPF-2. The County, and each municipality in the County, shall identify lands useful for public purposes and incorporate such designations in their respective comprehensive plans.

EPF-3. The County, and each municipality in the County, shall incorporate a policy and process in their respective comprehensive plans to identify and site essential public facilities. The process and policy shall include the following components:

3.1 A requirement that the state provide a justifiable need for the public facility and for its location in Pierce County based upon forecasted needs and a logical service area, and the distribution of facilities in the region and state;

3.2 A requirement that the state establish a public process by which the residents of the County and of affected and "host" municipalities have a reasonable opportunity to participate in the site selection process.

EPF-4. The County and municipal policies shall be based upon the following criteria:

4.1 Specific facility requirements:

4.1.1 Minimum acreage;

4.1.2 Accessibility;

4.1.3 Transportation needs and services;

4.1.4 Supporting public facility and public service needs and the availability thereof;

4.1.5 Health and safety;

4.1.6 Site design;

4.1.7 Zoning of site;

4.1.8 Availability of alternative sites;

4.1.9 Community-wide distribution of facilities;

4.1.10 Natural boundaries that determine routes and connections.

4.2 Impacts of the facility:

4.2.1 Land use compatibility;

4.2.2 Existing land use and development in adjacent and surrounding areas;

4.2.3 Existing zoning of surrounding areas;

4.2.4 Existing Comprehensive Plan designation for surrounding areas;

- 4.2.5 Present and proposed population density of surrounding area;
- 4.2.6 Environmental impacts and opportunities to mitigate environmental impacts;
- 4.2.7 Effect on agricultural, forest or mineral lands, critical areas and historic, archaeological and cultural sites;
- 4.2.8 Effect on areas outside of Pierce County;
- 4.2.9 Effect on designated open space corridors;
- 4.2.10 "Spin-off" (secondary and tertiary) impacts;
- 4.2.11 Effect on the likelihood of associated development being induced by the siting of the facility.

EPF-5. The County and municipal policies shall ensure that the facility siting is consistent with the adopted County and municipal comprehensive plans, including:

- 5.1 The future land use map and other required and optional plan elements not otherwise listed below;
- 5.2 The identification of lands for public purposes in the land use element;
- 5.3 The capital facilities plan element and budget;
- 5.4 The utilities element;
- 5.5 The rural element;
- 5.6 The transportation element;
- 5.7 The housing element;
- 5.8 The comprehensive plans of adjacent jurisdictions that may be affected by the facility siting;
- 5.9 regional general welfare considerations.

EPF-6. The County and municipal policies may include standards and criteria related to:

- 6.1 the time required for construction;
- 6.2 property acquisition;
- 6.3 control of on- and off-site impacts during construction;
- 6.4 expediting and streamlining necessary government approvals and permits if all other elements of the County or municipal policies have been met;
- 6.5 the quasi-public or public nature of the facility, balancing the need for the facility against the external impacts generated by its siting and the availability of alternative sites with lesser impacts;
- 6.6 zoning of area around site to protect against encroachment.

EPF-7. The County and municipal policies may include standards and criteria related to:

- 7.1 Facility operations;
- 7.2 Health and safety;
- 7.3 Nuisance effects;
- 7.4 Maintenance of standards congruent with applicable governmental regulations, particularly as they may change and become more stringent over time;

7.5 Sustainable development practices.

EPF-8. The County and municipal policies on facility siting shall be coordinated with and advance other planning goals including, but not necessarily limited to, the following:

- 8.1 Reduction of sprawl development;
- 8.2 Promotion of economic development and employment opportunities;
- 8.3 Protection of the environment;
- 8.4 Positive fiscal impact and on-going benefit to the host jurisdiction;
- 8.5 Serving population groups needing affordable housing;
- 8.6 Receipt of financial or other incentives from the state and/or the County or other municipalities;
- 8.7 Fair distribution of such public facilities throughout the County and state;
- 8.8 Requiring state and federal projects to be consistent with this policy.

9.6 ESSENTIAL PUBLIC FACILITIES SITING

GOAL CF-8: Provide for the siting of identified essential public facilities.

Policies:

CF-8.1: Identify and classify a list of statewide, countywide, and citywide essential public facilities.

CF-8.2: Identify facilities of a statewide nature consistent with those of the Washington State Office of Financial Management or successor agency.

CF-8.3: Identify countywide essential public facilities following a cooperative interjurisdictional agreement pursuant to GMA requirements and consistent with the guidance of the CWPP.

CF-8.4: Identify city essential public facilities pursuant to the requirements of GMA.

GOAL CF-9: Administer a process, through design and development regulations, to site essential public facilities that adequately consider impacts of specific uses.

Policies:

CF-9.1: Address, as a priority measure, essential public facilities siting related to direct provision of police services.

CF-9.2: The proposal process for siting an essential public facility is as follows:

- The proposal must be identified on the City's essential public facilities list.

- In the siting of a statewide or countywide essential public facility, the applicant is required to provide a justifiable need for the public facility and for its location in Lakewood based upon forecasted needs and logical service area, including an analysis of alternative sites within and outside of the city.
- In the siting of a statewide or countywide essential public facility, ~~the applicant is required to establish a public process by which the residents of the city and the affected neighborhoods have a reasonable opportunity to participate in the site selection process.~~ ensure that affected agencies and citizens, adjacent jurisdictions, and other interested parties are given adequate notice and opportunity for meaningful participation in decisions on siting essential public facilities.
- Proposals must be consistent with this comprehensive plan and the City's design and development regulations.
- Medical clinics and services should be sited near public transit facilities and routes.
- Avoid siting essential public facilities in the ~~500~~ 100 -year floodplain or in other areas subject to environmental hazards.
- If a proposal is not specifically addressed by use (or intensity of the use) in the comprehensive plan or design and development regulations, the City will make an administrative use determination in accordance with City regulations. In such cases, proposals requesting siting as an essential public facility shall be subject to a conditional use permit or public facilities permit unless otherwise determined by the City.
- The proposal will be analyzed for impacts and mitigation in accordance with City design and development regulations.
- Analysis and mitigation may include fiscal impacts of the proposal to the City.

CF 9.3: Subject to the provisions of this section, the siting of essential public facilities is not categorically precluded.

Amendments to Lakewood Municipal Code Title 18A (changes shown in red text)

18A.20.400 Civic Use Category - Land Use Types and Levels.

The Civic use category includes facilities or services that serve a demonstrated public function and are generally considered to be of community importance, such as educational, cultural, medical, protective, and governmental facilities and uses.

D. Essential Public Facilities. Under the state Growth Management Act, essential public facilities include those facilities that are typically difficult to site such as

airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140; state and local correctional facilities; solid waste handling facilities; and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020. For the purposes of and within this title, essential public facilities are treated as listed or substantially similar to listed use types, thereby affirming their siting in appropriate areas; except as applied to public lands, where they are liberally construed to include a broad array of public services. Essential public facilities do not include wireless telecommunications facilities.

18A.30.830 Permitted Uses - Public/Institutional (PI) Zoning District.

A. PI Zoning District.

1. The following uses are permitted within the PI zoning district, subject to approval of a discretionary land use permit and all applicable development permits. The unique nature of this zoning district and the uses that may be placed there require flexibility in administration. Therefore, any proposed use, whether new or an expansion or change of an existing use, shall be evaluated individually to determine whether it will be treated as an administrative or conditional use, based on its size, overall functions, and anticipated level of impact, including, but not limited to, such factors as hours of operation, relationship to adjacent land uses, trip generation and parking needs, storage needs, and environmental impact.

a. Continuation of uses already legally existing within the zone at the time of adoption of this title. Maintenance and repair of existing structures shall be permitted.

b. Any use that, in the opinion of the Community Development Director, constitutes an essential public facility as defined in LMC 18A.20.400(D), or public and semi-public facilities beyond those specifically identified in state law, including a broad variety of both listed and unlisted uses, which may be liberally interpreted to meet essential community needs. Examples may include, but are not limited to, schools, libraries, and hospitals, including the Western State Hospital campus, but specifically excluding Religious Assembly use types for which adequate provision is made in other zoning districts.

2. The following uses are allowed in the PI zoning district, without the need for a discretionary land use permit:

- a. Outdoor Recreation (Level 1/2)
- b. Public Maintenance Facilities (Level 1)
- c. Transportation Facilities (Level 1)
- d. Communication Facilities (Level 1)

- e. Electrical Facilities (Level 1)
- f. Natural Gas Facilities (Level 1)
- g. Sewage Collection Facilities
- h. Stormwater Facilities (Level 1)
- i. Water Supply Facilities (Level 1)

18A.30.840 Development Standards - Public/Institutional Zoning District.

A. Because of the nature of the typical uses characterizing this use type and the high need for flexibility in siting and operating public facilities, general development standards shall be determined jointly by the Community Development Director and City Engineer on a case-by-case basis considering the type and intensity of the proposed use, adjacent uses and zoning, environmental issues, site design, and/or type and construction of buildings.

B. Master-Planned Facilities. Public/institutional uses on properties twenty (20) acres or larger in size which are located within the Public/Institutional zoning district must undertake a public facilities master plan pursuant to LMC 18A.30.850, which must be reviewed and approved prior to issuance of permits for any proposed development, except as provided in LMC 18A.30.850(C). The public facilities master plan for each facility or coherent group of facilities shall specifically state the type and level of uses, as set forth in Chapter 18A.20 LMC, proposed therein.

C. SEPA Lead Agency. Unless specifically released on a case-by-case basis, the City hereby reserves lead agency status for environmental review under the State Environmental Policy Act for any and all uses within Public/Institutional zoning districts.

D. Design. Design features shall be required as set forth in LMC 18A.50.200, Community Design.

E. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in LMC 18A.50.300, Tree Preservation.

F. Landscaping. Landscaping shall be provided as set forth in LMC 18A.50.400, Landscaping.

G. Parking. Parking shall conform to the requirements of LMC 18A.50.500, Parking.

H. Signs. Signage shall conform to the requirements of LMC 18A.50.600, Signs.

18A.30.850 Public Facilities Master Plan Standards - Public/Institutional Zoning District.

A. Purpose. The purpose of the public facilities master plan process is to encourage Essential Public Facilities Civic uses on large parcels of land to be developed holistically, with internally compatible uses and physical development and with accommodations made for natural site and environmental conditions, assuring that:

1. Appropriate provisions are made for water, sanitary sewer, drainage ways, utilities, roadways, emergency services, and any other applicable infrastructure or services;
2. Critical areas will be protected;
3. Usable open space will be provided;
4. Appropriate provisions are made for motorized and nonmotorized transportation circulation, including sidewalks and other planning features that assure safe walking conditions for students who walk to and from school;
5. Approval criteria and mitigation measures are established which include general design elements and linkage components; and
6. The safety of the general public as well as workers at and visitors to the facility is ensured.

B. Applicability. A public facilities master plan is required for all Essential Public Facilities Civic uses which utilize contiguous parcels of land totaling twenty (20) acres or more and which are zoned Public/Institutional.

1. Exemption from a public facilities master plan. A public facilities master plan is not required for installation of portable classrooms as approved by the Community Development Director subject to Process I administrative action; uses and activities listed in LMC 18A.30.830(A)(2); renovations, remodeling and general maintenance, provided there is no expansion in occupiable space greater than one thousand (1,000) square feet of the structure proposed for renovation/remodeling; roof repairs; infrastructure improvements to existing systems (i.e., interior streets; sidewalks; lighting; security equipment; landscaping; and storm water, sewer, water, and power utilities); emergency repairs; and installation of fire/life safety equipment).

C. Uses. Uses not included in an approved public facilities master plan, except those listed in subsection B above, shall not subsequently be allowed upon the site except by review and approval of an amended public facilities master plan following the same process as establishment of an initial public facilities master plan.

When a new Essential Public Facility Civic use is proposed which requires a public facilities master plan or amendment to an existing plan and it is located on the same property or site of an already established Essential Public Facility Civic use, the City shall require the project proponent to prepare a compatibility study which, at minimum, contains the following information on a form prescribed by the City:

1. The purpose of the proposed Essential Public Facility Civic use;
2. An operational characteristics description of the proposed Essential Public Facility Civic use and an operational characteristics description of the existing use or uses;
3. An evaluation of the potential effects of the proposed Essential Public Facility Civic use upon the existing use or uses;
4. An evaluation of the potential effects of the proposed Essential Public Facility Civic use upon the adjacent properties;
5. An evaluation of the potential effects of the proposed Essential Public Facility Civic use upon at-risk or special needs populations, including but not limited to children and the physically or mentally disabled; and
6. Identification of any applicable mitigation measures designed to address any potential effects identified through the evaluation required herein.

D. Previous Permits. A previously adopted public facilities permit issued under Pierce County predating City incorporation, or a previously adopted administrative use or other permit issued pursuant to Title 18 or 18A LMC after City incorporation, may constitute an adopted public facilities master plan for the purposes of fulfilling the requirements herein. Any subsequent amendment(s) sought to an existing public facilities permit shall follow the process for a public facilities master plan.

E. Process. A public facilities master plan shall be reviewed as a Process III permit type under LMC 18A.02.550.

F. Termination and expiration of approval. If a condition of approval is violated, or if any provision of this code is violated, the Community Development Director may, in his sole discretion, initiate a revocation of the public facilities master plan which shall require a public hearing before and decision by the hearing examiner. Nothing in this section shall limit or affect the revocation of building permits, issuance of stop orders or other similar proceedings authorized by this code.

Recognizing that the nature of essential public facilities often requires approval of significant capital appropriations and that the appropriations process may be unpredictable, a public facilities master plan typically would not expire unless and until the slate of projects to be completed thereunder has been substantially completed, and new projects that are not included in the scope of the public facilities master plan are proposed. In such case, the proponent shall undertake an update which shall follow the same process as an initial public facilities master plan.

G. Discontinuance of Public/Institutional and/or Essential Public Facilities Civic use. When a Public/Institutional and/or an Essential Public Facilities Civic use has been discontinued for a period of six or more months, the use of land and/or

structure(s) shall be considered discontinued. In the event of discontinuance, the Public/Institutional and/or Essential Public Facilities Civic use shall be demolished in accordance with the provisions of the International Building Code.

H. Adaptive Reuse. In the event that a Public/Institutional and/or an Essential Public Facilities Civic use is proposed for adaptive reuse, where buildings/structures are repurposed for viable new uses and modern functions, other than those originally intended to address present-day needs, a public facilities master plan is required. Adaptive reuse does not constitute an exemption from a public facilities master plan as is outlined in 18A.30.850 (B).

Definitions to be inserted or updated in Chapter 18A.90:

ADAPTIVE REUSE means the process of reusing an existing building for a purpose other than which it was originally built or designed for.

DISCONTINUANCEED. The abandonment or nonuse of a building, structure, sign or lot. Discontinued means the activity or operation ceases; the premises are vacated; machinery, equipment or fixtures are removed; the maintenance of the property or structure(s) is substantially reduced, or ends altogether; or other action terminating the use is taken; to cease or discontinue a use or activity without intent to resume, but excluding temporary or short-term interruptions to a use or activity during periods of remodeling, maintaining, or otherwise improving or rearranging a facility, or during normal periods of vacation or seasonal closure.

Housing Capacity Analysis: No net loss or increase in potential housing stock.

A. Consistency with the Comprehensive Plan: The proposed amendments to the Comprehensive Plan would increase its consistency with state law and regional and countywide planning policies. The amendments to LMC Title 18A would bring the municipal code into better consistency with the updated Comprehensive Plan.

B. Compatibility with development in the vicinity: The application would increase compatibility with development in the vicinity of PI Districts by ensuring structures on the property are properly sited, maintained or removed if appropriate.

C. Transportation impacts and mitigation: No significant transportation impacts are anticipated from this application.

D. Public Service impacts and mitigation: No significant public service impacts are anticipated from this application.

E. Public health, safety and general welfare impacts: The application would increase public safety and general welfare by ensuring structures on PI District property are properly sited, maintained or removed if appropriate.

F. Range of permitted uses: Not applicable.

G. Change in circumstances: Not applicable.

H. Advantages vs. negative impacts: The proposed amendments would provide for better development maintenance and use in the PI Districts. No significant negative impacts are anticipated.

CEDD Recommendation:

CEDD recommends approval of CPA/ZOA 2019-08 as considered.

CPA-2019-09 – TEXT AMENDMENT (Economic Development Element)

This application would strike and replace the Comprehensive Plan Economic Development Element to reflect updated data (e.g., population and employment statistics in Lakewood), and actions (e.g., adoption of the Downtown Subarea Plan.)

Amendments to the Comprehensive Plan - Strike the current Economic Development Element and replace with the following:

5.0 ECONOMIC DEVELOPMENT

5.1 Introduction

The Growth Management Act (GMA) includes economic development as one of its basic goals, and it is a theme that runs throughout the Act. GMA considers the need to stimulate economic development throughout the state, but requires that these activities be balanced with the need to protect the physical environment. It encourages the efficient use of land, the availability of urban services, and the financing strategies necessary to pay for needed infrastructure. GMA mandates that communities perform long range planning, and then implement zoning and regulatory rules so that appropriate development can occur. It recognizes that while the public sector can shape and influence development, it is the private sector that generates economic growth.

At the regional level, Lakewood complies with the Multicounty Planning Policies (MPPs) adopted by the Puget Sound Regional Council (PSRC) as part of VISION 2040 and its successors (e.g., VISION 2050 will replace VISION 2040 in 2020.) The MPPs provide an integrated framework for addressing land use, economic development, transportation, other infrastructure, and environmental planning. These policies play three key roles: (1) give direction for implementing the Regional Growth Strategy, (2) create a common framework for planning at various levels (including countywide planning, local planning, transit agency planning, and others) within the four-county region, and (3) provide the policy structure for the Regional Council's functional plans.

PSRC also provides staff support for the regional Economic Development District Board (EDDB), the governing board for the federally designated economic development district for King, Pierce, Snohomish and Kitsap counties. Its members include representatives from private business, local governments, tribes and trade organizations. In September 2017, the EDDB adopted a new regional economic development strategy, titled "Amazing Place."

Pierce County, through its Countywide Planning Policies (CPPs) that must be complied with by all cities and towns as well as the County itself, re-emphasize the economic development goal of the GMA. The CPPs promote the creation of a healthy and diverse economic climate and describe the need to strengthen, expand, and diversify the economy. They encourage protection of our natural resources and enhancement of our human resources through education and job training. The CPPs also speak of the need to make an adequate supply of land available for economic development by providing necessary infrastructure, while also encouraging the redevelopment of underutilized properties.

Within this policy framework, Lakewood has outlined a vision of its economic development future. Its vision is to transform itself from a largely bedroom-community of the City of Tacoma and Joint Base Lewis-McChord (JBLM) into a diversified, full-service, and self-contained city. The Lakewood Downtown Plan was adopted in October 2018 to encourage high quality, intensive mixed use development and cultural activity within the recognized heart of Lakewood. However, as Lakewood realizes this vision, it is important to remember that it is part of the larger Puget Sound economy, and this transformation will depend in large part on the market forces at work within the greater region. To achieve this vision, the City must:

- Continue to expand its infrastructure;
- Protect Joint Base Lewis-McChord from urban encroachment as a means to fend off future Base Realignment and Closure rounds;
- Both retain existing businesses and attract new businesses to build a diverse economic base;
- Encourage the creation of new trade-based and family wage jobs;
- Foster redevelopment of the City from a fractured low-scale, suburbanized district to a more pedestrian friendly, full-scale urban community; and
- Produce a housing stock that attracts new residents.

The potential is there. Lakewood's unique location along the I-5 Corridor and its juxtaposition near Joint Base Lewis McChord and the Port of Tacoma, combined with its relationship within the Central Puget Sound region, represent significant opportunities.

5.2 Existing Conditions and Trends

Lakewood is a mature suburb whose basic pre-Growth Management Act land use pattern has shaped its economy. That pattern has resulted in an abundance of commercial zoning with inadequate commercial concentrations, including some very spread-out, linear commercial areas. The layout of older businesses along arterials is problematic because of the lack of parking as well as little or no non-vehicular amenities. Commercial development and redevelopment is further complicated by access difficulties and a competing need to increase right-of-way width for transportation improvements. Unlike other cities of its size, Lakewood does not have an established downtown. These forces have shaped Lakewood's existing economy.

5.2.1 General Patterns of Existing Development

The City's position as a "bedroom community" to Tacoma and King County means that often people are leaving or returning to the City, or may be driving through the City as they travel to an adjacent community. The lack of a central core or sense

of place leaves them without a focused destination point within the City. Establishing a downtown will help people connect with local businesses.

Lakewood competes in a regional market that includes Tacoma, South Hill, and even Olympia and Federal Way. National chains are well represented in this market as a whole, to the extent that some find they are “competing with themselves” in the various malls. In the past, cutbacks in locations have often focused on Lakewood rather than other areas where not only commercial development is strong, but the housing market is vibrant and median incomes are greater.

Because Lakewood is landlocked by the military bases and is largely built out, it is unlikely to experience much expansion to the east of I-5; therefore, revitalization will occur as redevelopment of existing lands. Lakewood’s economic focus rests with establishing strong redevelopment strategies.

Economic development encompasses jobs as well as spending. It is important to capitalize on the growth plans of existing private sector employers such as St. Clare Hospital and Lakewood Industrial Park to stimulate job creation, as well as marketing the community for new business locations. Industrial redevelopment opportunities in the Woodbrook Business Park are intended to act as a stimulus for this. Olympia Moving & Storage is the first business to locate in the park. A 467,000 square foot “spec” building was constructed in 2017, and additional building continues with a high demand for industrial space due to Lakewood’s proximity to the Port of Tacoma and major transportation networks.

To establish a more stable and diverse economic base, Lakewood must focus on coordinating and establishing partnerships, implementing capital facilities funding programs that support redevelopment, developing market strategies for specific industries, improving upon its housing stock, and redeveloping vacant and underutilized commercial/industrial properties.

A summary of the background data gathered during the development of the 2018 Downtown Subarea Plan (DSAP) follows.

Most of the Subarea Plan area is commercial use, and the Future Land Use Designation and Zoning maps reflect this with Central Business District (CBD) zoning. The zoning authorizes a mix of land uses, including housing, and offers the densest development and greatest height, yet the development pattern is generally single-story and does not incorporate housing. This is partly due to Covenants, Conditions & Restrictions (CC&R’s) on the Lakewood Towne Center Mall site, but is also due to the auto-oriented era in which development first occurred. Considering the CBD zoning and vacant and redevelopable land, as well as parking lots that could have intensified land uses, there is a large capacity for employment and housing uses.

The City’s population growth was flat between 2007 and 2017. The Downtown contains little housing and a relatively small population of fewer than 1,700

residents. Though there has been little population growth in numbers, there has been a change in the racial and ethnic makeup of the community, which is more diverse. There is an opportunity to add quality housing in the Downtown within the planned density of the area and with an investment in amenities such as parks. Downtown is mostly in commercial use and contains nearly 3,500 jobs; the make-up of workers is mostly female and less diverse than the community. The wages earned monthly range from less than \$1,250 to over \$3,330; at the low end, it would be difficult to support a unit at fair market rents. A Central Business District Assessment in 2017 showed a market potential of 3 million square feet of commercial growth in the City, and much of that could be attracted to the Downtown through appropriate public and private investments in amenities and infrastructure as well as appropriate zoning and design standards.

Key findings from the existing conditions evaluation include:

- Auto congestion is minimal outside of several key intersections along routes leading to I-5.
- Pedestrian and bicycle connections in the Downtown could be improved within and between districts to make non-motorized travel a more attractive and comfortable option.
- Lakewood's Transit Center acts as a hub for many Pierce Transit bus routes; this resource could be enhanced with better pedestrian and bicycle connections into the surrounding areas. Likewise, improved facilities between the area and Lakewood Station could help connect the area with a valuable regional transit amenity.

Downtown is fully served by public safety and school services. Water and sewer infrastructure is also available, though some water lines in the area will require replacement due to age. There are cultural facilities – a library, museum, and theater – but the primary finding in the Downtown is the lack of parks and open space. As part of the 2018 Downtown Subarea Plan, the City has adopted urban design concepts for a linear park, a Green Street Loop linear park, and the Colonial Plaza event space to support economic development.

Source: 2018 Lakewood Downtown Subarea Plan

By its nature, economic revitalization is a long-term, incremental effort. Together with complementary land use and transportation goals and policies, an economic development program will help redefine Lakewood's image; provide a basis for relationships with developers, business operators, and lenders to invest in the community, and create a foundation for the City's future economy.

5.2.2 Demographics & Workforce

Total Private Primary Jobs

	<u>2015</u>
<u>Count</u>	<u>Share</u>

<u>Total Private Primary Jobs</u>	<u>17,168</u>	<u>100.0%</u>
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Jobs by Worker Age

	<u>2015</u>	
	<u>Count</u>	<u>Share</u>
<u>Age 29 or younger</u>	<u>4,772</u>	<u>27.8%</u>
<u>Age 30 to 54</u>	<u>8,984</u>	<u>52.3%</u>
<u>Age 55 or older</u>	<u>3,412</u>	<u>19.9%</u>

Jobs by Earnings

	<u>2015</u>	
	<u>Count</u>	<u>Share</u>
<u>\$1,250 per month or less</u>	<u>4,205</u>	<u>24.5%</u>
<u>\$1,251 to \$3,333 per month</u>	<u>7,400</u>	<u>43.1%</u>
<u>More than \$3,333 per month</u>	<u>5,563</u>	<u>32.4%</u>

Workforce

Jobs by Worker: Race

	<u>2015</u>	
	<u>Count</u>	<u>Share</u>
<u>White Alone</u>	<u>12,923</u>	<u>75.3%</u>
<u>Black or African American Alone</u>	<u>1,450</u>	<u>8.4%</u>
<u>American Indian or Alaska Native Alone</u>	<u>196</u>	<u>1.1%</u>
<u>Asian Alone</u>	<u>1,687</u>	<u>9.8%</u>
<u>Native Hawaiian or Other Pacific Islander Alone</u>	<u>193</u>	<u>1.1%</u>
<u>Two or More Race Groups</u>	<u>719</u>	<u>4.2%</u>

Jobs by Worker: Ethnicity

	<u>2015</u>	
	<u>Count</u>	<u>Share</u>
<u>Not Hispanic or Latino</u>	<u>15,729</u>	<u>91.6%</u>
<u>Hispanic or Latino</u>	<u>1,439</u>	<u>8.4%</u>

Jobs by Worker: Educational Attainment

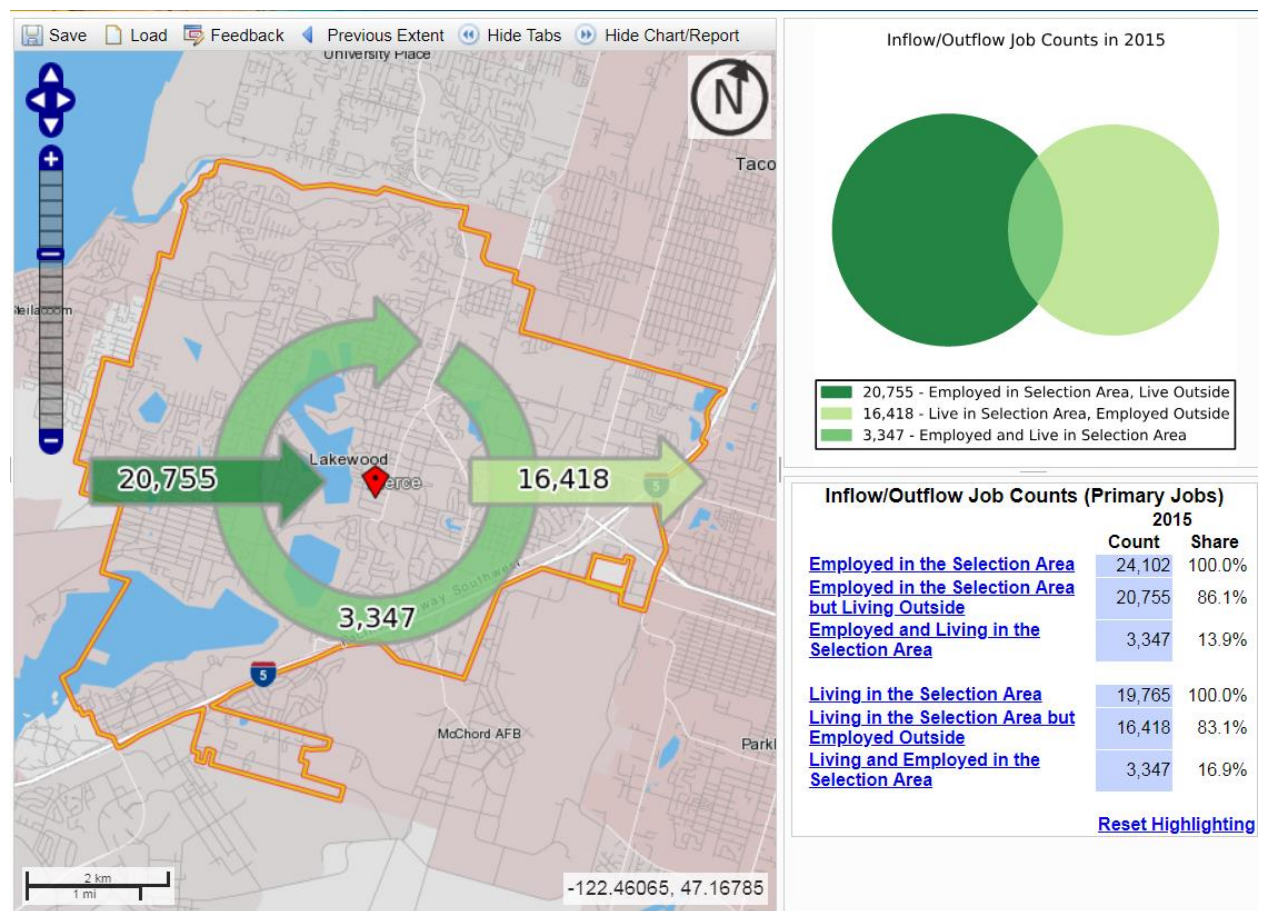
	<u>2015</u>	
	<u>Count</u>	<u>Share</u>
<u>Less than high school</u>	<u>1,607</u>	<u>9.4%</u>
<u>High school or equivalent, no college</u>	<u>3,632</u>	<u>21.2%</u>
<u>Some college or Associate degree</u>	<u>4,137</u>	<u>24.1%</u>
<u>Bachelor's degree or advanced degree</u>	<u>3,020</u>	<u>17.6%</u>
<u>Educational attainment not available (workers aged 29 or younger)</u>	<u>4,772</u>	<u>27.8%</u>

Jobs by Worker: Sex

	<u>2015</u>	
	<u>Count</u>	<u>Share</u>
<u>Male</u>	<u>8,240</u>	<u>48.0%</u>
<u>Female</u>	<u>8,928</u>	<u>52.0%</u>

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2015).

City of Lakewood Employment Inflow-Outflow



Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2015).

Outflow Job Characteristics (Primary Jobs)

	2015	
	Count	Share
<u>External Jobs Filled by Residents</u>	16,418	100.0%
<u>Workers Aged 29 or younger</u>	4,016	24.5%
<u>Workers Aged 30 to 54</u>	8,773	53.4%
<u>Workers Aged 55 or older</u>	3,629	22.1%
<u>Workers Earning \$1,250 per month or less</u>	2,990	18.2%
<u>Workers Earning \$1,251 to \$3,333 per month</u>	6,249	38.1%
<u>Workers Earning More than \$3,333 per month</u>	7,179	43.7%
<u>Workers in the "Goods Producing" Industry Class</u>	2,218	13.5%
<u>Workers in the "Trade, Transportation, and Utilities" Industry Class</u>	3,836	23.4%

<u>Workers in the "All Other Services" Industry Class</u>	<u>10,364</u>	<u>63.1%</u>
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Inflow Job Characteristics (Primary Jobs)

	2015	
	Count	Share
<u>Internal Jobs Filled by Outside Workers</u>	<u>20,755</u>	<u>100.0%</u>
<u>Workers Aged 29 or younger</u>	<u>4,624</u>	<u>22.3%</u>
<u>Workers Aged 30 to 54</u>	<u>11,085</u>	<u>53.4%</u>
<u>Workers Aged 55 or older</u>	<u>5,046</u>	<u>24.3%</u>
<u>Workers Earning \$1,250 per month or less</u>	<u>4,036</u>	<u>19.4%</u>
<u>Workers Earning \$1,251 to \$3,333 per month</u>	<u>7,767</u>	<u>37.4%</u>
<u>Workers Earning More than \$3,333 per month</u>	<u>8,952</u>	<u>43.1%</u>
<u>Workers in the "Goods Producing" Industry Class</u>	<u>2,011</u>	<u>9.7%</u>
<u>Workers in the "Trade, Transportation, and Utilities" Industry Class</u>	<u>5,263</u>	<u>25.4%</u>
<u>Workers in the "All Other Services" Industry Class</u>	<u>13,481</u>	<u>65.0%</u>

Interior Flow Job Characteristics (Primary Jobs)

	2015	
	Count	Share
<u>Internal Jobs Filled by Residents</u>	<u>3,347</u>	<u>100.0%</u>
<u>Workers Aged 29 or younger</u>	<u>697</u>	<u>20.8%</u>
<u>Workers Aged 30 to 54</u>	<u>1,628</u>	<u>48.6%</u>
<u>Workers Aged 55 or older</u>	<u>1,022</u>	<u>30.5%</u>
<u>Workers Earning \$1,250 per month or less</u>	<u>747</u>	<u>22.3%</u>
<u>Workers Earning \$1,251 to \$3,333 per month</u>	<u>1,426</u>	<u>42.6%</u>
<u>Workers Earning More than \$3,333 per month</u>	<u>1,174</u>	<u>35.1%</u>
<u>Workers in the "Goods Producing" Industry Class</u>	<u>163</u>	<u>4.9%</u>
<u>Workers in the "Trade, Transportation, and Utilities" Industry Class</u>	<u>636</u>	<u>19.0%</u>
<u>Workers in the "All Other Services" Industry Class</u>	<u>2,548</u>	<u>76.1%</u>

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2015).

5.2.3 Economic Base

The Marketplace Fairness Act (effective January 1, 2018) has created a number of changes impacting local sales tax distributions and streamlined sales tax (SST) mitigation payments. This will result in an increase in sales tax distributions for all cities and counties, but will also result in the elimination of all SST mitigation payments effective October 2019 that many cities and counties have received since 2008. SST mitigation helped compensate jurisdictions for sales tax revenues that were lost when the state switched from an origin-based to destination-based sales tax for delivery of goods.

As jurisdictions receive increased sales tax revenues from internet and remote sales, their SST mitigation payments are reduced by a corresponding amount, and all

mitigation payments will cease of as October 1, 2019. In many cases, DOR expects the increased sales tax revenues from remote sales to more than offset the elimination of SST mitigation payments.

For Lakewood, estimated increased sales tax are projected to total \$1,857,507 for the six year period, 2018 through 2023. The higher amounts beginning in 2019 are not included in the current estimates, consistent with financial policies. Sales tax is the largest single revenue source for the City of Lakewood, representing 24% of the consolidated General and Street Fund revenue. It is estimated to generate \$9.8 million in 2019 and \$10.0 million in 2020.

According to a listing of businesses registered with the City of Lakewood and sorted by the North American Industry Classification System (NAICS), the business economy appears to be configured as follows: retail trade 46%; services 24%; construction 12%; wholesale trade 5%; information 5%; finance, insurance and real estate 4%; manufacturing 2%; and all others 2%.

5.2.4 Employment Base

Jobs by NAICS Industry Sector

	2018q4	
	Count	Share
<u>Agriculture, Forestry, Fishing and Hunting</u>	48	0.1%
<u>Mining, Quarrying, and Oil and Gas Extraction</u>	0	0.0%
<u>Utilities</u>	69	0.2%
<u>Construction</u>	1,682	5.2%
<u>Manufacturing</u>	956	3.0%
<u>Wholesale Trade</u>	900	2.8%
<u>Retail Trade</u>	3,289	10.3%
<u>Transportation and Warehousing</u>	2,188	6.8%
<u>Information</u>	219	0.7%
<u>Finance and Insurance</u>	595	1.9%
<u>Real Estate and Rental and Leasing</u>	723	2.3%
<u>Professional, Scientific, and Technical Services</u>	921	2.9%
<u>Management of Companies and Enterprises</u>	1	0.0%
<u>Administration & Support, Waste Management and Remediation</u>	1,036	3.2%
<u>Educational Services</u>	2,741	8.5%
<u>Health Care and Social Assistance</u>	11,135	34.7%
<u>Arts, Entertainment, and Recreation</u>	802	2.5%
<u>Accommodation and Food Services</u>	2,781	8.7%
<u>Other Services (excluding Public Administration)</u>	1,459	4.6%
<u>Public Administration</u>	518	1.6%

Source: Bureau of Labor Statistics' Quarterly Census of Employment and Wages, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2015).

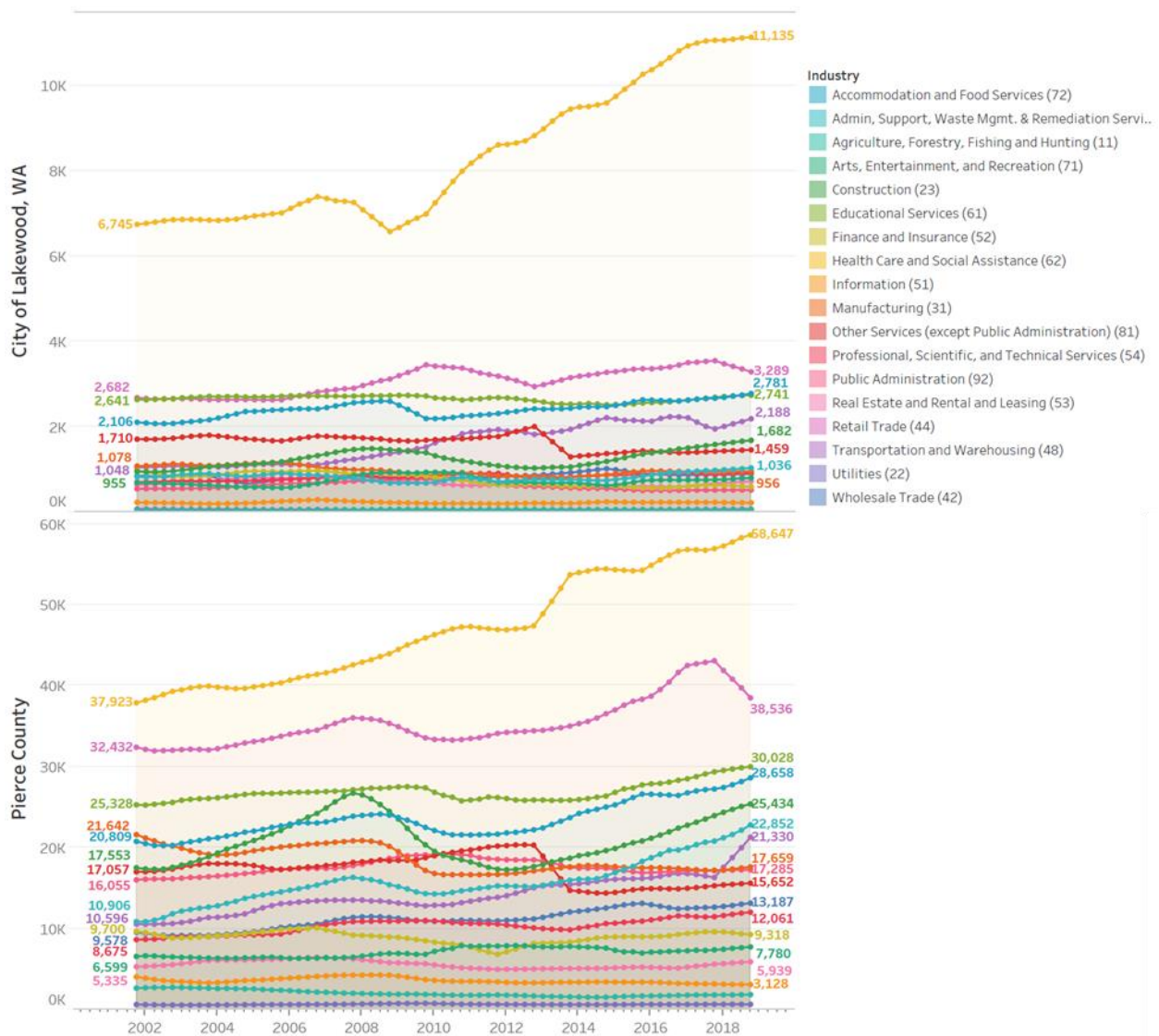
Lakewood Employment Over Time			
	2001	2010	2018

<u>Administrative/Support/Waste Mgmt/Remediation Services</u>	<u>828</u>	<u>817</u>	<u>1,036</u>
<u>Agriculture/Mining</u>	<u>40</u>	<u>57</u>	<u>48</u>
<u>Arts/Entertainment/Recreation</u>	<u>688</u>	<u>913</u>	<u>802</u>
<u>Construction</u>	<u>955</u>	<u>1,199</u>	<u>1,682</u>
<u>Educational</u>	<u>2,641</u>	<u>2,627</u>	<u>2,741</u>
<u>Finance/Insurance/Real Estate</u>	<u>1,612</u>	<u>1,366</u>	<u>1,318</u>
<u>Health Care/Social Assistance</u>	<u>6,745</u>	<u>7,993</u>	<u>11,135</u>
<u>Information</u>	<u>229</u>	<u>205</u>	<u>219</u>
<u>Manufacturing</u>	<u>1,078</u>	<u>929</u>	<u>956</u>
<u>Professional/Scientific/Technical Services</u>	<u>705</u>	<u>896</u>	<u>921</u>
<u>Public Administration</u>	<u>545</u>	<u>751</u>	<u>518</u>
<u>Retail Trade</u>	<u>2,682</u>	<u>3,377</u>	<u>3,289</u>
<u>Services (Accommodation, Food, Other)</u>	<u>3,816</u>	<u>3,973</u>	<u>4,240</u>
<u>Transportation and Warehousing</u>	<u>1,048</u>	<u>1,836</u>	<u>2,188</u>
<u>Wholesale Trade</u>	<u>852</u>	<u>812</u>	<u>900</u>

Source: JobsEQ® March, 2019 Note: Figures may not sum due to rounding. Growth demand is based on 4-qtr moving avg employment from the latest available date.

From 2000 to 2016, Pierce County employment grew by 21%, while employment in Lakewood grew by only 1%. The Services industry from 2000 to 2016 continues to employ the largest percentage of employees in both Lakewood (47% in 2016) and Pierce County (46% in 2016). With a job to housing ratio of 0.87, Lakewood is a net exporter of workers, with more people living in Lakewood than working in Lakewood. This is the case for many comparable cities as well, with the exception of Puyallup, Sumner, and Tacoma. Lakewood's second and third largest employment sectors are Retail and Manufacturing. At 9%, Lakewood has one of the higher unemployment rates of all the shown geographies. In comparison, the Pierce County unemployment rate is 6%.

Source: BERK Consulting, 2017



Source: Bureau of Labor Statistics' Quarterly Census of Employment and Wages

5.2.5 Joint Base Lewis-McChord (JBLM)

Located immediately adjacent to the City of Lakewood, Joint Base Lewis-McChord (JBLM) is the second largest employer in Washington State and is an essential driver to the economic momentum of Washington State and the South Sound region. In 2018, JBLM provided direct employment for 52,000 active duty and civilian South Sound citizens, as well as engendering demand for local services through its tens of thousands of personnel. The total annual economic impact in the South Sound region due to the presence of JBLM is estimated to be upwards of \$9.2 billion. (*The Economic Impact of the JBLM workforce and operations on the South Sound Region, June 2018, Center for Business Data Analytics, University of Washington – Tacoma.*)

The South Sound region has supported its military residents in multiple ways, from easing the transition into public school for families, providing advanced education opportunities focused on the complex needs of active duty military members, to providing a familiar and comfortable environment for military retirees. The 2010

JBLM Growth Coordination Plan recommended establishing a new JBLM regional partnership. That partnership, the South Sound Military Communities Partnership (SSMCP) provides a framework for collaboration between local governments, military installations, state agencies, and federal agencies to better coordinate efforts in areas such as: military relations; transportation and land use planning; environmental protection; emergency preparedness; grant applications; health care; population forecasting; workforce development; education; housing; and economic development. The City of Lakewood is a key leader in the SSMCP.

Between 2013 and 2015, the SSMCP coordinated the development of a **Joint Land Use Study (JLUS)** for Joint Base Lewis-McChord (JBLM.) The JLUS was a collaborative process among federal, regional, and local governments and agencies; tribes; the public; JBLM; and Camp Murray. The study was designed to create a collective regional dialogue around the sometimes complex issues of balancing military operational demands and mission changes with the region's and local communities' land use plans, economic development and infrastructure needs, and goals for environmental sustainability. The study area generally encompassed those communities within two miles of the JBLM boundary within Pierce and Thurston Counties.

The JBLM JLUS is a four-part planning process that starts with understanding conditions and issues in the study area and then identifying both current and foreseeable compatibility challenges based on land use, growth and development trends, and civilian and military interests and mission needs. Compatibility challenges can occur when military operations produce impacts, such as noise that affect surrounding communities or when civilian growth and development interfere with the ability to conduct military operations safely and effectively.

Based on analysis and public and agency feedback, the 2015 JLUS includes recommendations to promote greater compatibility between military activities and civilian land uses. The process concluded with a detailed look at action steps to implement recommendations. These recommendations are not binding, but participants are asked to make a good faith efforts to implement proposed action steps. Lakewood and other jurisdictions are implementing recommendations from the JLUS over time.

The SSMCP and partners from the State of Washington, Pierce County, City of Lakewood, JBLM and the Department of Defense have completed work on the North Clear Zone Action and Implementation Plan (NCZAIP). In April 2017, the City of Lakewood adopted Resolution No. 2017-09, authorizing the City to sign and execute a Memorandum of Agreement (MOA) for implementation of the AIP. In May 2017, the MOA was signed by all AIP partners. The AIP sets forth a phased strategy consisting of six actions and corresponding implementation steps designed to be carried out over the next 10-20 years to accomplish project objectives, while balancing benefits and costs among stakeholders. All of the actions are anticipated to begin in the short term (0-5 years).

NCZAIP Actions:

1. Changes to City of Lakewood Code and Administrative Processes
2. Amortization Study
3. Voluntary Property Acquisitions and Business Relocation
4. Habitat Restoration and Preservation
5. Woodbrook Land Exchange
6. AIP Implementation Team

A Clear Zone is a federally-designated, 3,000-by-3,000-foot safety area adjacent to the end of a runway. This area has the highest statistical possibility of aircraft accidents. Federal Aviation Administration and Department of Defense guidelines call for Clear Zones to be undeveloped and free of people and flight obstructions. This protects the public's safety and the military's ability to carry out its missions.

The North Clear Zone is located at the north end of the McChord Field runway. It is partly within JBLM and partly within the City of Lakewood. The part in Lakewood includes many buildings and business on privately-held properties. Based on federal safety guidelines, these uses are incompatible with runway operations and pose public and flight safety risks. At the same time, existing businesses operating in the North Clear Zone are an important part of the local, regional and State economy.

SSMCP recently completed the JBLM Joint Land Use Study (JLUS). One of the highest priority recommendations that came out of JLUS was to develop solutions for the North Clear Zone based on Air Force Instruction:

The potential for accidents is so high [in the Clear Zone] that the land use restrictions necessary to ensure compatibility would prohibit reasonable economic use of the land. Therefore, it is DOD and USAF policy to own the land within the Clear Zone, or control the land through restrictive use easements.

Air Force Instruction (AFI) 32-7063, 18 DEC 2015, para. 3-9, p 24.

Project Objectives

- Ensure public and air safety
- Bring use of the North Clear Zone into Federal Aviation Administration and Department of Defense regulatory compliance
- Preserve JBLM "Mission Assurance"
- Implement the 2015 JBLM Joint Land Use Study
- Maintain full airfield operational capacity and capability

The North Clear Zone project is being conducted in four phases; Phases 1-3 have been completed. They included 1) project startup, which began in summer 2017, 2) strategy analysis and cost estimates for voluntary property acquisition and business relocation, which were conducted between summer and winter 2016, and 3) development of the North Clear Zone Action Plan & Implementation Program and Memorandum of Agreement, which were finalized and adopted in spring 2017 following open houses with property owners and a Lakewood City Council study session and public comment period. The final phase, implementation, is currently underway and is anticipated to continue for the next 10-20 years. Most implementation actions will be

led by project partners such as the City of Lakewood, Pierce County and JBLM. SSMCP will continue to be actively engaged, for instance by supporting formation and regular meetings of the AIP Implementation Task Force.

5.2.6 Residential Development

<u>New Housing Permits Issued/Units Built</u>				
<u>Type</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
<u>Single Family</u>	<u>26/26</u>	<u>37/37</u>	<u>46/46</u>	<u>54/54</u>
<u>Duplex</u>	<u>1/2</u>	<u>1/2</u>	<u>2/4</u>	<u>2/4</u>
<u>Multifamily</u>	<u>0</u>	<u>2/4</u>	<u>7/223</u>	<u>2/30</u>
<u>Total</u>	<u>27/28</u>	<u>40/43</u>	<u>55/273</u>	<u>58/88</u>

5.2.7 Retail & Lodging Development

Lakewood Towne Center is a site of open air destination with four distinct components: A City Hall as its centerpiece; a power center; an entertainment center; and a neighborhood center, all of which need further development to create a greater sense of place and gathering area for the community and visitors.

The International District is located along South Tacoma Way, from the City's entrance at 80th Street to the North and the 512 interchange to the South. Although Korean settled and developed, the area is a mix of cultures, restaurants, grocery, and other retail. Paldo World, Boo Han Market, and HMart are the most prominent stores along this corridor. The Great American Casino to the South, at the 512, was built in 2007. In 2017, Lee Medical Center was built, bringing a new family medical team, lab, counseling, and internal medicine facility to the area. This district currently brings in more retail sales tax to the City than any other combined area in the City. The district is has potential for major redevelopment, particularly at the City's entrance.

In 2008/2009, the City conducted both a hotel study and market analysis on Pacific Highway from 108th to Bridgeport. Development followed with the construction of Candlewood Suites, Lakewood Station and Pedestrian Bridge, Lakewood Ford, and the Nisqually Market. In 2012, LaQuinta Inn was converted to a Holiday Inn, and the Sounder Train service was extended to Lakewood Station. In 2013, Kenworth Northwest built a state-of-the-art new truck sales and service facility. A mobile home park was closed in preparation for two Marriott Hotel properties, one of which is planned for construction in 2015.

Numerous older motels have been closed along South Tacoma Way and Pacific Highway in anticipation of redevelopment.

In 2008, Walmart opened a new supercenter at the City's entrance to the Northwest on Bridgeport Avenue, and Lowes opened on 100th and Lakewood Drive. In 2014, Hobby Lobby and Big Lots opened at 100th and Bridgeport, site of the former Kmart store.

The Colonial Shopping Center, which included a former QFC, was purchased by an equity firm in 2013. It is currently being re-designed. New tenants are being recruited to the site.

5.2.8 Office Development

There is some office space within the business parks, along major corridors and, small office space within the Central Business District. The most significant office developments have been medical facilities, a professional services office on Main Street SW, and the new Harborstone Credit Union. Office buildings have constituted minimal new development. This may be a future focus as business and healthcare campuses develop.

5.2.9 Commercial Enterprise

Lakewood Industrial Park added over 400,000 square feet of industrial space to its 2.5 million square feet of space. Zoning was changed in the Woodbrook area to allow for a new 150 acre Industrial Business Park (IBP). A 440,000+ square foot manufacturing/ warehouse use building has been approved in the IBP. Existing manufacturing/warehouse space is available in the Durango industrial area. Manufacturing is slightly expanding on other industrial lands. The Air Corridor may cause some businesses to move, depending upon JBLM future plans.

5.2.10 Institutional, Educational, Cultural, and Recreation Development

Residents and surrounding communities come to Lakewood for comprehensive healthcare options. Lakewood's St. Clare Hospital recently completed a \$15.5 million renovation to support the areas growing patient population. The hospital offers state-of-the-art primary care, orthopedics, therapy, diagnostics imaging, a chronic pain center, and a cancer center.

Multicare and medical specialists also serve the community. An influx of national dental chains has entered the market. Western State Hospital offers a wide range of mental health services, psychiatric treatments, and a recovery center.

Lakewood has two colleges, Pierce College and Clover Park Technical College, with a combined attendance of over 16,500.

Pierce College offers 39 certificate programs, e-learning, running start, worker retraining, and continuing education. Clover Park Technical College (CPTC) offers 40 programs, including aerospace, advanced manufacturing, health sciences, human services, business, hospitality, science, technology, engineering, transportation and trades.

The Clover Park School District has 31 schools and an enrollment of 11,947 students in PK- 12 programs. Nearly a quarter of the population, 5 and older speaks a language other than English.

The City of Lakewood is one of 100 cities across the nation to have received the America's Promise Award. The award is given to cities that meet high standards in five areas: caring adults, safe places, healthy start, effective education, and opportunities to help others. The City has received this award several years in a row. The school district partnership is integral to the future of our citizens.

Lakewood's Sister Cities Association develops and promotes activities that support exchanges of delegations, educational and informational exchanges and events including the Annual International Festival and Artfest.

The City of Lakewood Parks, Recreation and Human Services Department maintains 14 parks and offers events throughout the year. SummerFest is held annually and includes a sprint triathlon. The parks department also works with the Community Garden program, Healthy Start, the Senior Activity Center, and human services to create livable communities where all individuals have access to the resources they need. A Legacy Parks Plan prepared by the parks, recreation, and human services department has been adopted by Council.

5.3 Lakewood's Position in the Region

5.3.1 Lakewood's Regional Role

Lakewood is situated along strong transportation networks. It is bordered by one of the largest military installations in the United States, just minutes away from Puget Sound and the Port of Tacoma, and 35 miles from SeaTac International Airport. The City is a major transportation hub for the lower Puget Sound Region with the Lakewood Station and Sounder commuter rail system directly connecting Lakewood to Seattle and Tacoma.

Adjacent to I-5 and SR512, Lakewood has access to populations beyond its borders. Lakewood is an easy driving distance between two large metropolitan areas, Seattle and Portland. The I-90 major east-west route connecting Seattle with Chicago and Boston is only 40 miles away. There is convenient access to three ports – the Port of Seattle, the Port of Tacoma and the Port of Olympia. Sound Transit's commuter rail is close to the I-5/SR512 intersection on Pacific Highway and provides the ability to live in Lakewood and commute to locations north of Lakewood.

Two military bases are at Lakewood's eastern and southern borders, Camp Murray and Joint Base Lewis McChord (JBLM). JBLM is one of the largest military installations in the United States. Proximity to military bases provides access to over 55,000 soldiers and their families. Current and potential military contracting opportunities attract businesses that work on JBLM or Camp Murray and/or have locations in the vicinity. They lodge in City hotels, reside in the community, and buy goods and services from local companies. There remains a significant need for access to off base restaurants, shopping, and various services

Amenities and educational opportunities are significant considerations for many

companies when considering a new location. Culture, innovation, creativity, and quality of life for employers will become increasingly important for the next generations of workers and leaders. Pierce College and Clover Park Technical College offer access state-of-the-art facilities and educational opportunities. In recent years, the City has enhanced its recreational opportunities by expanding and improving parks and recreational activities.

Lakewood manages Fort Steilacoom Park, a 340-acre regional park facility, located adjacent to Pierce College. The park is popular with the community and region as a whole. About 1 million people visit the park annually.

Lakewood plays a key role in commerce and trade with its industrial properties. The Lakewood Industrial Business Park (IBP) offers 2.5 million square feet of leasable space. There are approximately 62 companies in the park employing 1,500-1,600 people, making this IBP the 4th largest for-profit employer in Pierce County. Transportation, warehousing and distribution are primary uses with some manufacturing, retail, and wholesale trade operations. Approximately 150 acres in the Woodbrook area have been zoned for industrial use. Industrial lands are also available in the Woodworth Industrial Park, Jenco Industrial Park, and northeast Lakewood in the vicinity of Durango Street SW and South Tacoma Way.

- Industry sectors expected to have significant increases in the area include:
- Construction, both new and rehabilitation of existing properties;
- Transportation, warehousing and distribution;
- Health care and education;
- Professional business services;
- Professional, scientific and technical Services; and
- Manufacturing.

Growth in these areas will be largely natural to support aging population, population growth, JBLM needs for off-base housing, demand for export/import trade companies, a desire for higher wage jobs with higher economic impacts, and increasing technology related efficiencies.

5.3.2 Regional Economic Competition

Many of the existing urban development patterns are already set within the South Sound, and Pierce and Thurston counties. It is within this geographic area that Lakewood vies with other cities and Pierce County in relation to economic development. These cities include Tacoma, Lacey, Puyallup, Federal Way and Pierce County.

Tacoma and Puyallup provides the region's stiffest competition for regional retailers and retail establishments. Lakewood finds itself "in the middle" between these two markets, but also having to compete with retail sales located on JBLM. Lodging appears underrepresented and based on past reports, this is a niche that Lakewood has yet to capitalize.

Lakewood does experience a "competitive" relationship with several nearby

municipal governments that must be taken into account. Tacoma is the county leader with respect to economic development. Tacoma is an older city that has made many efforts to improve its downtown, and image, often at the expense of Lakewood, for more than a quarter of a century. Tacoma has an aggressive economic development mission. The city has devoted its own funds, as well as state and federal grants, to stimulate economic development. Tacoma has a strategic location on the highway system and a strong port.

One of the biggest challenges that faces Lakewood is infrastructure, particularly as it relates to utilities. Three power purveyors have boundaries that all come together within Lakewood. Parts of the service areas are disputed. In addition, water and sewer are provided by two separate entities, the Lakewood Water District, and the Pierce County Public Works & Utilities Department. This current situation complicates many aspects of development.

In summary, any program of economic development for Lakewood must monitor conditions and trends in Tacoma and elsewhere, and act decisively and aggressively to increase Lakewood's strategic position.

5.4 Summary of Achievements

- The establishment of Lakewood's own police department.
- Installation of over \$20 million in water and sewer infrastructure in Tillicum and Woodbrook.
- Required \$1.5 million in mitigation measures to offset the relocation of the main entrance into Camp Murray.
- Over \$5 million in improvements to the Berkeley Bridge and Union Avenue SW.
- Over \$5 million in new road improvements to Pacific Highway SW.
- Construction of the Sounder Station including parking garage and pedestrian overpass.
- In 2002, the redevelopment of the Lakewood Mall into the Lakewood Towne Center.
- Recruitment of National retailers to the CBD and the South Tacoma Way Corridor.
- The location of Tactical Tailor to Lakewood.
- The removal of blighted buildings and structures on South Tacoma Way and Pacific Highway SW.
- Construction of a Wal-Mart Super Center on Bridgeport Way, including \$1.5

million in new road improvements.

- Construction of the new Kenworth Truck Dealership on Pacific Highway SW.
- Construction of Lakewood Ford on Pacific Highway SW.
- Installation of major park upgrades at Fort Steilacoom Park.
- Extensive new road improvements on Murray Road SW, including a new roundabout, 59th Street SW, 104th Street SW, and Bridgeport Way from the northerly City limits to Gravelly Lake Drive SW.
- Establishment of the Rental Housing Safety Program and Dangerous Building Abatement Program priorities in 2018.
- Adoption of the Downtown Subarea Plan in 2018

5.5 Economic Development Strategy for Lakewood

As with many cities, Lakewood will have limited funds with which to pursue its economic development goals. The City's policy makers will have to use its resources in a focused and prioritized manner to have a positive impact on the local economic base. Lakewood will be developing a focused Economic Development Strategy in the 2019-2020 biennium.

5.6 Economic Goals and Policies

The City of Lakewood will not wait for market forces alone to create the future, but will act to shape and accelerate the evolving market trends in the direction of its vision. The City will pursue the following goals and policies to implement economic development.

City's Overall Role in Economic Development

GOAL ED-1: Maintain a strong, proactive position toward economic development that promotes a positive civic image.

Policies:

ED-1.1: Increase the retail sales tax base of the City.

ED-1.2: Encourage public-private partnerships which further public goals while advancing economic development opportunities.

ED-1.3: Promote partnerships with the State, Pierce County, Joint Base Lewis McChord, other cities and organizations to advance regional competitiveness and mutual economic development goals.

ED-1.4: Review and respond to emerging issues, pending legislation, and provide

guidance with regards to special projects and economic development initiatives.

ED-1.5: Encourage development or maintenance of business recruitment programs.

ED-1.6: Encourage development or maintenance of business expansion and retention programs.

ED-1.7: Where feasible and appropriate, assist the business community in the collection of data relative to economic development.

ED-1.8: Increase Lakewood's leadership, role and influence in local and regional forums in order to advance the City's economic development goals.

ED-1.9: Continue to pursue aggressive public safety programs designed to protect residents, businesses, and their investments.

ED-1.10: Maintain working partnerships with Pierce College and Clover Park technical College in order to encourage and support their expansion and further integration within the Lakewood economy, as well as to identify and exploit increasing opportunities for economic development.

ED-1.11: Consider opportunities to partner with local human service organizations to assist in providing human services resource development programs for the unemployed or under-employed.

Permitting

GOAL ED-2: Ensure a responsive and efficient business licensing and building permitting process.

Policies:

ED-2.1: Establish a permit process system that is fair and timely while promoting the public health, safety, and general welfare.

ED-2.2: Work with adjacent cities and Pierce County on consistency among regulatory codes.

ED-2.3: Encourage predictability and consistency in the City's land use regulations, while also allowing for flexibility and creativity in the site development process.

ED-2.4: Promote a results-oriented permit process, which consolidates review timelines, eliminates unnecessary steps, and maintains a strong customer service approach.

ED-2.5: Provide targeted assistance to businesses that may be unsophisticated in permitting and licensing requirements.

ED-2.6: Allocate sufficient resources to process development projects quickly

and efficiently.

Housing

GOAL ED-3: Encourage increased ownership and quality housing throughout the City.

Policies:

ED-3.1: Encourage home ownership to increase the number of invested stakeholders in the community.

ED-3.2: Expand the homeownership opportunities for existing residents in neighborhoods with homeownership rates are lower than the regional average.

ED-3.3: Expand quality of middle income housing products.

ED-3.4: Develop new relationships and mechanisms that increase private investment in, and production of high-quality housing for all income groups.

ED-3.5: Consider the cumulative impact of regulations on the ability of housing developers to meet current and future housing demand.

ED-3.6: Require owners, investors, and occupants, to be responsible for maintenance of the housing stock.

ED-3.7: Ensure that owners, managers, and residents of rental property improve the safety, durability, and livability of rental housing.

ED-3.8: Support the public and private actions that improve the physical and social environment of areas that have experienced disinvestment in housing, that have a concentration of low-income households, or that lack infrastructure.

ED-3.9: Attract a proportionate share of the region's families with children in order to encourage stabilized neighborhoods and a vital public school system.

ED-3.10: Promote housing opportunities that build a sense of community, civic involvement, and neighborhood pride.

Infrastructure

GOAL ED-4: Leverage public infrastructure for private investment.

Policies:

ED-4.1: Where public costs will be recouped from increased revenue resulting from private investment, invest in infrastructure to stimulate and generate private investment for economic development and redevelopment projects.

ED-4.2: Consider public financing techniques such as the use of local improvement

districts, public-private partnerships, and grants in targeted areas to accomplish specific economic development needs.

ED-4.3: Work with community development on signage and frontage improvements and regulations that enhance the community and promote economic development.

ED-4.4: Use HUD programs (CDBG allocations and the Section 108 loan program) to help fund infrastructure improvements.

Focused Redevelopment Emphasis

GOAL ED-5: Promote the revitalization/redevelopment of the following areas within Lakewood:

- 1) the Central Business District;
- 2) the South Tacoma Way & Pacific Highway Corridors;
- 3) Springbrook;
- 4) Tillicum/Woodbrook;
- 5) Lakeview (Lakewood Station District); and
- 6) Lake City.

Policies:

ED-5.1: Where appropriate, develop and maintain public-private partnerships for revitalization.

ED-5.2: Pursue regional capital improvement opportunities within these specific areas.

ED-5.3: Promote the concentration of commercial uses and cultural activities in the Central Business District with the intent of increasing and maintaining the vitality of the community.

ED-5.4: Promote industrial land development at the Woodbrook Business Park.

ED-5.5: Continue existing programs to expand sewers throughout Tillicum and Woodbrook.

ED-5.6: Expand commercial development along Pacific Highway SW by converting lands designated Public/Institutional into commercial uses.

ED-5.7: Expand housing ownership opportunities.

ED-5.8: Identify and implement strategies to foster small business development and expansion.

ED-5.9: Aggressively market the Central Business District as a place to live, shop, and do business.

ED-5.10: Encourage mixed use developments within the Central Business District and Lakeview.

ED-5.11: Remove blighted buildings from residential neighborhoods.

ED-5.12: Promote single family development in Lake City and Tillicum.

ED-5.13: Develop and implement a sub-area plan for Springbrook.

ED-5.14: Consider establishing a local development government corporation and an equity investment approach for land assembly within a designated target area. Under this model, landowners contribute their land (and improvements) as “shares” to the corporation and receive a portion of the distribution from cash flow generated by redevelopment.

Manufacturing/Industrial Areas

GOAL ED-6: Ensure the logistical functions of Lakewood’s industrial districts are not impaired by conflicts with other transportation system users.

Policies:

ED-6.1: Where feasible and appropriate, promote freight mobility through grade separation of rail traffic from street traffic and improvement of existing Lakewood road connections.

ED-6.2: Pursue regional capital improvement opportunities that will benefit Lakewood’s industrial districts.

ED-6.3: Coordinate with the Capital Improvement Program and Six-Year Transportation Improvement Plan to ensure the maintenance and expansion of infrastructure to support Lakewood’s industrial districts.

Joint Base Lewis McChord

GOAL ED-7: Protect the mission of, and ensure the long-term viability of Joint Base Lewis- McChord.

Policies:

ED-7.1: Maintain the South Sound Military Communities Partnership.

ED-7.2: Conduct a Joint Land Use Study and implement the resulting recommendations into Lakewood’s Comprehensive Plan, development regulations, capital improvement programs, and other plans policies.

ED-7.3: Work with federal, state, and local agencies to fund the acquisition of properties deemed unsafe in the Clear Zone.

ED-7.4: Develop a JBLM Regional Policy Considerations Guide. The guide would include background text on JBLM operations and policies associated with

economic development and housing.

ED-7.5: Support workforce development programs for military personnel transitioning out of military service.

ED-7.6: Continue to support the efforts of the South Sound Military Communities Partnership.

ED-7.7: Conduct industry justification and economic diversification studies in response to drawdown and potential loss of Department of Defense contracts.

Housing Capacity Analysis: No net loss or increase in potential housing stock.

A. Consistency with the Comprehensive Plan: The proposed amendments to the Comprehensive Plan would increase its consistency with state law and regional and countywide planning policies as well as reflect current statistical and demographic data.

B. Compatibility with development in the vicinity: Not applicable.

C. Transportation impacts and mitigation: Not applicable.

D. Public Service impacts and mitigation: Not applicable.

E. Public health, safety and general welfare impacts: Not applicable..

F. Range of permitted uses: Not applicable.

G. Change in circumstances: Not applicable.

H. Advantages vs. negative impacts: Not applicable.

CEDD Recommendation:

CEDD recommends approval of CPA/ZOA 2019-09 as considered.

CPA/ZOA-2019-10 – TEXT AMENDMENT (Multifamily Open Space)

Amend the LMC zoning text at LMC 18A.50.231 (C)(1)(o)(2) to increase the open space requirements for multifamily development in the City.

Proposed Amendments to LMC 18A.50.231 (changes in red text):

C. Multi-Family Residential Uses and Zones. These standards are intended to create an attractive and enjoyable environment for multi-family residential uses, improve vehicular circulation and upgrade the City's visual appearance in high-density residential areas.

1. Required Site Design and Building Design Elements. These standards are in addition to other development standards applicable under this chapter or other chapters of the Lakewood Municipal Code.

o. Provide an open space network that is accessible to all units and that will accommodate a wide variety of activities, public and private, in the following manner:

1. Provide at least ~~thirty (30)~~ one hundred (100) square feet per unit of common open space in addition to individual balconies or patios and that area required by landscaping, recreation, building setbacks, critical area buffers and other code requirements.

2. Common open space shall be an open air area intended for use by all residents, guests, employees or patrons of a site and may include lawns, gardens, squares, plazas, courtyards, terraces, barbecue and picnic areas, games court or multi-use recreational areas, and other types of built space. Common open space shall meet the following standards:

(a) Linear dimensions of no less than twenty (20) feet.

(b) No more than thirty (30) percent of the area covered by a structure.

(c) Provide ample exposure to natural sunlight and fresh air.

(d) Provide direct pedestrian connection to other parts of the site.

(e) May include multi-use stormwater detention facilities, if the Community Development Director determines that the facilities are designed to function as common open space by providing an enhanced nature or visually aesthetic design.

Housing Capacity Analysis: No net loss or increase in potential housing stock.

A. Consistency with the Comprehensive Plan:

Lakewood Comprehensive Plan excerpts:

LU-4.12: Direct multi-family housing to locations that support residents by providing direct access to public transportation, employment, services, open space, and other supporting amenities.

4.2 Relationship Between Urban Design and Land-Use Designations

Particularly desirable urban design features accompany many of the land-use designations discussed in Chapter 2. These features are identified here in relationship to the specific land-use designations, except the CBD and Lakewood Station district, which are presented separately.

4.2.1 Residential Lands Urban design is especially important in multi-family residential areas to create satisfying and aesthetic places for residents. The following factors should be considered in developing multi-family properties:

Mixed Residential and Multi-Family: Encourage infill development along key pedestrian streets and in proximity to public transit routes or centers. Use design to create a pedestrian scale along key pedestrian streets. Locate parking behind residential buildings with access off alleys, where possible, and limit driveways and curb cuts along key pedestrian streets. Building faces should typically be oriented parallel to the street with setbacks aligned with adjacent buildings. Architectural variety should be encouraged, as should building modulation, emphasis on semi-public, semi-private, and private open space. Building scale, especially in mixed residential areas, should respect physical context. Above all, livability over the long term should be a prime consideration during the project review process.

High-Density Multi-Family: Encourage the development of high-density multi-family residential neighborhoods in proximity to public transit and the commuter rail station. Neighborhood character should reinforce a pedestrian orientation along key pedestrian streets and linkages to commuter rail or public transit. Below grade parking or garages behind buildings, with access from alleys where possible, should be encouraged. Driveways and curb cuts along key pedestrian streets should be limited. Encourage the incorporation of design elements characteristic of older single-family residential areas such as pitched roofs, roof dormers, modulation of building facades, articulated building materials and finishes, and human-scale massing. The result should be an attractive, urban residential neighborhood with wide sidewalks, street trees, and numerous public seating/gathering spots in a combination of private and open space.

B. Compatibility with development in the vicinity: Not applicable.

C. Transportation impacts and mitigation: Not applicable.

D. Public Service impacts and mitigation: Not applicable.

E. Public health, safety and general welfare impacts: the increase in on-site open space for multifamily developments in the City will increase healthy living opportunities for Lakewood's current and future residents.

F. Range of permitted uses: Not applicable.

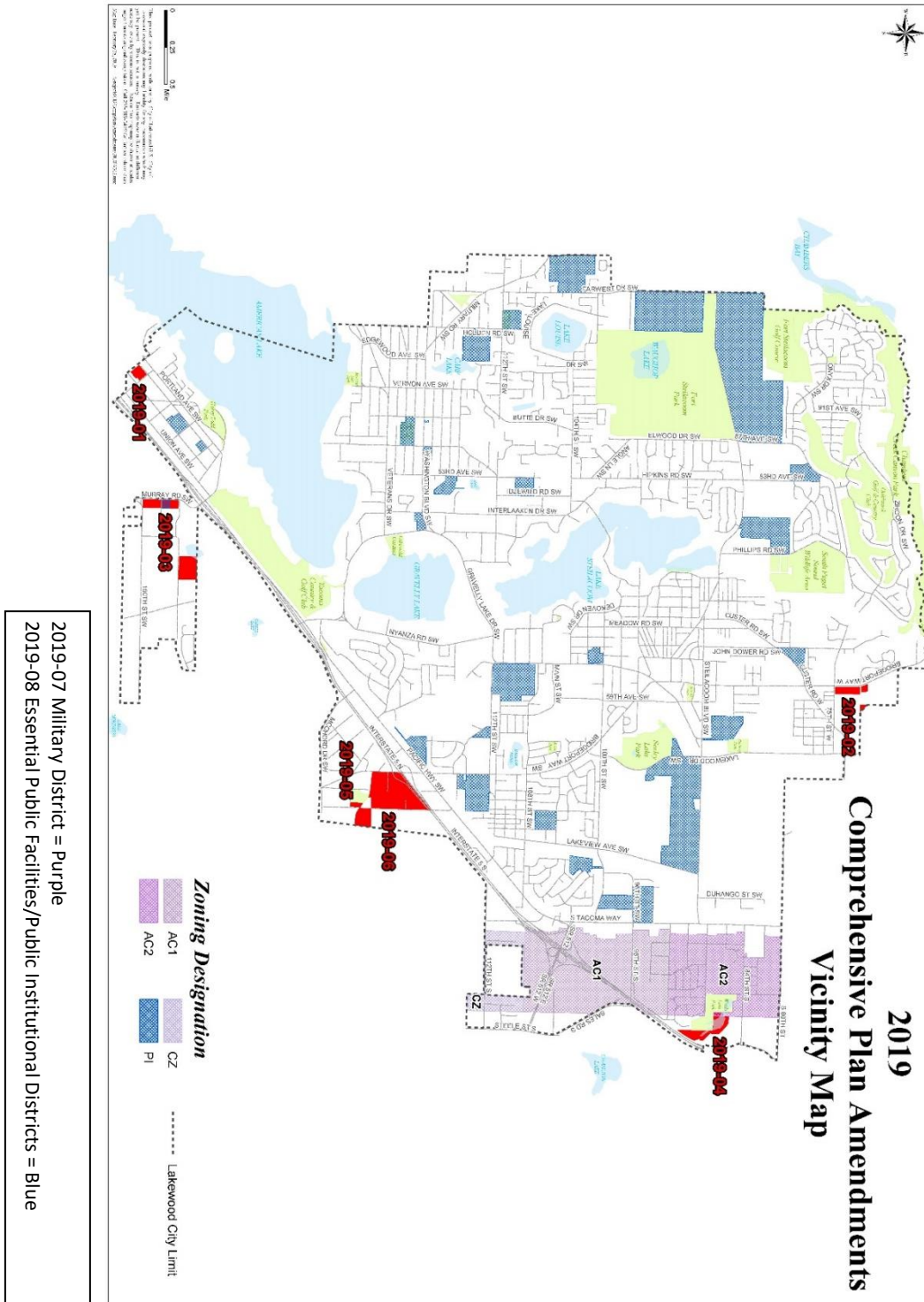
G. Change in circumstances: The 2018 adoption of the Downtown Subarea Plan, in which open space requirements for multifamily development was increased, spurred Council to consider a similar increase across the City.

H. Advantages vs. negative impacts: The physical and mental health advantages for Lakewood residents from increased open space in multifamily developments outweigh any potential negative impacts.

CEDD Recommendation:

CEDD recommends approval of CPA/ZOA 2019-10 as considered.

Vicinity Map of 2019 amendments (except for Economic Development Element update)



Cumulative Housing Capacity Analysis: If all proposed amendments were approved, the net result to Lakewood’s housing capacity would be a loss of 1,444 units if assuming a maximum loss of 1,150 units in Springbrook. Using the more likely loss of 600 units in Springbrook, the cumulative loss would be 894 units. When the increase of 1,807 units in the Downtown Subarea Plan adopted in 2018 is considered, the net change in capacity is an increase of 913 units compared to that prior to the adoption of the Downtown Subarea Plan.

	2019 CPA Housing Units Lost	2018 Downtown Subarea Housing Units Increase	Net Citywide Housing Capacity Change
Springbrook at max density of 1,150 units lost	1,444 -	1,807 +	363 +
Springbrook at more likely density of 600 units lost	894 -	1,807 +	913+

CEDD Amendment Recommendations

CPA/ZOA-2019-01– MAP AMENDMENT (Tillicum)

Recommend denial without prejudice

CPA/ZOA-2019-02– MAP AMENDMENT (Bridgeport)

Recommend approval w amendment to NBD/NC2 zone vs. CC/C2 for parcels 0220262057 and 0220263153

CPA/ZOA-2019-03– MAP AMENDMENT (Woodbrook)

Recommend approval

CPA/ZOA-2019-04– MAP AMENDMENT (Wards Lake)

Recommend approval

CPA/ZOA-2019-05– MAP AMENDMENT (Springbrook Park)

Recommend approval

CPA/ZOA-2019-06– MAP AMENDMENT (Springbrook Neighborhood)

No recommendation: four options proposed for Council consideration

CPA/ZOA-2019-07– MAP & TEXT AMENDMENT (Military Districts)

Recommend approval

CPA/ZOA-2019-08– TEXT AMENDMENT (Essential Public Facilities/PI Districts)

Recommend approval

CPA/ZOA-2019-09– TEXT AMENDMENT (Economic Development Element)

Recommend approval

CPA/ZOA-2019-10– TEXT AMENDMENT (Multifamily Open Space)

Recommend approval

PART V: Summary of Public Comments at Planning Commission

Amendment No.	Public Comments
CPA/ZOA-2019-01– MAP AMENDMENT (Tillicum)	4/17/19: No Comment
CPA/ZOA-2019-02– MAP AMENDMENT (Bridgeport)	4/17/19: No Comment 5/15/19: Kathy Hargrave (Sitts & Hill Engineers) requested that the Commission approve the applicant-requested redesignation of parcels 0220262057 and 0220263153 to Corridor Commercial (CC) and rezone to Commercial 2 (C2). 5/15/19: Kramer Foster (Kidder Matthews) requested that the Commission approve the applicant-requested redesignation of parcels 0220262057 and 0220263153 to Corridor Commercial (CC) and rezone to Commercial 2 (C2). 5/15/19: Jeff Kraft (Kidder Matthews) requested that the Commission approve the applicant-requested redesignation of parcels 0220262057 and 0220263153 to Corridor Commercial (CC) and rezone to Commercial 2 (C2).
CPA/ZOA-2019-03– MAP AMENDMENT (Woodbrook)	4/17/19: No Comment 5/15/19: Wayne Carlson (AHBL) testified in support of the staff recommendation. 6/5/19: Josh Kubitz (AHBL) testified in support of the staff recommendation.
CPA/ZOA-2019-04– MAP AMENDMENT (Wards Lake)	4/17/19: No Comment
CPA/ZOA-2019-05– MAP AMENDMENT (Springbrook Park)	4/17/19: No Comment during public hearing. Question from Brady Louween regarding whether City would use eminent domain on his property (12616 47th Ave SW) submitted during general public comment
CPA/ZOA-2019-06– MAP AMENDMENT (Springbrook Neighborhood)	4/17/19: Kathy Ames question regarding whether a 144 unit apartment complex at 4828 123 rd St SW would be able to conduct maintenance and repair if rezoned to nonconforming status. DBugher replied yes.
CPA/ZOA-2019-07– MAP & TEXT AMENDMENT (Military Districts)	4/17/19: Public hearing continued to 5/15/19 due to quorum issues. 5/15/19: Bill Adamson testified on behalf of JBLM and the South Sound Military & Communities Partnership (SSMCP) in support of the staff recommendation.
CPA/ZOA-2019-08– TEXT AMENDMENT (Essential Public Facilities/PI Districts)	4/17/19: No Comment
CPA/ZOA-2019-09– TEXT AMENDMENT (Economic Development Element)	4/17/19: No Comment
CPA/ZOA-2019-10– TEXT AMENDMENT (Multifamily Open Space)	4/17/19: No Comment

PART VI: Planning Commission Recommendations

Amendment No.	Planning Commission Recommendation
CPA/ZOA-2019-01– MAP AMENDMENT (Tillicum)	6/5/19: Recommend denial without prejudice
CPA/ZOA-2019-02– MAP AMENDMENT (Bridgeport)	6/5/19: Recommend approval to redesignate/rezone all parcels CC/C2
CPA/ZOA-2019-03– MAP AMENDMENT (Woodbrook)	6/5/19: Recommend approval
CPA/ZOA-2019-04– MAP AMENDMENT (Wards Lake)	6/5/19: Recommend approval
CPA/ZOA-2019-05– MAP AMENDMENT (Springbrook Park)	6/5/19: Recommend approval
CPA/ZOA-2019-06– MAP AMENDMENT (Springbrook Neighborhood)	6/5/19: Recommend approval of Option 1
CPA/ZOA-2019-07– MAP & TEXT AMENDMENT (Military Districts)	6/5/19: Recommend approval
CPA/ZOA-2019-08– TEXT AMENDMENT (Essential Public Facilities/PI Districts)	6/5/19: Recommend approval
CPA/ZOA-2019-09– TEXT AMENDMENT (Economic Development Element)	6/5/19: Recommend approval
CPA/ZOA-2019-10– TEXT AMENDMENT (Multifamily Open Space)	6/5/19: Recommend approval

ATTACHMENT B

PLANNING COMMISSION RESOLUTION No. 2019-03

PLANNING COMMISSION RESOLUTION NO. 2019-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKEWOOD, WASHINGTON, FORMALIZING ITS RECOMMENDATIONS REGARDING THE 2019 COMPREHENSIVE PLAN/ZONING AMENDMENTS AND FORWARDING ITS RECOMMENDATIONS TO THE LAKEWOOD CITY COUNCIL FOR CONSIDERATION AND ACTION.

WHEREAS, the City of Lakewood is a code city planning under the Growth Management Act, codified in RCW 36.70A, and

WHEREAS, the City Council adopted its Comprehensive Plan via Ordinance No. 237 on July 10, 2000; and

WHEREAS, the Lakewood City Council adopted Title 18A, Land Use and Development Code, of the Lakewood Municipal Code (LMC) via Ordinance No. 264 on August 20, 2001; and

WHEREAS, it is appropriate for the Lakewood City Council to consider and adopt amendments needed to ensure that the Plan and implementing regulations provide appropriate policy and regulatory guidance for growth and development; and

WHEREAS, the Lakewood City Council, has subsequently amended the Comprehensive Plan and related land use development code; and

WHEREAS, the Lakewood City Council established a docket of proposed amendments through Resolution No. 2018-20 and Resolution No. 2019-10; and

WHEREAS, the docket consists of six map amendments, one map and text amendment, and three text amendments (CPA/ZOA 2019-01 through 2019-10); and

WHEREAS, environmental review as required under the Washington State Environmental Policy Act (SEPA) has resulted in the issuance of a determination of environmental non-significance that was published on March 28, 2019; and

WHEREAS, notice was provided to state agencies on March 21, 2019, prior to the adoption of this Resolution, and state agencies have been afforded the opportunity to comment per RCW 36.70A.106(1); and

WHEREAS, notice has been provided to Joint Base Lewis-McChord (JBLM) prior to the adoption of this Resolution, and JBLM has been afforded the opportunity to comment per RCW 36.70A.530(5); and

WHEREAS, the Lakewood Planning Commission held an open record public hearing on April 17, 2019, which was continued to May 15, 2019; and

WHEREAS, the Lakewood Planning Commission determined that the 2019 Comprehensive Plan amendments are consistent with the Growth Management Act and the other provisions of the City's Comprehensive Plan, and that proposed text amendments meet the criteria for approval found in LMC 18A.02.415; and

WHEREAS, the Lakewood Planning Commission finds that the proposed amendments further the goals and policies of the Comprehensive Plan and promote the community's overall health, safety, and welfare;

NOW, THEREFORE, THE LAKEWOOD PLANNING COMMISSION OF THE CITY OF LAKEWOOD, WASHINGTON, DOES RECOMMEND AS FOLLOWS:

Section 1. Amendments to the City's Comprehensive Plan and land use and development regulations as contained in the CEDD staff report dated June 5, 2019, summarized as follows:

CPA/ZOA-2019-01– MAP AMENDMENT (Tillicum)

Recommend denial without prejudice

CPA/ZOA-2019-02– MAP AMENDMENT (Bridgeport)

Recommend approval w amendment to CC/C2 for all parcels

CPA/ZOA-2019-03– MAP AMENDMENT (Woodbrook)

Recommend approval

CPA/ZOA-2019-04– MAP AMENDMENT (Wards Lake)

Recommend approval

CPA/ZOA-2019-05– MAP AMENDMENT (Springbrook Park)

Recommend approval

CPA/ZOA-2019-06– MAP AMENDMENT (Springbrook Neighborhood)

Recommend approval of Option 1

CPA/ZOA-2019-07– MAP & TEXT AMENDMENT (Military Districts)

Recommend approval

CPA/ZOA-2019-08– TEXT AMENDMENT (Essential Public Facilities/PI Districts)

Recommend approval

CPA/ZOA-2019-09– TEXT AMENDMENT (Economic Development Element)

Recommend approval

CPA/ZOA-2019-10– TEXT AMENDMENT (Multifamily Open Space)

Recommend approval

Section 2: The Lakewood Planning Commission hereby directs staff to transmit its recommendations as contained herein to the Lakewood City Council in a timely manner.

PASSED AND ADOPTED at a regular meeting of the City of Lakewood Planning Commission this 5th day of June, 2019, by the following vote:

AYES: 5 BOARDMEMBERS: Don Daniels, Connie Coleman-Lacadie,
Ryan Pearson, Paul Wagemann and
Christopher Webber

NOES: 0 BOARDMEMBERS: None

ABSENT: 2 BOARDMEMBERS: James Guerrero and Nancy Hudson-Echols



DON DANIELS, CHAIR
PLANNING COMMISSION

ATTEST:


KAREN DEVEREAUX, SECRETARY

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED: July 1, 2019	TITLE: Expressing support for the 2019 West Pierce Fire & Rescue Proposition No.1 maintenance and operations levy, Proposition No. 2 levy lid lift and Proposition No. 3 EMS levy lid lift.	TYPE OF ACTION: — ORDINANCE <u>X</u> RESOLUTION 2019-14 — MOTION — OTHER
REVIEW:	ATTACHMENTS: Resolution	

SUBMITTED BY: Heidi Ann Wachter, City Attorney

RECOMMENDATION: It is recommended that the City Council express its support for the three West Pierce Fire & Rescue's ballot propositions coming before the voters on August 6, 2019.

DISCUSSION: The voters of the City of Lakewood elected to become a part of West Pierce Fire & Rescue which provides fire protection and emergency medical services protection to the citizens of the City.


West Pierce Fire & Rescue is pursuing Proposition No. 1 to sustain maintenance and operations through a general property tax levy, to provide Fifty Five Million Nine Hundred Eighty Eight Thousand Dollars (\$55,988,000), to be collected in 2020-2023, which is Thirteen Million Nine Hundred Ninety Seven Thousand Dollars (\$13,997,000) annually.

In 2020, without the approval of the propositions, the currently approved \$1.50 levy rate and \$0.50 EMS levy rate are projected to fall to \$1.29 and \$0.42 respectively. Propositions No. 2 and 3 will reinstate the currently authorized rate for both levies for a total of six years.

The proposed maintenance and operations levy, levy lid lift and EMS levy lid lift will collectively provide revenue and resources to fund approximately 85 percent of the District's annual operations, to assist with continuing its programs of positive EMS and fire protection to the citizens of the City of Lakewood.

ALTERNATIVE(S): The City of Lakewood could remain neutral or make a statement in opposition to the replacement levy.

FISCAL IMPACT: None.

Heidi Ann Wachter, City Attorney	
Prepared by	City Manager Review
Department Director	

RESOLUTION NO. 2019-14

A RESOLUTION of the City Council of the City of Lakewood, Washington, expressing support for the 2019 West Pierce Fire & Rescue maintenance and operation levy, levy lid lift and EMS levy lid lift coming before the voters on August 6, 2019.

WHEREAS, the voters of the City of Lakewood elected to become a part of West Pierce Fire & Rescue, the district which has traditionally provided fire protection and emergency medical services protection to the citizens of the City of Lakewood; and

WHEREAS, the City Council recognizes the need for the Fire Protection District to preserve and enhance its fiscal resources in order to effectively continue to provide the vital services it provides to the community; and

WHEREAS, in support of its desire to provide those services, and because prior levies expire after the period of time they were approved, West Pierce Fire & Rescue is pursuing Proposition No. 1 to sustain maintenance and operations through a general property tax levy, to provide Fifty Five Million Nine Hundred Eighty Eight Thousand Dollars (\$55,988,000), to be collected 2020-2023, which is Thirteen Million Nine Hundred Ninety Seven Thousand Dollars (\$13,997,000) annually; and

WHEREAS, in 2020, the current \$1.50 levy rate and \$0.50 EMS levy rate are projected to fall to \$1.29 and \$0.42 respectively; and

WHEREAS, West Pierce Fire & Rescue is pursuing Proposition No. 2 and Proposition No. 3 in order to reinstate the current rate for both levies for a total of six years; and

WHEREAS, the proposed M & O levy, levy lid lift and EMS levy lid lift will collectively provide revenue and resources to fund approximately 85 percent of the District's annual operations, to assist with continuing its programs of positive EMS and fire protection to the citizens of the City of Lakewood, and without the levy, its ability to provide that level of service would be

substantially reduced, the proposed levy and lid lifts are something which the City Council can support.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON HEREBY RESOLVES, as Follows:

Section 1. That the City Council of the City of Lakewood expresses its support for the maintenance and operation levy, levy lid lift and EMS levy lid lift coming before the voters of the District, including the City of Lakewood, on August 6, 2019.

Section 2. That this Resolution shall be in full force and effect upon passage and signatures hereon.

PASSED by the City Council this 1st day of July, 2019.

CITY OF LAKEWOOD

Don Anderson, Mayor

Attest:

Briana Schumacher, City Clerk

Approved as to Form:

Heidi Wachter, City Attorney

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED: July 1, 2019	TITLE: A Resolution by the City Council creating an Advisory Committee for American Lake – Lake Management District No. 1.	TYPE OF ACTION: — ORDINANCE <u>X</u> RESOLUTION 2019-15
REVIEW: July 1, 2019	ATTACHMENTS: Resolution	— MOTION — OTHER

SUBMITTED BY: Paul A. Bucich, P.E., Public Works Engineer Director/City Engineer.

RECOMMENDATION: Approve Resolution No. 2019-15, a resolution by the City Council creating an Advisory Committee for American Lake – Lake Management District No. 1.

DISCUSSION: American Lake – Lake Management District No. 1 was recently created by the City Council. This resolution establishes an Advisory Committee to represent the district property owners and advise the City Council on the proposed annual work program for American Lake.

The committee will consist of 5 regular members representing private property owners (3), Washington Military Dept. at Camp Murray (1), and the City (1). The committee will also have one non-voting member representing the federal properties. Private property owners will submit applications for appointment by the City Council. Positions representing the City, Camp Murray and the federal properties will be appointed by their organizations with concurrence from the City Council.

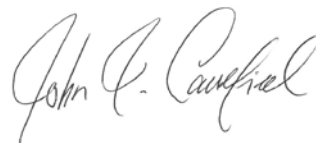
PWE will provide administrative support for the Advisory Committee.

ALTERNATIVE(S): There are no practical alternatives.

FISCAL IMPACT: The funding for support of the Advisory Committee and other district functions was estimated at \$5,000 annually and was included in the proposed Lake Management District budget.

Greg Vigoren
Prepared by

Paul Bucich
Department Director



City Manager Review

RESOLUTION NO. 2019-15

A RESOLUTION by the City Council of the City of Lakewood, Washington, creating an Advisory Committee for American Lake – Lake Management District No. 1 and establishing the duties thereof.

WHEREAS, Lake Management District No. 1 for American Lake was created for the purpose of generating revenue to provide ongoing aquatic vegetation management, public education, and other related projects; and

WHEREAS, attendant to the creation of the Lake Management District is the creation of an Advisory Committee for said district;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD HEREBY RESOLVES AS FOLLOWS:

Section 1. Creation and Purpose. There is created the American Lake – Lake Management District No. 1 Advisory Committee to represent the property owners of the American Lake – Lake Management District No. 1 (LMD) and advise the City Council. The purpose of the Advisory Committee is to represent the property owners of the LMD to the City Council, and (1) each spring discuss with the City the proposed annual work program consistent with the American Lake Integrated Aquatic Vegetation Management Plan (or its successors); (2) provide input and suggestions to the City regarding the implementation of the district's annual work program; (3) work with the City in the preparation of any educational materials related to American Lake and the LMD; (4) each winter, review and provide input to the City on the preparation of an annual report to the City of Lakewood City Council regarding progress on the LMD work program and the health of the lake; and (5) support an annual public meeting to brief LMD members on the contents of the annual report and related LMD activities.

Section 2. Membership.

A. Qualifications. Members of the Advisory Committee shall be selected from individuals who own property or represent government bodies that own property within the LMD. Intent of the selection process shall be to proportionally represent the various property types identified in the district assessment roll. No private property owners shall serve longer than two consecutive terms.

B. Number of Members and Terms.

1. Members. The Advisory Committee shall be made up of five regular members; three representing private property owners; one representing the Washington Military Department at Camp Murray; and one representing the City of Lakewood. The Advisory Committee shall also include one non-voting member representing the federal properties of Joint Base Lewis McChord and American Lake Veterans Hospital.

2. Term. Each private property owner member shall be appointed for a term of three (3) years. The initial terms shall be staggered so there is overlap in future years. To start, one position

shall be for two (2) years and two positions shall be for three (3) years; all positions shall be three (3) years thereafter.

C. Appointment. Private property owners on the Advisory Committee shall be appointed by the City of Lakewood City Council following an open recruitment process which, at a minimum, includes publication of a notice of vacancy on the City website for at least 30 days prior to Council action. Appointments shall be confirmed by a majority vote of the City Council. Advisory Committee members shall be selected without respect to political affiliations and shall serve without compensation.

Positions representing the City of Lakewood, Washington Military Department, and the federal properties will be appointed by their respective organizations with concurrence from the City Council.

D. Removal. Members of the Advisory Committee may be removed by the City Manager, with the concurrence of the City Council, for neglect of duty, conflict of interest, malfeasance in office, or other just cause; or for unexcused absences for more than three (3) consecutive regular meetings. The decision of the City Council regarding membership on the Advisory Committee shall be final and there shall be no appeal. Members finding they are unable to attend regular meetings are expected to tender their resignation.

E. Vacancies. Vacancies occurring other than through the expiration of terms shall be filled for the un-expired term in the same manner as for appointments as provided in this resolution.

F. Conflicts of Interest. Members of the Advisory Committee shall fully comply with RCW 42.23, Code of Ethics for Municipal Officers; RCW 42.36, Appearance of Fairness; Chapter 1.32 Lakewood Municipal Code, Lakewood Code of Ethics; and such rules and regulations as may be adopted by the City Council regulating the conduct of any person holding appointive office within the City.

Section 3. Meeting Rules.

A. Officers and Quorum. The Advisory Committee shall organize and elect from its members a Chair, who shall preside at all meetings of the Advisory Committee, and a Vice-Chair. A majority of the committee members shall constitute a quorum for the transaction of business, and a majority vote of those present shall be necessary to carry any proposition.

B. Meeting Schedule. The Advisory Committee shall determine a regular meeting schedule (time, place, and frequency), as necessary, but no less frequently than once every three (3) months. Notice of all meetings shall be published on the City's website. All meetings shall be open to the public.

C. Procedures. The Advisory Committee shall adopt such rules and procedures as are necessary for the conduct of business and shall keep summary notes of its proceedings. The written notes shall be a public record.

Section 4. Staff Support. Administrative staff support to the Advisory Committee shall be provided by the City of Lakewood Public Works Engineering Director or his/her designee.

Section 5. Sunset. The Advisory Committee shall terminate at the same time as the Lake Management District authorization expires.

Section 6. Severability. If any section, sentence, clause, or phrase of this resolution should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this resolution.

Section 7. Ratification. Any act consistent with the authority and prior to the effective date of the resolution is hereby ratified and affirmed.

Section 8. Effective Date. This resolution shall be effective immediately upon passage by the City of Lakewood City Council.

ADOPTED by the City Council this 1st day of July, 2019.

CITY OF LAKEWOOD

Don Anderson, Mayor

Attest:

Briana Schumacher, City Clerk

Approved as to Form:

Heidi Ann Wachter, City Attorney