



A G E N D A

PLANNING COMMISSION

Don Daniels • Ryan Pearson • Paul Wagemann
Phillip Combs • Linn Larsen • Brian Parsons • Robert Estrada

Wednesday, March 2, 2022 at 6:30 pm

Virtual Meeting via ZOOM

6000 Main St. SW, Lakewood WA 98499

Per the Lakewood City Council, the Planning Commission will meet virtually. Residents can virtually attend Planning Commission meetings by watching them live on the City's YouTube channel @ <https://www.youtube.com/user/cityoflakewoodwa> or by calling in to listen by telephone at +1 (253) 215-8782 and by entering meeting ID: **86428836136**

To Submit Public Comment and/or Public Hearing Testimony Prior to Meeting: Send comments by mail or email to Karen Devereaux, Planning Commission Clerk, at kdevereaux@cityoflakewood.us or 6000 Main Street SW Lakewood, WA 98499. Comments received up to one hour before the meeting will be provided to the Planning Commission electronically.

Live Public Participation: To provide live Public Comments or Public Hearing Testimony during the meeting, join the Zoom meeting as an attendee by calling by telephone Dial +1(253) 215- 8782 and enter participant ID: **86428836136 or by going online at <https://us06web.zoom.us/j/86428836136>.** Each speaker will be allowed (3) three minutes to speak during the Public comment and during each Public Hearing. Outside of Public Comments and Public Hearings, attendees will not be acknowledged and their microphone will remain muted.

By Phone: For those participating by calling in by phone to testify, the Chair will call on you during the Public Comment and/or Public Hearings portions of the agenda. When you are unmuted, please provide your name and city of residence.

Online: For those using the ZOOM link <https://us06web.zoom.us/j/86428836136> to testify, upon entering the meeting, please enter your name or other chosen identifier. Use the "Raise Hand" feature to be called upon by the Chair during the Public Comments and/or Public Hearings portions of the agenda. When you are unmuted, please provide your name and city of residence.

1.	Call to Order
2.	Roll Call
3.	Approval of Minutes from February 2, 2022
4.	Agenda Updates
5.	Public Comments
6.	Public Hearings <ul style="list-style-type: none"> • None
7.	Unfinished Business <ul style="list-style-type: none"> • None
8.	New Business <ul style="list-style-type: none"> • Shoreline Master Plan and Restoration Program Presentation • LMC Titles 18A and 18C Parking Presentation (2022 Comprehensive Plan Amendment Docket Item 2022-07)
9.	Reports from Council Liaison, City Staff & Commission Members <ul style="list-style-type: none"> • City Council Updates/Actions • City Staff Updates – Tillicum Neighborhood Plan update status • Future Agenda Topics

Enclosures

1. Draft Meeting Minutes from February 2, 2022
2. Staff Report: Shoreline Master Plan and Restoration Program Presentation
3. Staff Report: LMC Titles 18A and 18C Parking Presentation

Members Only

Please email kdevereaux@cityoflakewood.us or call Karen Devereaux at 253.983.7767 no later than Tuesday, March 1, 2022 at noon if you are unable to attend. Thank you.



**PLANNING COMMISSION
REGULAR MEETING MINUTES
February 2, 2022
Virtual Meeting via ZOOM
6000 Main Street SW, Lakewood, WA 98499**

Call to Order

Mr. Don Daniels, Chair called the ZOOM meeting to order at 6:30 p.m.

Roll Call

Planning Commission Members Present: Don Daniels, Chair; Paul Wagemann, Ryan Pearson, Phillip Combs, Brian Parsons, and Linn Larsen

Planning Commission Members Excused: None

Commission Members Absent: None

Staff Present: David Bugher, ACM, Director of Community and Economic Development Department, Tiffany Speir, Long Range & Strategic Planning Manager; and Karen Devereaux, Administrative Assistant

Council Liaison: Paul Bocchi (present)

The Community Services Advisory Board members were invited to attend the meeting and Ms. Sarah Yamamoto was present to represent those members.

Approval of Minutes

The minutes of the meeting held on January 19, 2022 were approved as written by voice vote M/S/C Wagemann/Pearson. The motion carried, 5 - 0. (Mr. Linn Larsen arrived after draft minutes' approval vote).

Agenda Updates

None

Public Comments

This meeting was held virtually to comply with Governor Inslee's Emergency Proclamations 20-28 and its addendums. No public comments were received.

Public Hearings

None

Unfinished Business

None

New Business

2022 Annual Housing Action Plan and Review of Lakewood Housing Programs

Mr. David Bugher reported that each year the Community and Economic Development Department publishes its own annual housing report. There is no specific requirement for this report, but housing plays a key issue regarding Lakewood's future. Most of the department's resources are spent on housing. Mr. Bugher explained that housing has been and will continue to be one of the departments primary assignments. The content of the report changes from year to year.

This year's report provided information on the following topics of Lakewood and Area Population and Commuting; Lakewood Income and Poverty Characteristics; Housing Market Conditions; Lakewood Housing Production; Housing Assistance Programs and Partnerships; Availability of Low Income and Subsidized Housing; Housing Plans and Policies; Special Report on Mobile

Home Parks; Environmental Factors Affecting Housing; Why Do We Have Problems With Housing Production; and How Do We Fix This – Or Can We?

Mr. Bugher added that Lakewood has been working to address issues affecting housing availability and affordability since incorporation. It was noted that looking forward, there is need to continue to reduce infrastructure deficiencies, to preserve existing affordable housing where possible, and to encourage new missing middle housing through policy, incentive, and regulation. These efforts will be affected by market forces, regional growth and economic trends, and climate change's effects on land use. The City must also continue to implement its policies to assist its most vulnerable residents.

Report from Council Liaison

Councilmember Mr. Paul Bocchi updated commissioners on the following topics:

- City Councilmembers Bocchi, Farmer and Anderson have review 36 applications for the Tree Preservation Code Ad Hoc Committee. They are missing 2 positions from the qualified consensus tracks and are recruiting candidates but have made progress in putting that committee together.

Reports from Commission Members and Staff

Future Planning Commission Agenda Topics

03/16/2022: Shoreline Master Plan and Restoration Program Presentation

04/02/2022: Comprehensive Plan Amendments; and

LMC Titles 18A and 18C Parking Presentation (Comprehensive Plan Amendment Docket Item 2022-07)

Next Regular Meeting would be held on March 16, 2022.

Meeting Adjourned at 7:57 p.m.

Don Daniels, Chair
Planning Commission 03/02/2022

Karen Devereaux, Recording Secretary
Planning Commission 03/02/2022



TO: Planning Commission

FROM: Tiffany Speir, Long Range & Strategic Planning Manager

DATE: March 2, 2022

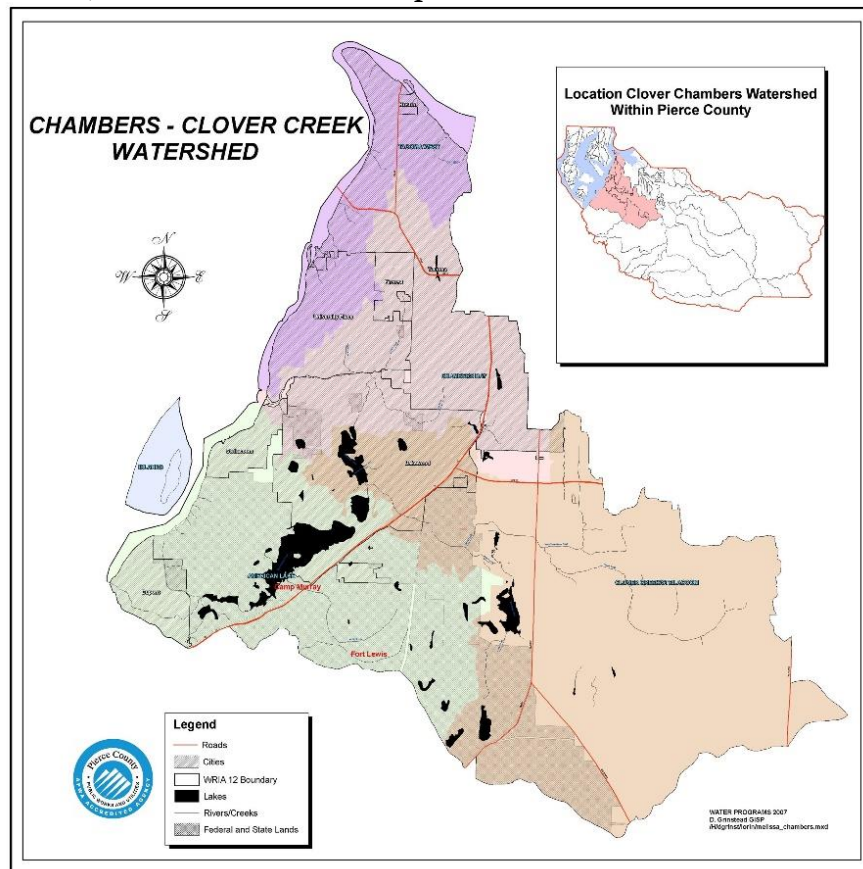
SUBJECT: Annual Shoreline Restoration Activities Report to Planning Commission

ATTACHMENT: *Historic Flows, Flow Problems and Fish Presence in Clover Creek---1924-1942: Interviews with Early Residents* by Fred Tobiason

Per Lakewood's adopted Shoreline Restoration Plan and Council action in Ordinances 711 and 718, the Planning Commission is tasked with "hold[ing] a meeting annually at which reports will be provided by organizations and individuals who have conducted shoreline restoration activities within the City, and the Commission will determine whether to recommend amendments to the Restoration Plan for Council consideration."

Several potential amendments to the Restoration Plan are included in this memorandum.

For the Commission's information, attached is a recent report authored by Fred Tobiason and provided to the Chambers Clover Creek Watershed Council titled *Historic Flows, Flow Problems and Fish Presence in Clover Creek---1924-1942: Interviews with Early Residents*. Also as an information item, included below is a map of the Chambers-Clover Creek Watershed.



CITY ITEMS TO REPORT:

On-going: Springbrook Park Clover Creek Restoration

Project Description: This project continues city efforts to improve the quality of life for residents in the Springbrook neighborhood.

This project will help restore the ecosystem along approximately 660 linear feet of shoreline, improve water quality, and create a healthy place for Springbrook residents.

Restoration efforts will improve the biodiversity of native and aquatic plants and improve water quality within this important salmon bearing riparian area (Chambers Clover Creek Watershed). Other improvements could include walking paths, viewpoints, picnic and open space areas, a fenced dog park and curb gutters and sidewalks on current and adjacent city property located across the bridge on 47th Ave.

Estimated Cost: \$773,000 from Department of Commerce grant

Project Status: On-going. Design completed, City hopes to start construction late summer and should be completed by the middle of 2023.

American Lake Park Access Upgrades: The City of Lakewood (City) is currently requesting statements of qualifications, (SOQ), from firms qualified and interested in providing professional design services, engineering and construction management to assist the City in developing final design and construction documents for shoreline and accessibility upgrades at American Lake Park, located at 9222 Veterans Drive SW. Services needed may include: surveying, detailed pedestrian pathway design, restroom design, bulkhead and retaining wall design, soils and drainage evaluations and reports, water access permitting, and construction document preparation for implementation of approved Preliminary Concept Plans. Final contract will include design development, preparation of construction documents, permitting, bidding assistance, and construction administration services. \$2,000,000 is available for design, permitting and construction. Applications are due March 2nd, 2022.

Project Background: American Lake Park has served as a community park for many years and was owned and maintained by Pierce County until it was transferred to the City following incorporation in 1996. Past park amenities included a caretaker house, hangars, and storage and launching facilities for seaplane operations. The structures have since been demolished. American Lake serves as the seaplane airport runway and the western most dock near the boat launch serves as an emergency access point for float planes via a state emergency management grant. In 2009, a master plan was created and the boat launch area was completely renovated. Recent improvements (2019-2021) include painting a large mural along the retaining wall behind the swimming beach, repaving the parking lot, installation of an all access playground and large picnic shelter. The City has recently purchased property just north of the park with the intent to develop an overflow parking lot to serve the park in the busiest summer months.

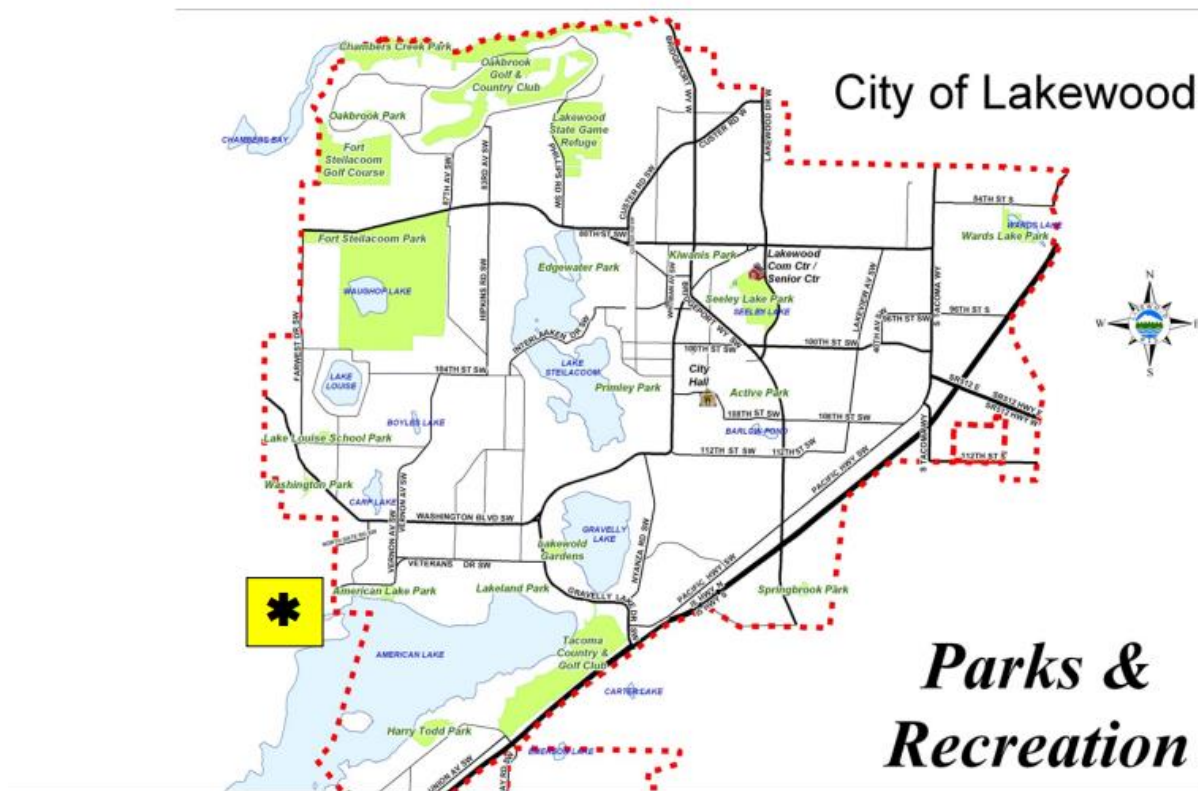
Project Scope: The City has secured multiple state grant funds through both the Recreation Conservation Office (RCO) and the Department of Commerce (DOC) to address park

improvements. The development goals are to improve safety and access by building an ADA accessible walkway from the park entry and upland zones to the shoreline and waterfront areas, install a small shelter, replace a deteriorated stone retaining wall and bulkhead, add a new restroom and entry plaza, and restore open space areas. The project will also include associated signage, utilities, and site furnishings. The renovation should address current safety and maintenance issues including site visibility, access and safety between the boat launch and beach facility users, and capacity management for peak summer usage. Adherence to crime prevention through environmental design (CPTED) strategies and grant funding requirements should be prioritized throughout the design process.

Site Location



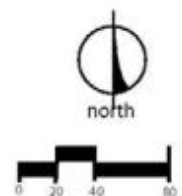
American Lake Park – 9222 Veterans Drive SW, Lakewood, Washington, 98498





American Lake Park- ALEA Project # 20-1760D

Site Plan



Clover Creek Flood Mitigation Alternatives Study Update:

This topic will be discussed at the March 21, 2022 City Council meeting. See also <https://cityoflakewood.us/clover-creek-floodplain/>

For background purposes, the City in 2019 initiated a study of the FEMA designated floodplain for Clover Creek within the City limits. The team at that time used a more robust means of evaluating the floodplain along with updated topographic mapping. To the City's surprise, the extents of the 100-year flooding were significantly greater than what FEMA maps reflected. The City then hired Brown and Caldwell to conduct an engineering evaluation of potential solutions to the flooding.



This heat map shows where floodwaters would reach in the event of a 100-year flood of Clover Creek.

The Public Works Engineering (PWE) Department has been working with the City's consultant team on the Clover Creek Flood Mitigation Alternatives Study. Two of the first work products are development of a Public Engagement Plan and establishment of a stakeholders group of agencies to assist in the development of potential engineering solutions. Backup information on the City of Lakewood's efforts to evaluate solutions to a long term problem with Clover Creek has been sent to the agencies and interests and the response has been overall favorable for participation.



This map shows where floodwaters would reach in the event of a 100-year flood of Clover Creek. The yellow area includes some of the Springbrook and Hillside neighborhoods and I-5.

The PWE Department is convening a stakeholders group to help with the evaluation process. This group will help brainstorm solutions and narrow them down to four for more in-depth evaluation. One of the solutions will be the “no action” alternative to meet state and federal grant requirements along with environmental documentation for future permitting of a selected solution. Thus far, the following agencies have committed to participate and partner with the City:

- WSDOT;
- WDFW;
- Pierce County SWM;
- Pierce County Flood Control Zone District;
- Puyallup Tribe;
- Nisqually Tribe;
- Pierce Transit; and
- JBLM.

The PWE Department is waiting to hear back from State Department of Ecology and Sound Transit.

A public outreach process will begin shortly to engage with businesses, residents, and property owners within the affected area to ensure they are aware of the issue and the work towards solutions. The first stakeholders meeting is tentatively scheduled for March 8, 2022; the first public outreach meeting is tentatively scheduled for April 6, 2022 while the.

Once the Public Engagement Plan is developed to include a project webpage, a schedule of activities will be reviewed with City Council as part of March City Council meeting. The goal is to find a solution that strikes a balance between the needs of the built environment and the natural systems. A final determination to include amount will be made by the TIB Board at their March 2022 board meeting.

From: John Caulfield

Sent: Sunday, February 13, 2022 12:22 PM

To: Mike Brandstetter <MBrandstetter@cityoflakewood.us>

Cc: City Council <CityCouncil@cityoflakewood.us>; City Managers <CityManagers@cityoflakewood.us>; Paul Bucich <pbucich@cityoflakewood.us>

Subject: Chambers-Clover Creek Watershed Council (CCWC)

Good afternoon Councilmember Brandstetter,

As part of Monday's City Council meeting, you asked whether the Chambers-Clover Creek Watershed Council (CCWC) was going to be a part of the stakeholders group of agencies to assist in the development of potential engineering solutions specific to the Clover Creek Flood Mitigation Alternatives Study.

After a discussion with the Pierce County Chambers-Clover Creek Watershed Council (CCWC) liaison, and internally discussing what they could bring to a discussion of technical alternatives, it was decided not to invite them to the stakeholders group discussions. However, we will have independent discussions with their leadership but not as a part of the technical group. They do not have the expertise we are seeking, do not have permitting responsibilities, and do not have a funding tie to future work. This was not a quick decision but one where we spent a lot of time and effort thinking about who and why an entity should be/could be a part of the stakeholders' group.

--John

John Caulfield, ICMA-CM

City Manager

City of Lakewood

Waughop Lake Treatment

Two alum applications were successful applied to Waughop Lake in the spring and summer of 2020. The treatment is expected to be effective for five to 10 years, depending on environmental conditions. TetraTech, the company that applied the alum treatments, monitored the water throughout 2020 to assess progress and to help inform future lake management actions.

In early January 2021, TetraTech provided the City with a 2020 Summary Technical Memo. In the memo, TetraTech concluded that the alum treatment was highly successful, stating, “the 2020 alum treatments dramatically reduced phosphorus availability in the water column and prevented the occurrence of a toxic algae bloom in Waughop Lake. Water quality improvements resulting from the alum treatment are expected to continue.” TetraTech recommends that the City wait on a third alum treatment until the lake water quality reaches a point necessitating it.

The city has continued to monitor the conditions of the lake. Waughop Lake will need another alum treatment in May/June 2022 to knock down the phosphorus levels, which lead to algae blooms. The PWE Department is currently working on finalizing a scope and budget for designing the treatment for this spring. The cost to undertake this treatment is projected to total \$230,000, which takes into account an estimated 20% increase in costs. The City plans to apply to the Pierce County Flood Zone for funds once costs are finalized. Another funding source would likely be the City’s SWM Fund.

September 2021 CCWC Newsletter Excerpts



Waughop Lake Reporting

Waughop Lake, at Ft. Steilacoom Park is a perfect place for a "scavenger hunt" style field trip for families and individuals to learn about one water body in our watershed. An outline for a scavenger hunt can be accessed on-line from the [Chambers Clover-Creek webpage](#). Waughop recently had an intense alum treatment for hazardous algal blooms and volunteers can help monitor the progress of a return to natural conditions. Hydrogen sulphide and methane gas bubbles are sometimes noted bubbling at the surface. If you are observing the lake, please let us know if you see diving birds feeding, people catching fish, signs of increased underwater aquatic plant life or anything else interesting about the lake. Send an email to [Krystal Kyer](#), watershed planner.

First Annual Clean Up for Clover Creek



New bin provided by City of Lakewood

In partnership with Pierce County Conservation District, the City of Lakewood and Chambers, and Clover-Creek Watershed council, Rikki McGee assisted the residents of the Clover Crest neighborhood along Clover Creek from Gravelly Lake Dr. to 116th

St SW to plan 5 separate sessions for removing trash and invasive species from Clover Creek. Three of the sessions have been completed creating a significant difference in the health of the creek bed and banks. Volunteers provided the energy and sweat to remove reed canary grass, yellow-flag iris, purple loosestrife, ivy and blackberries as well as garbage. At first volunteers hauled the waste away themselves. But the City provided a large bin which they hauled away for proper disposal, greatly improving the effectiveness of the effort. The flow of the creek sometimes goes below ground during periods of low rainfall as we have had the last few years. This allows volunteers to get at the obstacles in the creek bed. Thanks so much to those who are working to get this important creek back in shape!

Community Invited to Apply for 2022 Watershed Small Grants

Local programs that support natural habitats and water quality may be [eligible for grant funding](#). Past examples included plantings, invasive species removal, cleanup events, and educational programs. The Pierce County Watersheds Small Grants Program will host an informational session on March 2, and will accept grant applications through April 7.



Chambers Creek runs through Lakewood along its border with University Place.

[2022 Watersheds Small Grants Program](#) [Virtual Information Session \(Wednesday, March 2\)](#)

Pierce County is partnering with watershed councils, local nonprofits, and agencies to fund a small grants program supporting community projects that improve habitat and water quality across the county.

The 2022 cycle will award up to \$70,000 total to projects in four watersheds: Key Peninsula-Gig Harbor-Islands, Chambers-Clover Creek, Puyallup-White River, and Nisqually. Individual grants are funded up to \$2,500.

Grant applications are due by April 7, 2022. Prospective applicants are invited to a virtual information session on March 2, 2022, at 3 p.m. to learn more about the program. Sign up for the presentation, download grant applications, and review watershed boundaries at www.piercecountywa.gov/sgp.

Chambers-Clover Creek Watershed Environmental Grants: This grant is for nonprofit organizations, schools, jurisdictions, and individuals to work collaboratively with the Chambers-Clover Creek Watershed Council on drainage, water quality, and habitat projects in the watershed. Pierce County and the City of Lakewood fund this grant.

City Comments and Potential Edits to 2019 Lakewood Shoreline Restoration Plan

1. The City no longer participates in the annual monitoring program mentioned below:

4.2 Watershed-Wide Action Items to Support Implementation of Chambers-Clover Creek Watershed Action Plan

* * *

~~18. The City also financially supports the Pierce Conservation District Stream Team in its efforts to sample and analyze water from several lakes in Lakewood. This is a long term, ongoing project, and several more years of data will be necessary before it can be determined if there are any measurable trends in water quality.~~

2. The City is seeking information about the report mentioned in the Restoration Plan text below:

5.1 Recommended Projects

Segment 2: Clover Creek

Two volunteers surveyed a section of Clover Creek between JBLM and I-5 in August 2017. A detailed report was prepared discussing the conditions of the stream and recommended restoration projects. The data was intended to be used to update Lakewood's Restoration Component of its Shoreline Master Program.

3. Remove text shown in strikeout below:

7.2 Priority 2 – Improve Water Quality and Reduce Sediment and Pollutant Delivery

* * *

As noted in the Chambers-Clover Creek Watershed Action Plan and other sources, phosphorus and other pollutants from improperly functioning on-site sewage systems (OSS) is a concern in the watershed overall as well as in the immediate vicinity of American Lake and Waughop Lake. ~~[Current study rejects previous sentence.]~~

Historic Flows, Flow Problems and Fish Presence in Clover Creek---1924-1942: Interviews with Early Residents



West view along Clover Creek in Parkland, WA near C St S during a Pierce County cleanup, late summer 1973 (photograph by Fred L Tobiason).

Fred L. Tobiason

A Report for the Clover Creek Council and WRIA 12 Watershed Planning Committee

Historic Flows, Flow Problems and Fish Presence in Clover Creek---1924-1942: Interviews with Early Residents

**Fred L. Tobiason
Professor Emeritus
Department of Chemistry
Pacific Lutheran University
Tacoma, WA 98447**

**July 18, 2003
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1



Aerial 1. A view of the Clover Creek Reserve looking toward 138th St S and Pacific Ave. Note the two channels of the creek probably created around 1895 for hop farm irrigation. This is the split in the original Clover Creek referred to in the report. Also note the two ponds along the creek in the lower right corner. Photograph by Fred L. Tobiason, April 2002.



Aerial 2. Looking from Spanaway Loop Rd toward Pacific Ave along Tule Lake Rd. The present Clover Creek runs down a channel that was constructed in 1967 through the present Parkland Prairie Natural Area, on into the Schibig-Lakeview Nature Preserve to join with Spanaway Creek. Photograph by Fred L. Tobiason, April 2002.

Summary

Personal interviews were conducted with long-time area residents who had historic roots in the Parkland area. The focus was on the water flow conditions and on the presence of salmon and trout in Clover Creek during the summer and early fall months prior to 1942, and finally on the reasons for the intermittent drying and deterioration of the stream.

Information gathered in these interviews consistently brought out that Clover Creek from Canyon Road through what is now McChord Airbase flowed with large quantities of water throughout the year. During the summer and fall months there was always plenty of water in the stream until around 1939-1940. At that time there were Works Progress Administration (WPA) projects (or the formation of drainage districts) to prevent flooding, and in some way the streambed seal was broken as dredging and bulldozer work took place from east of Pacific Avenue upstream to around 138th St S. There is evidence that dredging also took place from Schibig's farm upstream through the Pacific Lutheran University (PLU) campus around the same time. From this time on, the stream started to dry on occasion in the summer, and salmon and large fish presence in the mid-range of the stream disappeared. However, there were still sightings of fish, especially nice trout, in the creek through the 1950's and 1960's. Many remember fishing and catching cutthroat trout as well as steelhead and salmon (probably coho) in the stream. Chum salmon were also observed in the stream, but there was no mention of chinook salmon, although the salmon in Figure 3 is apparently a chinook salmon.

Prior to 1940 the stream riparian zone was continuous with a consistent water flow and abundant fish presence. Even after 1940 some salmon were observed in the stream up to 1946, and up to the middle '60's large cutthroat trout had been caught throughout the Schibig marsh (old Smith Lake area)/Spanaway Creek. Many early Parkland family members remember swimming in Clover Creek around Pacific Lutheran University during the summers of 1928-1940 and even later. Every May during campus cleanup day, PLU students would have tugs-of-war across the water-filled stream. The now-endangered western pond turtles and western gray squirrels were present, too. The date of the Clover Creek hop farm irrigation ditch created near Johns Rd was about 1895.

Introduction

Since 1940, a midsection of Clover Creek has had the tendency to dry up during the summer months even though there were considerable volumes of water in the upper reaches, e.g., at Waller Rd and at the end of Golden Given Rd. This study was prompted by propositions put forth by watershed consulting experts and Chambers/Clover Creek planning board members that Clover Creek has a history of intermittent flow, being low- to no-flow during many summers. Records available through Pierce County and early water-flow records from the U. S. Geological Survey have been inconclusive in providing convincing evidence for a model of intermittent

or ephemeral flow. Early State of Washington Territorial Survey maps (e.g., 1873) showing a broken stream line are interpreted to mean an ephemeral stream reach. Although it may not be the full fact, there is consistency between the smaller creeks plotted on the maps (1) and later survey maps. However, an older 1853 Puget Sound Agricultural Claim map and an 1895 U. S. Geological Survey map show a continuous perennial stream (2). Many times when the flows in Clover Creek are discussed, positions are put forth that perhaps, historically, it dried up in the summer. Much speculation has been in various hypotheses, based on the nature of the geological strata of this prairie area, that historically this stream would have ephemeral or intermittent flow. During the last couple years (2001-2002), all of lower Clover Creek has indeed dried up, and even Spanaway Creek, which never dries up, has not been sufficient to feed the lower portion of the stream (3). Clover Creek disappears into the ground in several places above 138th St S to just below 136th St S.

This report is intended to provide information to better understand what the flow characteristics were for this creek during one range of earlier years, that is, from 1924 to 1942, with some information given for later years on the flow and fish conditions. It is interesting that when Pacific Lutheran Academy was founded near Clover Creek in 1890, the creek was considered a good source of water (4, 6) and an advertisement for the area in the Tacoma New Herald Annual in 1909 (6, 7) describes Clover Creek as an abundant source of pure water. The City of Tacoma also took water from Clover Creek and places like the Melville Springs by flume from 1884-1909 (5, 7) for drinking water and later for general use. See a timeline of water events for Clover Creek in Appendix I.

The information in this report is primarily based on 27 interviews that were conducted from January 2003 through June 2003 with early area residents or people with historic roots in Parkland. These people had clear memories about Clover Creek back to 1924, but especially during the years from 1928 to 1942. The interviews focused on the flow conditions for the stream during the summer and early fall months and on the presence of fish, and then finally on the reasons for the intermittent drying of the stream (9).

Interviews included in this report were with Cambern family members: Tom Cambern, born (b.) 1938 and Peggy Dean, b. 1914; Ramstad family members: William Ramstad, b. 1923 and Helen (Topsy) Kylo, b. 1930; John Clark, b. 1921; Robert McConnell, b. 1926; Stuen family members: John, b. 1917, Elizabeth, b. 1919 and Mark, b. 1921; Schibig family members: Alice Schibig, b. 1937 and Robert Schibig, b. 1930; Robert McCormick, b. 1920; great-grandson of homesteader Peter Smith, Robert E. Jones, b. 1924; Al Daniels, b. 1925; Oswald Ellingson, b. 1919; Al Greco, b. 1923; Donald Ford, b. 1923; Gene Lundgaard, b. 1929; Robert Olsen, Jr., b. 1937; Tom Richards, b. 1938; Jim Searce, b. 1936; John Slipp, b. 1917; Reinke family members: Mary. A. Grbich, b. 1927 and Ralph Reinke, b. 1933; great-granddaughter of homesteader Christopher Mahon, Joan Allard, b. 1918; great-grandson of homesteader Christopher Mahon, William Ristvet, b. 1923; Ed VanAntwerp, b. 1911.

All of these individuals have historic roots in this area. Some additional interviews completed were not included in this report if no added information about stream flow or fish was obtained.

There has never been any trouble finding out about flooding problems connected with Clover Creek since people remember the events associated with floods, and like to photograph high water. However, the problem of documenting low flow is a bit more difficult since only people really connected to the creek take notice—that includes people who fish and swim. A couple early pictures of flooding are shown below.



Figure 1 and Figure 2. Flooding pictures taken near Pacific Lutheran University during the 1930's. Clover creek at that time flowed through a riparian line of apple trees planted around 1892. Courtesy of PLU Archives.

The Interviews

This **Cambern** family interview was conducted with **Tom Cambern, b. 1938**, and with his aunt, **Peggy Dean, b. 1914**. Tom Cambern's grandfather and grandmother (Paul and Murial Cambern) moved to Parkland in the mid-1920's, around 1926, and had a home at 13106 Pacific Avenue S. This location is right at the junction of Pacific Avenue and Clover Creek. Tom's parents were Richard and Myrtle Cambern who operated the service station there, which Tom took over and ran until 1997. Richard's sister (Tom's aunt) Peggy Dean, after marrying, lived in an adjacent home, and a home across the street on 131st S until around 1975. These homes were on the bank of Clover Creek just north of where the stream crosses Pacific Avenue. Tom still lives in Parkland, and Peggy now lives in University Place. Tom remembers young people running their model A cars through the stream water where the A Street bridge is now and also remembers needing to put in a temporary bridge across the creek in the fall so that they could pick apples in their orchard. Tom also recalls stories from people saying that the stream **ran year around prior to 1940**, until some dredging took place upstream (east) of Pacific Avenue. A photograph showing a large king salmon caught by Julie Respelaux around November 10, 1936 is shown in Figure 3. Notice the nice trout in the picture, too. His Aunt Peggy was 6 years old when her father Paul Cambern moved to the Pacific Avenue site, and she was in her

early 20's in 1933. She is now 88 years old and still has vivid memories about swimming in Clover Creek throughout the summer. She recalled **that the stream never dried up prior to the late 1930's**. They would dam the creek some to create deeper swimming holes. She **remembers salmon** and water being in the stream until the late 1930's. She recalled hearing that **salmon spawned** around their place but does not recall actually seeing that. At that time, she recalled that dredging was done upstream from their place (east of Pacific Ave). There were bulldozers in the creek making holes but she was not sure just where this took place. After that dredging the stream started drying up and the salmon disappeared. [Author's note: This could correspond with writings about splitting the channel into two distinct channels prior to 1940 above what is now the Clover Creek Reserve as documented in the WRIA 12 Plan Technical Assessment (3). However, it is most likely that this channel was split for hop farming irrigation purposes around 1895 (14).]



Figure 3. Large king salmon and trout caught by Tom Cambern's aunt Julie Respelaux and cousin near Pacific Ave S in early November, 1936. Photograph, courtesy of the Tom Cambern family.

The **Ramstad** family interview was conducted with **Helen (Topsy) Kylo, b. 1930**, who lives in Parkland and **William Ramstad, b. 1923**, who lives near San Diego, CA. These were Anders Ramstad's children. He was an early professor at Pacific Lutheran University (then PLC). Topsy Kylo distinctly remembers learning to dog-paddle across the stream below the hill (1936) at Pacific Lutheran University during the summer. Her brother Bill (now 80 years old) vividly remembers swimming

throughout the summer in a swimming hole down the hillside from PLU across from where Memorial Gym is now. He has clear memories from 1930 until the late 30's of **lots of water being in the stream throughout the summer**. He left home for the service in 1942. He was not a fisherman and does not have memories of fish in the stream.

These comments are consistent with the photograph taken below of Clover Creek in 1930 or 1931 during the summer. Toppo Kylo knew that Janet Hauge, the baby next to the one adult in this faculty kids party photograph, was 1 or 2 years old then and Hauge is 3 years older than Toppo. This dates the photograph as about 1930 or 1931.



Figure 4. Clover Creek in 1930 or 1931 taken probably in July or August just east of entering the Pacific Lutheran University campus at Park Ave S and 124th St S. Photograph from Professor A. W. and Mrs. Ramstad, courtesy of Pacific Lutheran University Archives.

The **John Clark** interview. John, **b. 1921**, lives on Cherry St in Parkland, upstream and above the Clover Creek Reserve (see Aerial 1). He remembers riding his bicycle from 36th St and L St in Tacoma to fish in Clover Creek before moving in 1935 to his present location. It was good fishing. He caught many **cutthroat trout**, fresh water clams and crawdads. He **saw salmon** but never fished for them. Many people used pitchforks to catch them in the stream. **The stream never dried up during the 1930's**. When he was 16 years old (1937) he recalls working in the creek during the spring and summer. He recalls that Johnson grass (canary reed grass) was a big problem in the stream. He does not recall any dredging in the stream from where he lives down through the Clover Creek Reserve land (the stream split stretch). That was all done much earlier, probably pre-statehood. He does recall that an LID [Author's note: Maybe Drainage District # 22] was formed to correct the flooding problems. John also remembered going to a LID meeting about flooding when he was 16 or 17 years old. There was dredging done above Pacific Avenue up to D St

(now 4th St E). The seal of the streambed was broken by the bulldozers and the water started disappearing. [Author's note: This is consistent with Peggy Dean's recall of events.] He did not recall that any more work was done where the main split was created for the hop farm.

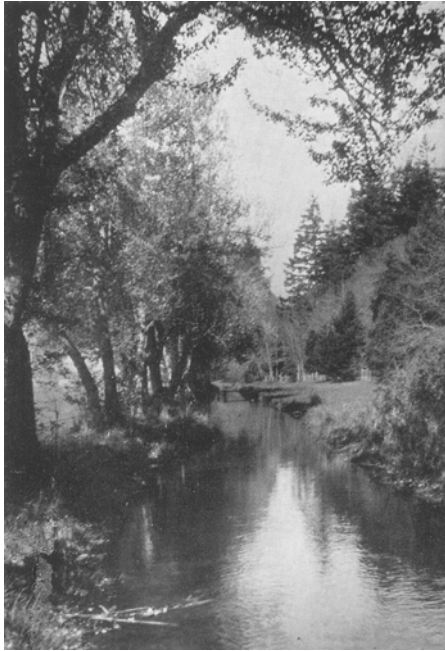


Figure 5. From the 1933-34 PLC Saga; summer or early fall picture taken along PLU hillside. Note many large leaves on the trees. Photograph was taken sometime between 1929-1930. Here the creek is running right along the hillside.



Figure 6. PLC Saga picture, later May, 1938. Annual Tug-of-War across Clover Creek. Several different years' pictures were found showing this event and a full creek.

The **Robert McConnell** interview. He lives on the south branch of the main channel of Clover Creek east of the Clover Creek Reserve, Parkland. Robert, **b. 1926**, lived at 115th and Park Ave until 1947. He is now about 75-76 years old and used to live on the creek where he hunted, fished and trapped all through his youth from Chambers Creek (but mostly from the present McChord Airbase) up to the Tacoma Sportsmen's Club area of Frederickson. When he was 8-10 years old he trapped mink and muskrat and would see an occasional otter. He fished a great deal and at 10-14 years old caught many **cutthroat, sea-run cutthroat, steelhead and salmon**. The steelhead would be in pools—he also remembers **seeing baby salmon and steelhead** in pools. He remembers always fishing for trout, but many times catching and losing steelhead and salmon (as his leader would break) up until around 1938-39 when dredging occurred around PLU to control flooding and the lower creek started drying up. He remembers having one big steelhead on in a hole that is now Mottler's back yard (Tule Lake Rd and C St S where the old channel went towards PLU) and

remembers specifically killing one with a rock down by PLU and taking it home. The North Fork and the main channel of Clover Creek were dredged east of Pacific Ave. No dredging was done on the main channel split above 138th St S around the old hops farm, but Robert recalls that some work was done above the split towards Brookdale Golf Course. Subsequent to some dredging activity, he remembers the creek starting to dry up in the lower parts around 1938-39 (**12, 13**). He left for the military service in 1943.

Interviews with the **Stuen** family members. The Stuen family homestead was located on the PLU bluff where the Stuen Hall dormitory is now located. The father, Ole Stuen, was the first teacher at PLU to have a graduate degree. **Mark Stuen, b. 1921**, now lives at Tacoma Lutheran Home and is 82 years old. He vividly remembers swimming in the creek throughout his early years. He recalls swimming on the east side of Park Ave (could be the hole in the Ramstad picture—this was the Lund family home property). The creek was dammed up and he remembers water being up to his waist (6-12 years old) in places. He also fished but was not good at it. He caught small fish (trout) and remembers **seeing large fish—(maybe salmon)** in the stream. Bob and Sid Glasso used to fish there all the time recalls Mark, but both are gone now. [Authors note: The Glasso boys were mentioned by a number of people as being great fishermen.] **Water flowed all year around** but he does not recall just when the creek stopped flowing. They dredged through PLU so that the college could build on the flood plain. Water was diverted around 1939-1941. He recalls there used to be a river of water upstream by the present Brookdale Golf Course.

John Stuen, b. 1917, now 86 years old, lives in Bellingham. He remembers talk about salmon and also remembers when he was 12, diving into the creek during the summer. His dad did not fish and John was not good at fishing ---but when in the 5th grade he was given 6 gold hooks and went fishing when the house was being painted but he could not catch anything. Then one of the Glasso brothers came and caught trout using their own lures; they never went home without fish **and the creek never went dry**. In 1941 John went into the Navy.

Elizabeth (Stuen) Willis, b. 1919, now 83 years old. She remembers at 5 years old wading in Clover Creek and sitting down to cool off in the stream. Mothers with their families would go down to the creek for picnics and to play for the afternoons. She recalled her father coming to the Newcomers School to study English.

Schibig family interviews. **Alice Schibig, b. 1937**, lives on the farm that was part of the Peter Smith land claim on Spanaway Loop Rd S. She remembers swimming in the creek in the summer months, but that it also got pretty low at times. Then they would go to Spanaway Creek to swim. At this time Clover Creek flowed north of the Schibig home through their apple orchard and joined Spanaway Creek after making a big turn south near what is now McChord.

Robert Schibig, b. 1930, still lives on Spanaway Loop Rd S. He lived on the Schibig (Lakeview) Dairy (delivered milk for years), which was part of one of the earliest homesteads in Parkland. Bob remembers the **creek flowing all year around**, coming through the PLU campus across Park Ave S and by the John Richards' swimming pool. The stream ran down along the hill and crossed in pipes under what is now Spanaway Loop Rd. In the early years there was no bridge nor road. It flowed through the orchard and across the swamp and then made a left turn and joined with Spanaway Creek much closer to McChord. **Bob remembers the creek flowing until dredging was done** through or near the PLU campus for flood control (between Park and Spanaway Loop Rd S). Sprinker was County Commissioner then. After that, the creek did not flow well. Earlier it always flowed but would disappear into the marsh. He remembers his dad damming the creek (1939-1940) to flood the fields behind the Schibig farmhouse to irrigate the field for farming. There was no brush in the marsh area at that time and they used to hay there. He remembers that there were lots of fish. Sometimes in the late '30's or early '40's the swamp area and creek would dry up and the cattle would cross into the neighbor's place and he would have to go after them. The cattle would always cross the creek when the creek became very low. During the 1950's the stream would dry up at their place in the summer.

Interview with **Robert McCormick, b. 1920** near American Lake. Their family moved to Parkland in 1929 and he still lives in the original home near 116th S and 8th Ave E. He has memories of fishing from Parkland up to Frederickson when 12-14 years old—he recalls that the fishing was good. His fishing buddy was Dr John Kretilla. He remembers **water always being in the stream** during that period, and also remembers that there was a drought in 1931-33 when many wells went dry. The water in the creek was low then but **the creek did not go dry**. [Author's note: According to Kris Kauffman, the years between 1929 and 1932 were dry and flow data from this period are used as low-flow standards in the region.] He also remembers how beautiful the blue and yellow prairie flowers were during the springtime in the mid-'30's. There was a picnic area by Clover Creek School down in a meadow by the creek---families went there for years, mostly on Sundays. [Author's note: This is probably near to or on the Naches Trail Preserve.] Robert also remembers stories about British troops running their flocks of sheep in the valley when they were camped there prior to statehood (about 1860-1880)—this ruined much of the land. In 1943 Robert went into the service.

Interview with **Robert E. (Bob) Jones** (Peter Smith's great-grandson), **b. 1924**. He still lives next to the old Smith Lake area. There was the Bogstad place by Tule Lake (formerly owned by Elder), Professor Burton Ostenson's place and then the Smith homestead. He used to fish a lot from Tule Lake down Spanaway Creek to the Loop Rd area. He caught many large **cutthroat trout**, 10-15 inches long; probably some were sea-run cutthroat. This was in the 1930's. Just as many fish were going up Clover Creek as up Spanaway Creek at that time. He remembers lots of water being in the stream and also **remembers that Clover Creek ran all year around**. Bob does have clear memories of **large fish, probably steelhead, spawning** in the

gravel beds near Bogstad's home. Another memory deals with water taken from the Melville Springs (now Parkland Light and Water area on Yakima) which was run to the Tacoma flume along the east side of Tule Lake and into the flume in the Soldiers Garden at Schibigs. This would become blocked occasionally causing flooding (the screens would plug up) and when undammed many fish would be found in and picked out of pools left in the field. He recalls when Cooley, a Drainage District Commissioner and mushroom farm owner living on the north end of Gonyea field on 10th Ave, arranged for a steam shovel to work in the creek from near Pacific Avenue on through PLU to Schibigs. That broke the seal of the stream and water-flow problems began. Water would go into the ground before it reached PLU. There were few trees in the Schibig marsh (Smith Pond and channel—cleared in early 1860's) and there were islands then. Many fish were caught there. [Author's note: Cooley was also one of the Drainage District Commissioners who was recalled for causing creek problems in 1939—Tacoma Times articles (12, 13).] Peter Smith used a massive steam shovel, burning fir wood from the islands in Smith Pond, and channeled a ditch straight west over what is now McChord Air Base. This is known as the Smith Ditch and was one of the first major drainage projects in the area (1863). Nowadays when that term is used, it probably includes Spanaway Creek from the Loop Rd to McChord. In 1943 Robert went into the service.

Interview with **Al Daniels, b.1925**. He lived two years in southeast Tacoma and then moved to A St and 129th St S. He hiked mostly east of Pacific Ave and remembers drinking water from the creek, wading a lot in the creek, catching crawdads, and that **there was always water in the stream**. He does not remember the dredging. He did recall that Brookdale Golf Course had fishing for kids 16 and under where they could fish for **steelhead and other trout**. He played golf when 13-14 years old. He remembers when 12 or 14, maybe around 1937-1938, the **creek ran all year around** and he had no recollection of when the creek dried up.

Interview with **Oswald Ellingson, b. 1919**. Oswald is now 83 years old and has always lived in the same house, on 119th St S. He remembers that Clover Creek flowed all year around until the WPA (like LID District or Drainage District) ditched the creek from Pacific to 138th St S. Probably went farther up- and downstream. He recalls that the WPA project was going on in 1938-39. This started before the beginning of the Parkland Fire Department. He remembers playing in the creek when he was 12 and 13 years old. **It never dried up**. He fished and caught trout but was not a great fisherman. In the Schibig marsh there were **cutthroat trout** caught. He never saw salmon in the upper creek but never specifically looked for them. He does recall that **people caught salmon** in the Smith Ditch (where Spanaway Creek and Clover Creek come together). **Salmon and steelhead** were caught in the Schibig marsh area even in the 1950's. [Author's note: Tacoma Times articles appearing in May 1940 attest to WPA ditching back in 1939 (12, 13).]

There were ponds down past PLU. One fishing trip he remembers was with Orville Dahl when they fished from PLU down through the Schibig farm out to the ponds that were throughout what is now McChord Air Base. He remembers catching fish. Part

of the water from the ponds flowed northward out from McChord and over to lakes in Lakewood.

Interview with **Al Greco, b. 1923**. Al Greco was born in Parkland in the same place where he now resides. His brother Joey managed the PLU golf course in the early years. He did a lot of fishing in Clover Creek from the time he was around 7 years old (1930) until around 1941. He remembers catching many trout (**rainbow and cutthroat**) from east of Pacific Ave down through the Schibig Dairy. There were ponds behind the Schibig farm. Also fished around Spanaway Loop Rd and in the Spanaway-Clover Creek marsh. Most of the trout were from 8-12 inches long, but he specifically remembers catching an **18-inch rainbow** under the Pacific Ave bridge when Pacific Ave was a two-lane highway. He also remembers catching a 16-inch trout on the PLU campus. Another thing that he remembers is catching **suckers 20 inches** long in the creek. He remembers distinctly that the **creek flowed all year around, and even in the summertime** there were holes that were waist deep. There was no problem until the dredging started east of Pacific Avenue. He always heard that this broke the seal in the creek. Then on top of that, Brookdale Golf Course used to take water from the stream to water the greens. He does not remember seeing salmon in the stream. Al Greco remembers an attorney named Arthur Hoppe who worked with neighbors trying to protect the creek, and remembers that problems definitely started after the dredging or bulldozer work east of Pacific Avenue.

Interview with **Don Ford, b. 1923**. Donald Ford was born in Tacoma. His father was Morris Ford who was principal of the Parkland School. The family moved to Parkland in 1936 when Don was 14 years old. Prior to that his dad, Morris, was educated at PLC (Pacific Lutheran College) and had his first teaching job at Riverside School in Puyallup. Don now lives on the creek near Tule Lake Rd. He did not fish but played and hiked along the creek a lot and remembers that **Clover Creek flowed all year long** from the time that he remembers until the early 1940's. He left for World War II in July 1943. He remembers that the creek through the PLU campus was 9 to 15 feet wide and 10-12 inches deep, in some holes much deeper. Some dogpaddled in the creek, but those of his age would hike down the trolley tracks to Little Spanaway Lake to swim. He remembers catching buckets of crawdads, and **seeing many turtles** along the creek [Author's note: probably what is now the endangered western pond turtle], sometimes 3 to 4 at a time on certain old logs down towards Schibig's. Back then the creek flowed through the old PLC apple orchard (planted in the late 1800's) all the way to where Keithley Middle School is, and then down through the Schibig orchard that Peter Smith planted after the Civil War. They used to take their shotguns and go down into the Schibig area and hunt ducks and pheasants that would be eating the apples which had fallen from the trees. Many deer would come into the area, too. Don also especially remembers the **salmon, and the steelhead** that would follow spawning salmon up the creek through this time. They would catch them (usually with rocks or clubs) to take home to their mother for a meal. He remembered that from some vantage points one could **see at one time 30-40 salmon** (12-18 lbs) going upstream in October or November. He recalls seeing the

salmon backs out of the water. He also recalls the large hooked nose on some of the salmon. (At this point Don recalls Robert McConnell's running a trap line every morning before coming to school and that he would earn as much from muskrat and mink pelts as some workers in mechanical jobs.) Also, he remembered that McConnell was a great fisherman and caught many nice fish—he would many times give fish to Don's parents for meals, **15-16 inch long cutthroats** caught near Schibig's. Even in the driest times he remembers **the stream having a lot of water** in it. Don also remembers problems starting after some farmer east of Pacific Ave was digging into the creek with a bulldozer, but does not remember from observation any of those dredging events.

Interview with **Gene Lundgaard, b. 1929**. He grew up in Anacortes and came to PLU in 1947 as a student and then finally joined the faculty. He is a fisherman. He remembers that the **creek dried up in the summers intermittently by then**, but that people caught some small trout even around PLU. He does not remember any salmon in the stream. He used to take his kids fishing a great deal down on Spanaway Creek as it goes through the Schibig marsh area (now the confluence of Clover Creek and Spanaway Creek). They caught **many nice trout** in that area all the way up to the middle '60's. He did not recall ever seeing any salmon at that time.

Interview with **Robert Olsen, Jr**, Parkland, **b. 1937**. The Olsen family came to Parkland in 1947 when Robert Olsen took a position of Professor of Chemistry at PLU. They lived right on Clover Creek on the lower campus. Robert, Jr. remembers the kids swimming in the creek in a deep swimming hole on a corner turn on the campus right past the Richards' home. He also remembers clearly that the creek **dried up many times in the summer when they arrived in 1947 and in later years**.

Interview with **Tom Richards, b. 1938**. Tom Richards' dad, John Richards, was an architect for PLU and lived right on Clover Creek at Park Ave S and Clover Creek at 604 124th St S where they moved in 1937. Clover Creek ran right past their swimming pool that was dug in the early '40's with the use of a large steam shovel. Tom remembers the steam shovel being around a long time, but does not remember its being used through the campus. The stream ran right past the back porch until 1966—pictures taken sometime in 1967 show that the stream had been diverted down the Tule Lake Rd S channel (11); also see Aerial Photo 2. The creek was an important part of the family life and they fought to maintain the creek as a healthy stream going through the PLU campus. He remembers the beauty along the creek and again had no memory of any dredging on the PLU campus. When he was a kid the stream ran all year around, mostly 8-10 inches deep. He recalls that there was a deep hole by the Olsen's home, maybe 3 ft deep. There were still **salmon** in 1938 and even in 1940-41 there were still salmon—his grandfather fished for them. When he was 3 and 4 years old he remembers big fish going by their place in not much water. He remembers fishing up along Pacific Ave when he was young and catching **trout** 6-8 inches. He has a picture of the creek taken the very first time that the creek

went dry (Figure 8). Some photographs from Tom Richards' album (put together by his father who was a good photographer) are shown in Figures 7-12.



Figure 7. Clover Creek at the Richards home prior to 1939, summer time, courtesy of Tom Richards.



Figure 8. Clover Creek July 2, 1939 at the Richards home at Park Ave S and 124th St S at corner of PLU campus. Courtesy of Tom Richards.



Figure 9. Picture recording the first time Clover Creek went dry by the Richards home probably in the summer of 1940. Courtesy of Tom Richards.



Figure 10. Clover Creek around 1942 during the summer with the Richards boys, Tommy and Johnny. This shows low-flow during the summer compared to earlier years. Courtesy of Tom Richards.



Figure 11. The paddle wheel that was located near Park Ave S, summer 1945. Courtesy of Tom Richards



Figure 12. A view along Clover Creek, July 1938, toward Park Ave S, courtesy of Tom Richards.

Interview with **Jim Searce, b. July 18, 1936**. When Jim was 1 year old his family moved from Collins Road in Parkland to a farm that was located at what was then the end of Spanaway Loop Rd (right on the inside of the big curve near 170th St S). When in High School Jim drove and helped with the milk truck route for the Schibig Lakeview Dairy. Land was condemned for Fort Lewis just prior to World War II and the farms South of 176th St, what is now called Audubon Springs (Schultz farm), and the Schmeckle and Slater farms were removed. Jim's father, Edward Russell Searce, was the first president of Elmhurst Power and Light. His grandfather had a chicken ranch on both sides of Clover Creek where Brookdale Rd crosses into Mayfair (right where a big red ranch house is now). There was a large turkey farm covering the Mayfair area. Jim spent early years on his grandfather's farm and remembers there being lots of water in the creek (North Fork of Clover Creek) and that always flooded. Jim's recall was that the North Fork of Clover Creek was channeled some- where in the early 1940's.

Jim fished the creek coming into Spanaway Lake (now known as Coffee Creek) and Spanaway Creek. There was one lake near his home called Turtle Lake that had many **western pond turtles** in it.

Jim's dad and his grandfather traded at the Cambern's service station. They stopped there many times. Jim vividly remembers his father talking about Clover Creek **being red with salmon** and that there would be **yearly runs** prior to the '40's—just before McChord Airbase was established. The salmon would come right by the Cambern's

station. [Authors note: Searce's recall ties in well with what was stated by the Camberns.]

Interview with **John Slipp, b. 1917**. John lived in Parkland on Spanaway Lake near the island on Roberts Rd where his father moved in 1920. He fished a lot on the outlet creek, inlet creek and Spanaway Lake. At age 10 he started keeping records. There were mostly **native cutthroat trout**, 10-14 inches in the creek; in the lake they were larger, 16-17 inches, and thicker. John never fished to the Schibig marsh. He **never saw any salmon** in Spanaway Creek from about 1926-1934. There was a brook lamprey (*Lampretra*) that lived mostly in the larval stage in the silt and then developed a sucking mouth and in a short time went through the breeding and adult cycle where the adult died. There were **western pond turtles** near the edges of the lake---he doesn't remember any little turtles in 1932-1933, but the bullfrogs were already here by then. [Author's note: There were bull-frogs being raised near 136th St S and B St in the late '30s.] He collected freshwater fish for the Pt Defiance Park Aquarium, 1945-50. There were two types of minnows in the Clover Creek one a red-sided bream (*Richardsonius*) Also there were big suckers in the millpond on Spanaway Creek. Many **western gray squirrels** ran throughout the Parkland area; there never was a time that he did not see a western gray squirrel. However, the population dropped precipitously in the middle '50's. Before 1950, these squirrels ranged through Tacoma all the way to Pt Defiance Park and the gulches (there were notes published by Slipp in the Tahoma Audubon Towhee). He remembers talk of bulldozing and steam shovel work near the campus, maybe not on the campus. An attorney, Authur Hoppe (Slipp's neighbor), did much fighting for PLU campus area residents and for the stream, trying to keep the bulldozers out.

Interviews with **Reinke** family members: **Mary A. Grbich, b. 1927**, now resides in Puyallup. Their father and mother were Albert and Minnie Reinke who were descendents of homesteader families from Colfax (father) and Snohomish County (mother). Their father worked for the Columbia Powder Co. in Frederickson, and they lived there near the plant until 1936. The family moved to Spanaway in late 1936 and then to Parkland (Brookdale) in the early spring of 1939, to the inside corner on north of 136th St S and east of B St S. The back yard of the home was on the North Fork of the creek—they owned the land all the way to B St. [Author's note: In 2001 a newer home and land right on the corner was purchased by Pierce County Water Programs. The home, owned by George Vanik, was torn down and the land reserved for preservation.] Mary attended Parkland Lutheran School. She moved from the family home in November of 1946 when she was married but came back for a while in 1947.

She has vivid memories of her brothers **catching salmon and steelhead**, 1939 until about 1942. The salmon were large, some 20-25 lbs. She was one of six children and the fish were important to the family. Mary also remembers that they caught buckets of **crawdads** and boiled them along the banks of the stream. She remembers that there was a large turkey farm on both sides of the North Fork around Mayfair. [Authors note: This was the first farm east of Jim Searce's grandfather's

chicken farm.] She remembers that the North Fork of the creek always dried up at that time, **but that the main fork ran all year around**. Her brothers did a lot of duck hunting in the wintertime. They always had ducks in the ponds behind their home. [Author's note: There were several species of ducks in the pond in April 2003.] She has memories of individuals digging in the creek when they were building homes up near the golf course, 1940-41. [Author's note: This corresponds to McConnell's memory about work above the split in the main stem.] This caused trouble in the main channel—she remembers the **main Clover Creek channel drying up in 1942**. She does not remember the projects that went on in 1938-1939 around Pacific Avenue up to the North Fork--see Tacoma Times articles (12,13). The Steins who lived across 136th St near the cemetery raised bullfrogs.

Interview with **Ralph Reinke, b. March 1933**. He now lives in Tacoma. He is the brother of Mary Grbich. One of his first memories is going out into the Clover Creek headwaters-marsh area to hunt ducks with his father. Parts of the big swamp and wetlands in that area, where the Tacoma Sportsmen's Club is, had many ducks and geese. His dad shot ducks there in 1936-37—the first years Ralph went. There was a definite creek that stayed in bed during the summer, but there was a year-round marsh at the headwaters. He and his two brothers (Earl and Albert) fished from Schibig's dairy (near McChord) to just below the Frederickson school (Clover Creek Elementary) numerous times. They also fished in Spanaway Creek up past Tule Lake. These were the years **1939-1947**, starting after they moved to Parkland. They would fish, spring through fall, spending all day on the creek. They also did a lot of **duck hunting** where Waller Rd comes down to two large dairies that were located there. The irrigation ditch that ran closest to Johns Rd in the split was dry during the summertime, with a healthy flow on the 152nd St side (see Aerial Photo 1). They caught many **steelhead** in Clover Creek, up to 20 lbs, but they never took **the salmon** home to eat since they were beat up when arriving that far up the creek (136th St S). He vividly remembers one steelhead, about 22-23 lbs, that Bob Horbart caught in 1940 and brought over to show the family. The salmon were reddish, so they were likely silvers. They tended to see the salmon lower down the stream--he saw many salmon throughout the Schibig and PLU campus area. They also caught dogfish (**chum salmon**). They did find good steelhead fishing in a nice gravel stretch between 136th and 138th St S. There was a very nice gravel bottom in that stretch of stream alongside of Steins who lived nearer to 138th St S.

Even after 1942, they always looked for fish and Ralph remembers seeing a **few even up to 1946**. After that, there were no big fish in Clover Creek. Ralph is shown in a picture with a **20-inch steelhead and some trout** that he caught (Figure 13). The steelhead is one of the last he remembers seeing. He also remembers when he and his brothers caught 100 **cutthroat** in one fishing trip in the South Fork of Clover Creek—all had their limits. Sometimes they would catch rainbow trout up to **15-20 inches** and would catch **brown trout** (1940's) in the summer and fall in the North Fork—they disappeared after a few years. They caught **steelhead in Spanaway Creek**, too, and he remembers the **salmon rolling** in Tule Lake in the fall. Fish came up Spanaway Creek after they stopped seeing them in Clover Creek (by '45-

'46). Cutthroat trout were always around in the spring and fall--the largest cutthroat that he ever caught was about **27 inches long (a sea-run trout)**. The sea-run trout came up following the salmon and steelhead. He remembers that they saw the Glasso brothers quite often fishing around the Brookdale Golf Course. **The South Fork of Clover Creek never dried up, but finally did around 1944** when it went into the ground at 134th St S. The North Fork would dry up every summer in June.

He remembers that some group started digging near McChord in 1939 and worked there way all the way through the PLU campus up to Pacific Ave. He does not remember people working (digging) in the North Fork. They did do a survey by Horbarts and Steins near 138th St S. He remembers that he and his brothers would rip the signs out. He remembers that many people bought into the idea that if the creek channel would be widened and made deeper there would be no flooding.

They caught buckets of **large crawdads**, boiled them, and the family would eat them along the stream. They used crawdads for bait and he also remembers that someone had a business selling crawdads for bait at 134th St S and Pacific Ave S. This person would use a screened box (1x3x1 ft³) to catch them and would store them in a deep tower container located on the stream at 134th St S and A St. They had great times as kids on Clover Creek. Ralph joined the military in 1950.



Figure 13. Ralph Reinke in the fall of 1944 or 1945 holding a 20-inch steelhead and some nice trout caught in Clover Creek between 136th and 138th St S. The last steelhead they remember seeing. Courtesy of Ralph Reinke.

Interview with **Joan Allard, b. 1918**. Her father was Frank Allard (an architect) and they lived in Seattle until the early 1930's. She is the great-granddaughter of Christopher Mahon who homesteaded a claim in Parkland in 1852, located where the Brookdale Golf Course is now. She remembers coming down to the farm and being around the creek and especially remembers during the summertime her father catching **large messes of trout** about 12 inches long. They always had plenty of trout to eat after a trip to Parkland. Does not remember anything about salmon, but does remember that the hop crops failed throughout the area—she did not remember just when, but thought it was in the late 1800's. [Author's note: There was an aphid infestation about 1890-95 that wiped out all the hop crops from Puyallup throughout Parkland. In 1947 hops were started in Orting on a limited basis. Dorothy Cardon, Director, Meeker Mansion, Puyallup, WA, April 3, 2003 (14).] This probably fixes the date of the irrigation ditching on the Clover Creek split downstream from the golf course in about 1895.

The family moved from Seattle to Parkland, 1932-1933. Her father managed the Brookdale Golf Course that was built in 1930 and her mother ran the restaurant in the clubhouse that was built in 1932. She remembers in 1933 and 1934 steelhead coming up by the clubhouse (January or February). She remembers that the North Fork would dry up by late June, especially around 1932. The golf course was all hops between the 1st and the 18th holes.

Interview with **William Ristvet, b. 1923**. His father was Charles Ristvet and his mother was Mary Mahon, daughter of Matthew Mahon, who was the son of Christopher Mahon. William is the great-grandson of Christopher Mahon who homesteaded a claim in Parkland in 1852, located where the Brookdale Golf Course is now. They now live on Fruitland Ave, Puyallup, but he lived on the main stem of Clover Creek on part of the original Mahon land claim, near the fourth hole of the present golf course, until he went in the military service in 1943.

He remembers good water flow and steelhead being in Clover Creek as well as catching steelhead there. There was a spring, used for water by their family, that flowed off the hillside near their home into Clover Creek. Later the spring ran into a wooden box (maybe 2x2 ft²) and was then piped into a 8" wooden pipe under ground (under and across what is now a fairway by the 4th hole) to the creek. He vividly remembers trout coming up that pipe and being in the cold water storage box. They caught trout by hand there often, just using a few crickets to lure the trout to the surface.

Interview with **Ed VanAntwerp, b. 1911**. Ed lived on 660 ft of Clover Creek just west of Pacific Lutheran University and just east of the Schibig Dairy from 1938-1942. He remembers **a creek 12-18 inches deep that flowed all year around**. He remembers seeing salmon but that they did not bite readily and that they were pretty fast in the water. He remembers that he and a person named Lorigian caught a nice salmon, split it in half and they each had nice meals from it. He vividly remembers that a power shovel started down on Schibig's land and worked its way up the creek.

He helped every night collecting money to hire lawyers to stop the project started by Cooley. The lawyers were Hoppe and his partner, and the case was heard by Judge Card. They blocked it for a while (12, 13), but failed in the long run.

Stream Destruction and Intermittent Flow

Although there had been many intrusions into the creek prior to the 1930's, it appears from the interviews that major changes taking place around 1938 to 1941 landed the final blow to Clover Creek. First there were the WPA projects during the years 1938-40 that were carried out through drainage districts without legal easements. Tacoma Times articles appeared in May of 1940 discussing recall of the drainage commissioners Cooley and Kronlund as well as court action against these detrimental projects (12, 13). There were also the many individual projects going on along the stream. Then there was the enormous dredging project at McChord Airbase in 1938-39. See Figure 14 below showing the 1400 ft ditch and one of the two 12-foot diameter pipes in place. Then there were the individual landowners altering the stream and streambed above the split at the Clover Creek Reserve as they constructed their homes. All of this corresponds in time with the increasing disappearance of the salmon and steelhead runs that once came up the stream.



Figure 14. The McChord Airbase channel dredged in 1938 with one of the **two 12-ft diameter culvert pipes, 1400 ft long, rolled into place, courtesy of the Tacoma public Library**

The replacement of the road bridges along with further channeling in between B St S and C St S in 1966, and the final diversion of the stream away from the Pacific

Lutheran University course in 1967 down to the Tule Lake Rd S channel put the final capping on a long chain of events that nearly destroyed this urban stream. Since the lack of year around water flow is probably the biggest factor in sustaining yearly coho salmon runs, correcting this should be the highest priority in future stream restoration projects.

Conclusion

In all of the interviews conducted in this study about Clover Creek, the picture put forth is one of a creek that flowed consistently throughout the year until 1939 to 1941, and even later above Pacific Ave. There were many eyewitness reports of significant steelhead, salmon runs and large native cutthroat trout present in this stream, including sea-run cutthroat. These fishing reports were validated by avid fishermen. These runs continued until around 1941, even during the driest of summers. A picture emerges of habitat, salmon, steelhead, and cutthroat and rainbow trout; western pond turtles, western gray squirrels, deer and good trapping. This all started to change somewhere near 1940 when dredging or bulldozing action took place east of Pacific Avenue. By 1943 to 1947, the stream for sure had intermittent drying periods. Even though there are some inconsistencies among the memories of people interviewed, both from photographs and the overall oral interviews, a picture of a relatively healthy Clover Creek with salmon, steelhead and trout, and a healthy riparian area for wildlife are supported. In addition, it seems that the date of the hop farm irrigation ditch construction near Johns Rd would be around 1895. Also, it seems that the inconsistency between the 1870-1873 State of Washington Territorial Survey maps that suggest an ephemeral stream because of an absent stream line is hard to support, based on the all-year-round (perennial) flow that people experienced in these early years in the mid-reach of Clover Creek. It is possible that the reason for the absent stream line being near the Peter Smith homestead was due to this section of creek being in a Federal area, known as the U.S. Garden Reserve. This was military land deeded to support Ft Steilacoom (15). This study gives support to the historical records that suggest Clover Creek flowed as a continuous stream, and that there was an abundance of fish in the Clover Creek stream system, similar to that found when the homesteaders first arrived in the territory.

Acknowledgements

Help from Kerstin Ringdahl (PLU Archives) and Dave Berntsen (PLU), and valuable discussions with Kris Kauffman are greatly appreciated. Historic map information from Dave Seabrook and extra help in obtaining names for early Parkland residents from Toppy Kylo, Tom Cambern, Robert Jones, Mark Stuen and Nina Larson are also much appreciated. Help with library research from Al Schmauder was also much appreciated.

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Appendix I

Clover Creek Timeline of Events

1833-1880's. Creek flowed with abundant fish (salmon) and wildlife (6, 7).

1833-1843. Hudson Bay Company developed Fort Nisqually and formed the Puget Sound Agricultural Company (1839) to develop sheep and cattle farms over large areas including the Parkland prairies (6, 7, 8).

1851. Thomas and Agnes Tallentire established their home on 640 acres between 121st St S and 138th St S (6).

1852. Christopher and Elizabeth Mahon homesteaded 640 acres on the present day Brookdale Golf Course, Mayfair area, from Waller Rd to Golden Given Rd and between 125 Ave E and 152nd St E. He named the creek Clover Creek after the tall wild clover that grew along the banks (6).

1853. Andrew F. Byrd built a dam impounding the marsh waters of what is now Steilacoom Lake (10).

1853. Peter and Martha Smith settled the 320-acre land claim near the area that is now PLU, Washington High and Schibig-Lakeview Nature Preserve (6, 7).

1863. Peter Smith applied and obtained the first permit allowing him to channel the creek to drain the swamp and marshland on the Smith Claim, known as the Peter Smith ditch (6).

1880's. Captain John C. Ainsworth moved Clover Creek off his flood plain 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 (6, 8).

1884. Charles B. Wright began his water company, a forerunner to Tacoma Light and Water Company, by taking water from Clover Creek by flumes to Tacoma (purchased in 1893 from Wright) (7).

1894. Dam built on the Bresemann homestead on Spanaway Creek to power two water wheels used in the furniture factory (10)

1895. The main-fork split-channel was constructed from the area just upstream of Golden Given Rd down to 138th St S. This was done to irrigate a hop farm in this area—much of which is now the Clover Creek Reserve near Johns Rd. [Author's note: This date is always listed as prior to 1940; however, the hop crop failed throughout the area by 1895 and was thought not to have started again, except in Orting (14).]

1904. PLU received a letter from the Tacoma Utilities warning of contamination of the creek water with cesspool leakage (5).

1909. A description of Parkland appearing in the Tacoma New Herald Annual describes Parkland as having the pure water supply of Clover Creek in almost inexhaustible quantities (6, 7).

1924-1942. Personal interviews indicate that the water still flowed all year around in the main stem of Clover Creek with people swimming in the creek; salmon, steelhead and cutthroat trout being caught; and wildlife still plentiful (**present report, 2003**).

1929. Pierce County developed Tacoma Field that was donated to the Army and became McChord Field in May 1938 (7).

1938-1939. McChord Channel project. In 1938, the Army used an eighty-ton drag line to dig a channel 20 feet wide and nearly 1400 feet long. Then in 1939, 1400 feet of 12-ft diameter steel pipe constructed at the side was rolled into the creek and covered (7).

1938-1940. WPA projects launched along the creek for flood control. Bulldozer apparently used east of Pacific Ave and a power shovel used west of Pacific Avenue. TNT articles on May 2 and May 16, 1940 discuss the citizens legally trying to stop this project that was destroying the creek (12, 13).

1940. Dam constructed at mouth of present Lake Steilacoom. No fish ladder was put in place.

1940. Clover Creek dried up for the first time near Pacific Lutheran University and ran low every summer after this (**present report, 2003**).

1967. Clover Creek was diverted to the overflow channel that had an asphalt bottom all the way from Pacific Ave to the entry into the Schibig marsh (plans approved March 15, 1966 and signed off in January 1968).

1969. The county replaced bridges, increased the width and depth of the Clover Creek Channel, and asphalted the streambed from Pacific Av S to B St S (plans issued December 23, 1968, Pierce County Public Works).

1985. Parkland-Lakewood Sewer Project was completed.

1987. First volunteer group called the Clover Creek Coalition was formed by (Tom Steele) to try and obtain perennial flow back in the stream and to bring salmon back.

1991. The Clover Creek Council was incorporated as a nonprofit citizens' organization with a mission to restore the creek and related habitat to support salmon runs.

1995-1997. Volunteers built temporary wooden fish ladders above Steilacoom Lake.

1997. The first significant return of coho salmon to the stream in 57 years. [Author's note: Students Pat Marquardt and Mike Nelson saw a 2-ft salmon (steelhead ?) in Spanaway Creek at the Gonyea House on Spanaway Loop Rd S, July 22, 2002.]

2000-2001. Four permanent fish ladders were constructed in Clover Creek above Lake Steilacoom with funds from the City of Lakewood and the Pierce County Conservation District.



TO: Planning Commission
 FROM: Courtney Brunell, Current Planning Manager
 DATE: March 2, 2022
 SUBJECT: Proposed Comprehensive Plan Amendment:
2022-07 Parking requirements in LMC Chapters 18A.80 (Citywide) and in 18C.600 (Lakewood Station District Subarea Plan)

BACKGROUND

Per Resolution 2021-14, the Lakewood City Council set the docket list for the 2022 Comprehensive Plan amendment (22CPA) cycle to include seven potential amendments. Due to the variety and complexity of this cycle's amendments, the Planning Commission has been reviewing them in part over time prior to conducting a public hearing and considering action on the entire docket. The Commission is currently scheduled to hold a public hearing on May 18 and take action on the entire amendment docket on June 1.

This memorandum includes amendment **2022-07**, Parking requirements in LMC Chapters 18A.80 (Citywide) and in 18C.600 (Lakewood Station District Subarea Plan.)

DISCUSSION

Over the last 12 months, the Planning Commission and City Council have reviewed several multifamily development projects that included a discussion of our existing parking standards. After seeing the practical application of the recently adopted code provisions found in LMC Titles 18A and 18C, the City feels it would be beneficial to revisit our existing standards to affirm the language and evaluate the need for any amendments.

This memorandum includes three recent examples of projects that have challenged Lakewood's parking standards, each of which resulted in design changes, unit count variation or unanswered questions due to the City's existing parking standards.

Following each example below is a general question and potential amendment to generate discussion. Although the examples here are specific to multifamily development, members of the Commission are welcome to propose other changes or ask questions regarding any section of the Lakewood Municipal Code related to parking as found in section 18A.80.030 (City-wide parking standards) and 18C.600 (Lakewood Station District Subarea parking standards), attached hereto.

To summarize, now that the City has seen the parking code in practical application, would the Council or Planning Commission like to see any changes or affirm the current direction?

Example 1: *Toto Townhomes. 4606 108th St SW. Lakewood Station District, 1.25 parking stalls per dwelling unit (pdu) required.*

In 2021 the City received an application for a multifamily tax exemption (MFTE) for Toto Townhomes. The Toto Townhomes project vested prior to the adoption of the station district subarea, but chose to design a project in majority-compliance with the revised codes design standards. The original proposal was in full compliance with the Lakewood Station District standards for open space, frontage, setbacks and parking. The project included 50 townhomes, each unit included a 1-2 car garage. Overall, the project met the 1.25 parking spaces, offering a total of 63 garaged parking spaces.

During the Council's review, it was recommended by the City Council that applicant revise their site plan to include uncovered, guest parking on-site or on an adjacent street. The Council agreed that they would consider reducing some of the other design standards in order to accommodate the additional parking request. The applicant revised their plan to include uncovered guest parking on site. The result reduced the amount of open space and setbacks surrounding the property.

Question: Should the Planning Commission and Council consider a code amendment to require a set aside of uncovered or undesignated guest parking spaces for multifamily development?

Proposed Amendment: LMC 18C.600-1 *Multifamily housing: 1.25 spaces per dwelling unit*. At least 15% of the required parking must be uncovered or in a shared use garage to accommodate guest parking.*

Staff Comments: The cottage housing ordinance section 18A.30.280 requires a set aside of 15% of parking spaces be set aside for guest parking. For consistency, 15% is the set aside provided here.

Example Two: *Gravelly Lake Apartments. 8931 Gravelly Lake Dr SW. Standard Code 1.5 parking spaces pdu required.*

In 2021-2022 the Planning Commission and City Council reviewed a request to allow for a housing density bonus and parking reduction for extremely low income units located at 8933 Gravelly Lake Drive SW. For this proposal the applicant requested that a portion of the required parking stalls (6 total stalls) be located off site at the neighboring property. During City Council review, councilmembers inquired about pedestrian access between lots.

Question: Should the City require pedestrian access between offsite parking locations?

Proposed Amendment: LMC 18A.80.060.E 6. A diagram showing pedestrian access between the properties involved in the shared parking.

Example Three: *Meadow Park Apartments. 7703 Lakewood Dr. W. Standard code provision 1.5 pdu required.*

In 2021 the City received an application for a 63 unit multifamily development with a mix of studio, 1 and 2 bedroom units. Under our current code the applicant would be required to provide 90 parking spaces. The applicant proposed 1pdu (63 total spaces) and requested an option for a parking reduction per LMC 18A.80.060, which allows for the director to reduce parking if there is parking study and traffic demand management plan to reduce required parking. The applicant based their TDM on the City of Tacoma's micro unit standards. The overall reduction was greater than what the City believed to be realistic for this neighborhood, with a total deficit of 27 stalls. The applicant was also unable to find offsite parking that complied with the code. As a result, the applicant reduced the number of housing units.

The City of Lakewood, via current code provisions, has limited or prohibited on-street parking throughout much of the City, favoring parking on-site. Elsewhere in the region, new multifamily housing developments have been constructed with little to no parking. These units, which the City of Tacoma refers to as "micro-units," have been found in Tacoma & King County where on-street parking is prevalent. Additionally, there is an assumption that individuals living in the units will rely on shared transportation (e.g., ride share, uber/lyft, public transportation, etc.).

The City invites the Planning Commission and City Council to evaluate if our code still makes sense for multifamily development regardless of unit size. To assist in this discussion, the table below provides an overview of parking standards for multifamily units in neighboring jurisdictions:

City	Spaces
City of Lakewood Standard	1.5 per dwelling unit
City of Lakewood Station district	1.25 per dwelling unit
Puyallup	1.5 per dwelling unit
DuPont	2 per dwelling unit
Lacey	1.5 per dwelling unit
Steilacoom	2 per dwelling unit
Federal Way	1.5=studio/1 bd or 2 per dwelling unit > 1bd
University Place	1- studio, 1.25=- 2bd, 1.5 3+bd

To summarize, now that the City has seen the parking code in practical application, would the Council or Planning Commission like to see any changes or affirm the current direction?

18A.80.030 Zoning district parking requirements. (CITY WIDE)

- A. The requirements for any use not listed herein shall be those of the listed use most similar to the unlisted use. When similarity is not apparent, the Director shall determine the minimum and maximum for the unlisted use. The Director may require that the applicant conduct a parking study to evaluate the parking needs associated with a proposed use.
- B. For conditional uses, as identified and described in Chapter [18A.20](#) LMC, Article II, the parking requirement shall be as provided in that chapter or as determined by the Hearing Examiner.
- C. *Residential Zoning District.* Off-street parking requirements for residential districts are located in subsection [\(F\)](#) of this section.
- D. *Commercial, Office and Industrial Uses.* In commercial, industrial, and mixed use districts, off-street parking requirements shall be as shown in subsection [\(F\)](#) of this section; provided, that all of the property is controlled by a single person or corporation, or written agreements for shared parking, acceptable to the City, are filed with the Director.
- E. *Rounding of Fractions.* When the number of required parking spaces for a particular use or building results in a fractional space, any fraction less than one-half (1/2) shall be disregarded and any fraction of one-half (1/2) or over shall be counted as one (1) space.
- F. *Parking Standards.*

PARKING STANDARDS TABLE				
Use	Unit measure	Optional Minimum (TDM program only; see 18A.80.060(H)).	Max	Required bicycle parking spaces
BUSINESS PARK				
General business park	Per 1,000 square feet	2	4	See offices
COMMERCIAL				
Banks	Per 1,000 gross square feet	2	3	See offices
Billiard halls	Per table	1	2	1 per 20 auto stalls. Minimum of 4
Bowling alleys	Per alley	3	5	1 per 20 auto stalls. Minimum of 4
Commercial recreation	Per 1,000 square feet	3	5	1 per 20 auto stalls. Minimum of 4

PARKING STANDARDS TABLE				
Use	Unit measure	Optional Minimum (TDM program only; see 18A.80.060(H)).	Max	Required bicycle parking spaces
Day care, preschools, nursery schools	Per staff member plus one drop-off loading area per 7 students	0.5	1	1 per 25 auto stalls. Minimum of 1
Hotels, motels	Per room or suite. Hotel/motel banquet and meeting rooms shall provide 6 spaces for each 1,000 square feet of seating area. Restaurants are figured separately.	1	2	See retail
Medical and dental clinic and offices	Per 1,000 square feet of GFA	2	4	See offices
Mini storage	Per 100 units or a minimum of 3 spaces plus 2 for permanent on-site managers	1		None
Mortuaries, funeral homes	Per 4 seats	1	2	None
Neighborhood commercial shopping area	Per 1,000 square feet	1	2	See retail
Office building	Per 1,000 square feet of GFA			1 per 15 auto stalls. Minimum of 2
	• With on-site customer service	2	4	
	• Without on-site customer service	1.5	3	
Regional shopping centers, food and drug stores	Per 1,000 square feet of GFA	3	6	See retail
Restaurants	Per 100 square feet of dining area	1	4	See retail
Retail	Per 1,000 gross square feet	3	6	1 per 20 auto stalls. Minimum of 2
Retail in mixed-use development	Per 1,000 gross square feet	2	4	See retail
Service stations (mini marts are retail uses)	Per employee plus per service bay	0.5	1	None

PARKING STANDARDS TABLE				
Use	Unit measure	Optional Minimum (TDM program only; see 18A.80.060(H)).	Max	Required bicycle parking spaces
INDUSTRIAL				
General industrial	Greatest number of employees on a single shift plus one space for each vehicle owned, leased or operated by the company	0.5	1	See offices
Warehouse	Per 2,000 square feet of GFA plus	1	N/A	None
	Per 400 square feet of GFA used for office or display area	1	N/A	
INSTITUTIONAL				
Convalescent facilities, nursing homes	Per 2 patient beds	1	3	See offices
Hospital	Per bed	0.5	1	See offices
Libraries	Per 200 square feet of GFA	0.5	1	1 per 20 auto stalls. Minimum of 2
Schools, elementary and junior high	Per classroom and office	1	1.5	1 per classroom
Schools, senior high	Per classroom and office plus per each 5 students of designated capacity	1	2	1 per 5 auto stalls. Minimum of 2
PLACES OF ASSEMBLY				
Places of assembly without fixed seats	Per 1,000 square feet of GFA	10	11	1 per 25 auto stalls. Minimum of 2
Places of assembly with fixed seats	Per 4 seats	1	2	1 per 40 auto stalls. Minimum of 4
Stadiums, auditoriums, gymnasiums, theaters	Per 4 seats of the permitted assembly occupants. (School and/or public facility parking spaces may be used provided the facilities are on the same or contiguous parcels within 300 feet of the theater or auditorium.)	1	1.5	1 per 25 auto stalls. Minimum of 4

PARKING STANDARDS TABLE				
Use	Unit measure	Optional Minimum (TDM program only; see 18A.80.060(H)).	Max	Required bicycle parking spaces
RESIDENTIAL				
Accessory dwelling unit	Per dwelling unit	1	N/A	None
Single-family	Per dwelling unit	2	N/A	None
Duplexes	Per dwelling unit	2	N/A	None
Multifamily structures	Per dwelling unit	1.5	N/A	1 per 10 auto stalls. 2 minimum per building
Mobile home subdivision	Per dwelling unit	2	N/A	None
Mobile home parks	Per dwelling unit. (In mobile home parks, the parking spaces in excess of 1 per mobile home may be grouped in shared parking areas.)	1.5	N/A	None
Rooming houses, lodging houses, bachelor or efficiency units	Per occupant	1	3	None
Senior citizen apartments	Per 3 dwelling units	1	2	See multifamily

18A.80.040.A-B *Design Standards* Omitted full code can be found here:

<https://lakewood.municipal.codes/LMC/18A.80.040>

18A.80.060 Parking incentives.

A. When residential uses are combined with commercial uses in the same building, parking requirements may be reduced by twenty (20) percent, except when located within the CBD or TOC zoning districts for which parking requirements are reduced by thirty-five (35) percent.

B. A structured parking space shall count as one and one-half (1.5) parking spaces towards the required number of parking spaces.

C. When affordable housing is constructed pursuant to Chapter [18A.90](#) LMC, Housing Incentives Program, the parking space requirements shall be calculated employing any available modifications based upon LMC [18A.90.060](#).

D. *Shared Use Parking.* Joint use of required parking spaces may be permitted where two (2) or more uses on the same site or separate sites in close proximity to one another are able to share the same parking spaces because their parking usage does not materially overlap (e.g., uses primarily of a daytime versus nighttime, or

weekday versus weekend nature). Shared parking shall be legally encumbered and shall meet all of the applicable standards of this section pursuant to subsection (E) of this section, Off-Site Parking.

E. *Off-Site Parking*. Joint use of required parking spaces may be authorized by the Director if the following documentation is submitted in writing to the Community and Economic Development Department:

1. The names and addresses of the owners and/or tenants that are sharing the parking.
2. The uses that are involved in the shared parking.
3. The location and number of parking spaces that are being shared.
4. An analysis showing that the peak parking times of the uses occur at different times and/or that the parking area will be large enough for the anticipated demands of both uses.
5. A legal instrument such as an easement or deed restriction that guarantees continuing access to the parking for both uses which shall be subject to review and approval by the Director.

F. *On-Street Parking Credit*. Where adjacent roads are designed for on-street parking and approved by the Public Works Director, parking credit may be given for on-street parking.

G. *Electric Vehicle Charging Parking Provisions*. For every electric vehicle charging station provided, the required number of parking spaces may be reduced by an equivalent number, provided the total reduction does not exceed five (5) percent of the total required parking spaces. For example, if forty (40) parking spaces are required and two (2) electric vehicle charging stations are provided, the total required parking may be reduced to thirty-eight (38) spaces, yielding thirty-six (36) “regular” parking spaces and two (2) electric vehicle charging parking spaces. Note that in this example the total reduction may not be in excess of two (2) spaces ($40 \times 5\% = 2$), so if three (3) electric vehicle charging stations were provided instead, the total reduction in required parking would still be two (2) spaces, yielding thirty-five (35) “regular” parking spaces and three (3) electric vehicle charging parking spaces.

H. *Phased Reduction of Maximum Parking Standards*. One technique for transportation demand management (TDM) is to reduce maximum allowable parking spaces. This reduction in parking can be accomplished by slowly phasing down the maximum allowable number of parking spaces over a period of years. This procedure has advantages of reducing vehicle trips and conserving urban commercial land that can be used for other purposes. However, TDM has the potential to have a significant adverse impact on the jurisdiction’s economic development if other reasonable forms of alternative transportation are not available. This technique should be periodically revisited to consider its viability but should not be implemented until its feasibility for Lakewood is established.

1. *Minimum Optional Guidelines and Maximum Standards*. To promote parking reduction, the optional minimum guideline listed in LMC [18A.80.030\(F\)](#) serves as a suggested parking number but is not mandatory for automobiles except for single-family residential development. Applicants will be encouraged to provide less automobile parking than the minimum listed whenever possible based upon

TDM, available on-street parking, and the potential for shared parking within walking distance and other factors. The minimum number listed for bicycle parking shall be provided as indicated in the table for both commercial and residential development.

2. The number of parking spaces needed to serve a project must be demonstrated to the Director based upon a parking plan considering TDM techniques and other relevant factors. Upon justification to the satisfaction of the Director, whatever number of parking spaces agreed upon shall be the number required, and this shall be an enforceable condition of the approval.
3. The maximum parking standards may be increased if the Director finds compelling reasons to do so. Such determination shall be at the sole discretion of the Director based upon such factors as unique site or use requirements, historical data of a particular use or other relevant factors indicating additional parking is necessary to properly serve a use or uses at a site.
4. For large projects where a traffic study is required and the proposal has one hundred (100) or more employees, a comprehensive TDM strategy may be proposed to achieve a reduction in minimum parking listed in LMC [18A.80.030\(F\)](#). The reduction in parking permitted shall be commensurate with the permanence, effectiveness and demonstrated reduction in off-street parking demand effectuated by such alternative programs.

Alternative programs that may be considered by the Director under this provision include, but are not limited to, the following:

- a. Private vanpool operation;
- b. Transit/vanpool fare subsidy;
- c. Imposition of a charge for parking;
- d. Provision of subscription bus services;
- e. Flexible work hour schedule;
- f. Capital improvements for transit services;
- g. Preferential parking for carpools/vanpools;
- h. Participation in the ride-matching program;
- i. Reduction of parking fees for carpools and vanpools;
- j. Establishment of a transportation coordinator position to implement carpool, vanpool and transit programs;
- k. Bicycle parking facilities including associated shower and changing facilities;

-
- l. Compressed work week;
 - m. Telecommuting;
 - n. Other techniques and strategies approved by the Site Plan Review Committee.
 - 5. Parking reduction under this subsection must provide information regarding the administration of the program to the Director. The information must include:
 - a. Address each individual TDM strategy as part of the transportation impact analysis;
 - b. Provide the City with an estimate of peak hour employees as part of their development application and traffic impact analysis;
 - c. Provide estimated parking occupancy rates for the development as part of the transportation impact analysis showing average weekday use;
 - d. Demonstrate how TDM strategies will be used to minimize the need for parking. [Ord. 726 § 2 (Exh. B), 2019.]

18C.600.610 Parking. (LAKEWOOD STATION DISTRICT)

A. *Off-Street Parking Requirements.* The following off-street parking requirements supersede the requirements in Chapter [18A.80](#) LMC. Uses not listed below must comply with the requirements in Chapter [18A.80](#) LMC.

Table 18C.600-1. Off-Street Parking Requirements

Land Use	Vehicular Parking Requirement	Bicycle Parking Requirement
Residential	Single-family: 2 per dwelling unit Accessory dwelling: 1 per dwelling unit; provided, that no additional parking is required when located within one-quarter mile of the Sounder Station. (RCW 36.70A.698) Senior citizen apartments: 1 per 3 dwelling units* Multifamily housing: 1.25 spaces per dwelling unit* <i>*See process in subsection (B) of this section to prepare parking study to reduce further near station.</i>	Meet rates and standards of: Chapter 18A.80 LMC
Retail. Services, Restaurants	2 per 1,000 GSF minimum; 3 per 1,000 GSF maximum	Meet rates and standards of: Chapter 18A.80 LMC
Office	2 per 1,000 GSF minimum; 3 per 1,000 GSF maximum	Meet rates and standards of: Chapter 18A.80 LMC
Street-Level Retail 3,000 sq. ft. or less per business	None where there is available public parking within 500' or abutting on-street parking designed to serve street level retail	Meet rates and standards of: Chapter 18A.80 LMC

B. *Parking Reductions or Increases.* The amount of required parking may be reduced or eliminated, or increased above the maximum, based on a site-specific parking study that demonstrates one (1) or more of the following:

1. *Reduction Due to Shared Parking at Mixed-Use Sites and Buildings.* A shared use parking analysis for mixed-use buildings and sites that demonstrates that the anticipated peak parking demand will be less than the sum of the off-street parking requirements for specific land uses.
2. *Reduction Due to Public Parking Availability.* The availability of public parking to accommodate the parking demand generated by the site or building. The City may approve a reduction in the amount of required parking by up to fifty (50) percent for any parking stalls that will be open and available to the public. On-street parking may be considered for the reduction; any new on-street parking provided will be counted toward the required parking availability.
3. *Reduction Due to Lower Parking Demand or Increase Based on Greater Parking Demand.* Demonstrating that anticipated parking demand will be less than the minimum parking required, or

greater than the maximum allowed, shall be based on collecting local parking data for similar land uses on a typical day for a minimum of eight (8) hours.

4. *Reduction for Housing in Proximity to Sounder Station (RCW 36.70A.620).* When located within one-quarter (0.25) mile of the Sounder Station, an applicant may apply for an exception allowing minimum parking requirements to be reduced at least to one (1) parking space per bedroom or three-quarters (0.75) space per unit, as justified through a parking study prepared to the satisfaction of the Community Development Director or their designee:

- a. Housing units that are affordable to very low-income or extremely low-income individuals;
- b. Housing units that are specifically for seniors or people with disabilities;
- c. Market rate multifamily housing.

In determining whether to grant a parking reduction, the Community Development Director may also consider if the project is proposed in an area with a lack of access to street parking capacity, physical space impediments, or other reasons supported by evidence that would make on-street parking infeasible for the unit.

C. *Parking Location and Design.* Parking shall be located behind the building or in a structure except in locations where the parking frontage type is permitted.

D. *Shared Parking.* Shared parking is encouraged to support a walkable and pedestrian-oriented Station District where people can park once and visit multiple destinations. Off-site shared parking may be authorized per the standards in Chapter [18A.80](#) LMC.

E. *Public Parking.* Public parking is permitted as a principal or accessory use in the Station District subject to the frontage and design standards.

F. *Dimensional Standards.* Parking stall and circulation design shall meet the standards of Chapter [18A.80](#) LMC. [Ord. 751 § 2 (Exh. B), 2021.]