



## LAKEWOOD CITY COUNCIL STUDY SESSION AGENDA

Monday, October 10, 2022

7:00 P.M.

City of Lakewood

Council Chambers

6000 Main Street SW

Lakewood, WA 98499

Residents can virtually attend City Council meetings by watching them live on the city's YouTube channel:

<https://www.youtube.com/user/cityoflakewoodwa>

Those who do not have access to YouTube can call in to listen by telephone via Zoom: Dial +1(253) 215-8782 and enter meeting ID: 868 7263 2373

---

Page No.

### CALL TO ORDER

### ITEMS FOR DISCUSSION:

- (3) 1. Review of Tree Preservation Code Update. – (Memorandum)
- (100) 2. Joint Lakewood Arts Commission Meeting. – (Work Plan)
- (101) 3. American Rescue Plan Act (ARPA) Sub recipient Presentations.  
– *Career Team, James Hughes and Rebuilding Together South Sound, Rachel Lehr*
- (109) 4. Review of three (3) year Energy and Climate Change Work Plan. – (Memorandum)

### ITEMS TENTATIVELY SCHEDULED FOR THE OCTOBER 17, 2022 REGULAR CITY COUNCIL MEETING:

- 1. Proclamation recognizing October as National Disability Employment Awareness month.
- 2. Presentation of the 2022 Governor's Smart Communities Awards.
- 3. Authorizing the execution of an agreement with the Department of Commerce for the Climate Change Planning Grant.  
– (Motion – Consent Agenda)

*Persons requesting special accommodations or language interpreters should contact the City Clerk, 253-983-7705, as soon as possible in advance of the Council meeting so that an attempt to provide the special accommodations can be made.*

4. Authorizing the execution of an agreement with the Department of Commerce for the Middle Housing Grant. – (Motion – Consent Agenda)
5. Accepting the Edward Byrne Memorial Justice Assistance Grant for ballistic helmets and rifle plates. – (Motion – Consent Agenda)
6. Reappointing Jarnail Singh to serve on the Lodging Tax Advisory Committee through December 31, 2025. – (Motion – Consent Agenda)
7. Reappointing Susan Warner to serve on the Lakewood Arts Commission through October 15, 2025. – (Motion – Consent Agenda)
8. Appointing Denise Nicole Franklin to serve on the Community Services Advisory Board through December 15, 2026. – (Motion – Consent Agenda)
9. Approving the three (3) year Energy and Climate Change Work Plan. – (Ordinance – Regular Agenda)
10. Amending the Critical Areas Ordinance, Title 14, and Chapters 2.48, 18A.70.300-350, 18A.80.060, 18B.600, 18C.600, 18A.60.110, 18B.200.230, 18C.200.230, 18B.700.720, 18C.700.720, 18A.70.140, 18A.60.030-070, related to the Tree Preservation Code. – (Ordinance – Regular Agenda)
11. Clover Creek Flood Study Engineering Feasibility Analysis Update. – (Reports by the City Manager)
12. Prosecution Services Update. – (Reports by the City Manager)

## **REPORTS BY THE CITY MANAGER**

## **CITY COUNCIL COMMENTS**

## **ADJOURNMENT**

*Persons requesting special accommodations or language interpreters should contact the City Clerk, 253-983-7705, as soon as possible in advance of the Council meeting so that an attempt to provide the special accommodations can be made.*



TO: Mayor and City Council

FROM: Tiffany Speir, Long Range & Strategic Planning Manager  
Courtney Brunell, [Former] Planning Manager

THROUGH: John Caulfield, City Manager *John F. Caulfield*  
Dave Bugher, Assistant City Manager, Development Services

Date: October 10, 2022

Subject: Tree Preservation Code Study Session

---

## Purpose

This memo summarizes the City Council study session topics on September 26, 2022 and responds to Council questions and requests. Minor changes to proposed redlines are recommended.

## Background

Lakewood regulates significant trees on residential, commercial, and institutional sites is contained in Lakewood Municipal Code (LMC) section [18A.70 Article III](#). Other relevant rules include the State Environmental Policy Act (SEPA) in [LMC 14.02](#) and critical areas in [Title 14](#).

Since 2021 community members expressed interest and concern with tree preservation throughout the city. In response, the City Council directed the City Manager to complete a review of the tree preservation code and associated chapters. The City Council approved a Scope of Work and Public Participation Plan in November 2021 and formed an Ad Hoc Tree Committee in February 2022. Since February the City has engaged the public in activities to learn about the tree code update including the urban tree canopy, habitat protection, and housing and job targets.

Following the Advisory Committee recommendations in April 2022, the Planning Commission evaluated the code in May and June 2022 and following a public hearing provided recommendations to the City Council in July 2022.

The City issued its SEPA determination on the draft code in July 2022 and provided notice of intent to adopt the code to the Department of Commerce for review consistent with Growth Management Act requirements, requesting a review. The SEPA comment period closed with no comments; following the state's two-month review period, no comments were received from Commerce.

The following links to prior Ad Hoc Advisory Committee Planning Commission and City Council packets provides additional background on public engagement and the evolution of the code proposals.

- [Ad Hoc Committee Recommendations](#), April 2022
- Planning Commission Resolution and Recommendations, July 2022 (included in City Council August 8, 2022 packet, link below)

- Summary of Public Engagement, Comparison of Recommendations, and Example Cities provided to [City Council, August 8, 2022](#)
- Responses to City Council Questions and Options, Critical Areas Overview, Urban Forestry Program Overview, [City Council, August 22, 2022](#)
- Public Hearing staff report and public comments received, [City Council, September 6, 2022](#)
- Summary of Public Hearing Themes, and Responses to City Council Questions and Draft Scenarios, [City Council, September 12, 2022](#)
- Review of Key Issues and Council Questions including Scenarios, [City Council, September 26, 2022](#)

The City Council is considering its desired changes to the proposed ordinance on October 10, 2022.

## **Summary of Changes and Areas of Discussion**

At the City Council's September 26, 2022 session, several topics were discussed, and the City Council provided direction on key issues (Attachment A) and are summarized in redline revisions (Attachment B).

Two remaining issues are described below for discussion at the October 10, 2022 study session.

- Utility/right of way exemption examples
- Replacement trees

In addition, two amendments are recommended in LMC 18A.70.330(B)(1)(a)(1) and (2) since the City would not be regulating 1 single Oregon White Oak above 20" as a critical area.

## **Utility/Rights of Way Exemption**

The City has proposed to retain the exemption for utilities/rights of way (ROW) except for Oregon white oak; there is a requirement for exempt tree removal notification to the City. The City Council was interested in other example utility exemptions and wanting to ensure that franchise agreements between the City and utility entities are not in conflict. After review of the current franchise agreements and other jurisdictions' regulations, City Staff has incorporated several recommended amendments into proposed LMC 18A.70.310 and .330 (B)(1)(a). See Table 1 below.

Table 1. Utility Exemption Examples

City	Exemptions Utilities / ROW	Excerpts/Summaries of Requirements
Lakewood	Exempt with notification to City via a permit.	Under the proposed language in LMC 18A.70.310 and .330 (B)(1)(a) attached to this memorandum, utilities must notify the City via a permit and then can maintain/remove trees in the City ROW or in a utility easement.
Renton	Exempt.	Exemption: Maintenance activities including routine vegetation management and essential tree removal for public and private utilities, road rights-of-way and easements, and public parks.
Pierce County	Exempt.	Exempt Activities: Construction, reconstruction, or maintenance of public roads, paths, bicycle ways, trails, bridges, sewer lines, storm drainage facilities, related critical area mitigation activities, and other similar public infrastructure, excluding public buildings.
University Place	Exempt. With pruning standards.	G. Removal of street trees, when performed by or on behalf of the City to maintain rights-of-way and in the interest of public safety.  H. Removal of trees that interfere with existing utility transmission lines when pruning is not sufficient to alleviate the interference condition. Topping is prohibited. Utility pruning shall be conducted in accordance with the latest edition of the United States Department of Agriculture's Publication NA-FR-01-95 How to Prune Trees available on the web, except that tree pruning for utilities shall be conducted in accordance with the latest edition of the International Society of Arboriculture's Best Management Practices – Utility Pruning of Trees.
Federal Way	Exempt. Subject to conditions.	Removal of trees in easements and rights-of-way for the purposes of constructing public streets and utilities. Protection of trees shall be a major factor in the location, design, construction, and maintenance of streets and utilities. These activities are subject to the purpose and intent of this article.
Lacey	Part of lot size exemption. With City approval.	Removal of no more than three trees in any sixty consecutive months or ground cover for the purposes of solar access, general property and utility maintenance, landscaping or gardening, provided a minimum tree threshold is maintained pursuant to LMC 14.32.066, and provided further this exemption does not apply to historical trees or trees and ground cover in an area designated as environmentally sensitive. An exemption must be issued by the city of Lacey prior to the removal of trees under this exemption provision.
Olympia	Utility: not exempt. ROW: Exempt but with approval of the Urban Forester.	Street trees. Removal of street trees, when performed by or on behalf of the city, with approval of the Urban Forester.
Puyallup	Not exempt. Regulate street trees.	Permitting is required for street tree maintenance, pruning, removal and planting. Summary of criteria for street tree removal: Street tree removal criteria: tree is hazard tree, is in

City	Exemptions Utilities / ROW	Excerpts/Summaries of Requirements
		poor health, or cannot be successfully retain due to public or private construction and where impacts cannot be mitigated or avoided.
Tacoma	Not exempt. Regulate street trees.	Summary: Even though tree canopy may or may not be required onsite in a zone, even for single family and other missing middle homes, street trees are required for a full plat or short plat with 5-9 lots, and per small lot standards.

## Replacement Trees

The required replacement ratio is 2:1 based on inches of the significant tree and inches of the replacement tree. Other ways to compensate for removal of significant trees include replacement based on canopy coverage or based on carbon reductions.

The City Council is wishing to ensure that if the alternative replacement methods (canopy coverage or carbon reductions) that no less than a 1:1 ratio is achieved. Redlines are amended to add: the resulting ratio is no less than 1:1 of all replacement trees to the diameter inches of all the significant trees removed.

## Proposed Next Steps

1. October 10, 2022, City Council Study Session and Direction
2. October 17, 2022, City Council Review and Adoption

## Attachments

- A. Table Summarizing City Council Direction, September 26, 2022
- B. Draft City Council Ordinance
- C. Proposed Redlines, Updated: Comprehensive Plan Amendment, Protection and Preservation of Landmarks, Tree Protection Regulations, Fish and Wildlife Habitat Conservation Areas, and other sections of Lakewood Municipal Code (LMC)

## Attachment A

Tables A-1 and A-2 provide a summary of the key issues addressed in the codes addressing tree protection and recent City Council considerations.

**Table A-. Tree Canopy Goal**

Topic	Current Policy/Code	Ad Hoc Committee Recommendation	Planning Commission Recommendations: 7/20/22	City Council Consideration 9/26
Key Issue #1: Canopy Goal	No numeric target. General goal and policies.  GOAL LU-60: Institute an urban forestry program to preserve significant trees, promote healthy and safe trees, and expand tree coverage throughout the City.	Considered range – no net loss, 35%, and 40%.  Recommended adding a policy under Goal LU-60 for 40%.	Considered Ad Hoc Committee recommendations and range of targets.  Recommended adding a policy under Goal LU-60 for 30%.	See comparison of other jurisdictions' goals in <a href="#">City Council 9/12/22 packet</a> , including appendix slides with comparison of 27%, 30%, 35%, and 40%  City Council Direction 9/26: 40%. The Comp Plan policy would be amended in next docket.

**Table A-1. Tree Preservation Code and Landmark Code Topics**

Topic	Current Policy/Code	Ad Hoc Committee Recommendation	Planning Commission Recommendations: 7/20/22	City Council Consideration 9/26
Key Issue #2: Residential lots exemption	Residential lots < 17,000 s.f.	No exemption	No exemption for Oregon white oak. Otherwise exempt < 17,000 sf.	See redlines for <a href="#">9/12/22 study session</a> and as attached to this packet for 9/26/22. Short subdivisions are not exempt.  City Council Direction 9/26: 10,000 square foot lots and above short subdivision applicability.
Key Issue #3: Industrially zoned properties	Exempt	No exemption	No exemption.	See scenarios in attached slides. For discussion on 9/26/22.
Key Issue #4: Easements and Rights of Way	Exempt	Remove exemption and meet similar standards as on private or public parcels, but provide for simple permit (see Key Issue #5). Redefine trimming and pruning for code interpretation/enforcement; address all tree types but ensure Garry Oaks have appropriate	No exemption for Oregon white oak. Otherwise exempt.	For discussion, tree replacement and utilities. See slides attached to this memo.  See main memo and attached language in LMC 18A.70.310 and .330 (B)(1)(a).

Topic	Current Policy/Code	Ad Hoc Committee Recommendation	Planning Commission Recommendations: 7/20/22	City Council Consideration 9/26
		standards (e.g., Oak Harbor). Ensure appropriate arborist certifications for private or public entities, considering expertise and equity.		
Key Issue #5: Set up tree permit process	Review non-exempt activities for compliance with tree protection regulations with a tree permit.	Keep Permits Fair, Inexpensive and Simple, except for Garry Oaks which require review and monitoring by arborist.	Require permit for non-exempt development. Also require permit for any Oregon white oak.	See tree permit costs later in this memo.  Code addresses permits. Fees to be addressed through a fee resolution later this year.
Key Issue #6: Significant tree definition Garry Oaks	Regulate significant trees if at least 6 inches diameter breast height (DBH).  Oregon white oak stands are regulated as critical areas.	Regulate as a significant tree at 4 inches DBH.  Specify the size and quality of individual Garry Oaks that would qualify as heritage trees.  Any single Garry Oak tree 20"+ or white oak stands with average diameter at breast height of 15" or more regardless of stand size qualify as a fish and wildlife habitat conservation area. Review under critical area rule; would require a reasonable use exception	Similar to Ad Hoc Committee in Tree Protection Code, Article III.  Regulate as a significant tree at 4" DBH +.  Set up heritage tree program with Landmark Committee.  Do not add as a critical area a single tree over 20". Retain current critical area definition focusing on tree stands.  Set up administrative reasonable use for modest development; greater levels of change subject to reasonable use exception. Adds clarity for permitting that is lacking today.	See discussion of Oregon White Oak tree regulations in <a href="#">City Council 8/22/22</a> packet, pages 4 and 5 of memo (pages 199-200 of packet). Addresses tree size standards for significant oaks.  Suggest addressing critical root zone standards to allow impervious area in up to 25% of the critical root zone by administrative approval similar to Oak Harbor.  Administrative reasonable use is part of redlines per Planning Commission recommendations.  Suggest cross referencing in permit regulations and adding definition of reasonable use in Consistency Changes below and in attached redlines.  City Council indicated general concurrence with above direction, which are in redlines.



Topic	Current Policy/Code	Ad Hoc Committee Recommendation	Planning Commission Recommendations: 7/20/22	City Council Consideration 9/26
Key Issue #7: Heritage Tree/ Historical Tree	No heritage tree program.	Develop a Heritage Tree/Historical Tree Program to recognize valuable and irreplaceable trees and offer incentives to property owners that participate.	Set up heritage tree program with Landmark Commission.	Implement heritage tree program as recommended.
Key Issue #8: Maximum Tree Removal on Developed Single Family Properties.	Allow a specific (maximum) number of trees to be removed per year per property. Relate the number of significant trees that can be removed to lot size annually and over 5 years: Up to 30,000 SF, 2 per year max. 4 in 5 years; over 30,000 SF, 4 per year up to 8 max. in 5 years. No significant trees may be removed in critical areas/buffers.	Maintain a specific percentage of trees canopy per property. No significant trees may be removed in critical areas/buffers or if a heritage tree. Require a permit.	Maximum tree removal per lots at different sizes similar to current code, except that blanket tree removal not applicable to Oregon white oaks which require review/permits and consistency with tree protection regulations.	Advance Planning Commission and recommendations.  Stem counts are straightforward.
Key Issue #9: Replacement	Currently, the City of Lakewood requires a ratio of 2:1 replacement for significant trees and any other existing healthy trees (not significant) to be replaced at a 1:1 ratio.	Mitigation should be based on no-net-loss (caliper and number of trees required to be planted is based on canopy % lost and/or ecosystem benefits lost). A certified arborist report must determine no-net loss conditions and mitigation to ensure this approach can be clearly regulated. Encourage tree planting of trees with significant canopy if tree removal is necessary.	Retain 2:1 replacement ratio for significant trees. An applicant may choose to plant fewer replacement trees if an ISA Certified Arborist determines they will compensate for the canopy lost when they reach maturity.	See greater list of common trees with high carbon sequestration (in updated redlines attached to this memo).  See updated redlines addressing maintenance of trees and watering per discussion in <a href="#">City Council 9/12/22 packet</a> , and attached in this memo.  For options other than 2:1 ensure at least 1:1 replacement providing the same canopy coverage.
Key Issue #10: City Tree Fund Clarity	Lakewood has identified a City Tree Fund. Currently the City requires that restoration/ settlements in lieu of penalties, as well as donations and grants go into the fund. Uses of the fund are varied and include acquiring/maintaining/	Allow the City to use tree permit fees and penalties to go into the fund. Add an explicit funding purpose to include restoration or enhancement of native trees like Garry Oaks, such as on public lands, private tree tracts, critical area buffers, or	Allow tree permit fees and penalties to go into the fund. Promote explicit funding purpose to include restoration or enhancement of native trees like Garry Oaks.	Advance Planning Commission and recommendations.

Topic	Current Policy/Code	Ad Hoc Committee Recommendation	Planning Commission Recommendations: 7/20/22	City Council Consideration 9/26
	preserving wooded areas, planting and maintaining trees, providing a public tree nursery, education, monitoring, research, or other purposes.	lands with conservation easements.		
Key Issue #11: Fines	The City has collected fines and deposited it in its tree fund. The City has found that fees and fines may be reduced through court reviews.	<p>Establish a free or low cost tree permit or affidavit/over the counter review to make compliance the easy path.</p> <p>Provide clear decision criteria on tree permits. This provides certainty in decision-making including the potential for denial.</p> <p>Increase penalties for non-compliance, e.g., triple penalties. Apply penalty to property owner and contractor individually. Have an administrative appeal opportunity with a code-based percentage limit on reductions.</p>	<p>Require a permit for removal of all significant Oregon white oak trees. Approval is required prior to the removal of any significant tree (track exempt removal on single family lots).</p> <p>Add decision criteria on tree permits. Add construction standards for Oregon white oaks.</p> <p>Add enforcement including stating a civil infraction, and triple fees for malicious cutting.</p>	<p>Add definition of malicious cutting. See redlines.</p> <p>Advance Planning Commission and recommendations and above.</p>
Key Issue #12: Incentives	No explicit incentives.	Add incentives for preservation throughout the City's development regulations to promote tree preservation.	Add incentives for preservation throughout the City's development regulations to promote tree preservation.	<p>Redlines in <a href="#">City Council 9/12/22 packet</a> and attached to this packet are implemented in more detail.</p> <p>Advance Planning Commission and recommendations and above.</p>

ORDINANCE NO. 2022-XX

AN ORDINANCE of the City Council of the City of Lakewood, Washington, amending the Critical Areas Ordinance, Title 14, and Chapters 2.48, 18A.70.300-350, 18A.80.060, 18B.600, 18C.600, 18A.60.110, 18B.200.230, 18C.200.230, 18B.700.720, 18C.700.720, 18A.70.140, 18A.60.030-070, related to the Tree Preservation Code.

WHEREAS, the City of Lakewood recognizes that urban trees provide beneficial canopy cover and a multitude of ecosystem services to the community such as filtration of air pollution, stormwater management, wildlife habitat, carbon sequestration and storage, increased quality of life, shade, cooling, and decreased energy consumption; and

WHEREAS, the City of Lakewood recommends that trees are planted, preserved, and protected while also achieving goals for planned smart growth and increased density throughout the city and the region; and

WHEREAS, the City of Lakewood completed an urban tree canopy assessment which revealed that in 2019, 26% of Lakewood was covered by tree canopy, an increase of 0.5% since 2011, and the City has a goal to grow the canopy to 40% by 2050; and

WHEREAS, the City of Lakewood recognizes that urban tree canopy and the associated benefits should be distributed in an equitable manner throughout Lakewood so that all residents, visitors, and businesses can benefit from a healthy and vibrant urban forest; and

WHEREAS, the City of Lakewood strives to be a resilient and sustainable community environmentally, economically, and socially, and that trees help to achieve these goals; and

WHEREAS, the City of Lakewood is a code city planning under the Growth Management Act, codified in RCW 36.70A, and,

WHEREAS, the City Council adopted its Tree Preservation Code, LMC 18A.70.300- 330 via Ordinance No. 726 on December 16, 2019; and,

WHEREAS, the Lakewood City Council adopted Title 14, Title 18A, Land Use and Development Code, of the Lakewood Municipal Code (LMC) via Ordinance No. 630 on December 7, 2015; and,

WHEREAS, on July 6, 2022 The Lakewood City Council adopted Ordinance No. 756 amending the Comprehensive Plan to create Chapter 10, *Sustainability*, which focuses on Energy and Climate Change; and,

WHEREAS, Chapter 10 of the Comprehensive Plan includes goals related to tree preservation and the urban forest; and,

WHEREAS, it is appropriate for the Lakewood City Council to consider and adopt amendments needed to ensure that the Plan and implementing regulations provide

appropriate policy and regulatory guidance for growth and development; and,

WHEREAS, the Lakewood City Council passed Resolution 2021-15 to form a Tree Advisory ad hoc Committee to review the tree preservation code and associated municipal code chapters and forward its recommendations onto the Planning Commission; and,

WHEREAS, the Tree Advisory Ad hoc Committee met on seven (7) occasions between March-April, 2022; and,

WHEREAS, at the conclusion of its meetings, the Ad hoc Committee created a framework report to provide advice to the Lakewood Planning Commission; and,

WHEREAS, the Planning Commission reviewed the existing City tree preservation code and the Tree Advisory Ad hoc Committee recommendations on May 4<sup>th</sup>, May 18<sup>th</sup>, June 1<sup>st</sup>, June 8<sup>th</sup> and June 15<sup>th</sup>; and,

WHEREAS, on June 15, 2022 the Planning Commission set a public hearing date of July 6, 2022; and,

WHEREAS, public notice of the Planning Commission Public Hearing was provided pursuant to Lakewood Municipal Code 18A.20.310 on June 15<sup>th</sup> and through post cards that were mailed to every Lakewood resident on June 1<sup>st</sup>; and,

WHEREAS, the Lakewood Planning Commission held an open record public hearing on July 5, 2022; and

WHEREAS, on July 20, 2022 the Planning Commission forwarded recommendations to the City Council via Planning Commission Resolution 2022-07; and,

WHEREAS, on July 21, 2022 the City issued a Determination of Non-Significance for the draft code; and,

WHEREAS, on July 25, 2022 the City provided notice of the intent to adopt code revisions to the Department of Commerce for review consistent with Growth Management Act requirements, requesting a review period of 55 days; and,

WHEREAS, the City Council reviewed the Adhoc Committee and Planning Commission recommendations on August 6, 2022 and August 22, 2022; and,

WHEREAS, the City Council set a public hearing date of September 6, 2022; and,

WHEREAS, public notice of the City Council Public Hearing was provided pursuant to Lakewood Municipal Code 18A.20.310 on August 17, 2022; and,

WHEREAS, the City Council desires to encourage future development in the City of Lakewood consistent with the City's vision and Comprehensive Plan; and

WHEREAS, the Lakewood City Council finds that the proposed amendments further the goals and policies of the Comprehensive Plan and promote the community’s overall health, safety, and welfare;

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

**Section 1. Adoption of Amendments to the Lakewood Municipal Code.**

Amendments to the City’s land use and development regulations are adopted as summarized below and included in full in Exhibit A, attached hereto:

- Chapter 2.48 related to the Protection and Preservation of Landmarks to establish a Heritage Tree Program
- Title 14 to establish Provisions for the Protection of Priority Oregon White Oak Trees and Woodlands and create a new definition for “feasible”.
- Title 18A.70.300-350 the City’s Tree Preservation Code
- Chapters 18A.80.060, 18B.600, 18C.600, 18A.60.110, 18B.200.230, 18C.200.230, 18B.700.720, 18C.700.720, 18A.70.140, 18A.60.030-070 to establish incentives to encourage tree preservation in all zones.

**Section 2.** Severability. If any portion of this Ordinance or its application to any person or circumstances is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

**Section 3.** Effective Date. That this Ordinance shall be in full force and effect thirty (30) days after publication of the Ordinance Summary.

ADOPTED by the City Council this 17<sup>th</sup> day of October, 2022.

CITY OF LAKEWOOD

Attest: \_\_\_\_\_  
Jason Whalen, Mayor

\_\_\_\_\_  
Briana Schumacher, City Clerk

Approved as to Form:

\_\_\_\_\_  
Heidi Ann Wachter, City Attorney

## Lakewood Comprehensive Plan Goals and Policies

### 3.12.6 Urban Forestry

GOAL LU-60: Institute an urban forestry program to preserve significant trees, promote healthy and safe trees, and expand tree canopy coverage throughout the City.

Policies:

- LU-60.1: Establish an urban forestry program for the City.
- LU-60.2: Promote planting and maintenance of street trees.
- LU-60.3: Provide for the retention of significant tree stands and the restoration of tree stands within the City.
- LU-60.4: Work towards a citywide goal of 40% tree canopy cover by the year 2050. Consider opportunities to increase canopy and environmental equity when evaluating tree canopy distribution.

## Chapter 2.48

### PROTECTION AND PRESERVATION OF LANDMARKS

Sections:

2.48.010	Purpose.
2.48.020	Definitions.
2.48.030	Landmarks and Heritage Advisory Board created.
2.48.035	Powers of Lakewood Landmarks and Heritage Advisory Board.
2.48.040	Designation criteria.
2.48.050	Nomination procedure.
2.48.060	Designation procedure.
2.48.070	Certificate of appropriateness procedure.
2.48.080	Evaluation of economic impact.
2.48.090	Appeal procedure.
2.48.110	Penalties for violating this chapter.
2.48.120	Special valuation for historic properties.
2.48.130	Severability.
2.48.140	Retroactive approval of acts.

#### 2.48.040 Designation criteria.

D. A tree may be designated as a heritage tree due to its historical, cultural, or environmental significance to the community. The purpose of the heritage tree designation is to ensure additional measures of protection and maintenance for trees with unique characteristics, historical importance, or cultural significance. The nomination and designation process shall follow LMC 2.48.050 and LMC 2.48.060. Heritage trees are not subject to LMC 2.48.070. All heritage trees shall be retained unless allowed to be removed per Article III Tree Preservation.

A complete application for heritage tree nomination and designation shall include the following information:

1. A short description of the tree(s), including the address or location, species, and size (height, crown spread, and DBH);
2. Reason for designation as a heritage tree(s) including special characteristics of the tree and/or site; and
3. A report completed by an ISA Certified Arborist to identify the tree's characteristics, current condition, and maintenance needs.

## Title 14

### ENVIRONMENTAL PROTECTION\*

Chapters:

<b>14.02</b>	<b>Environmental Rules and Procedures</b>
<b>14.142</b>	<b>Critical Areas and Natural Resource Lands Authority, Intent, and General Provisions</b>
<b>14.146</b>	<b>Geologically Hazardous Areas</b>
<b>14.150</b>	<b>Aquifer Recharge Areas</b>
<b>14.154</b>	<b>Fish and Wildlife Habitat Areas</b>
<b>14.158</b>	<b>Flood Hazard Areas</b>
<b>14.162</b>	<b>Wetlands Areas</b>
<b>14.165</b>	<b>Definitions</b>

\* **Prior legislation note:** Ord. 362 repealed Chapters 14.138 through 14.170 and enacted a Title 14A; Ord. 590 repealed Chapters 14.06 through 14.134. Prior to its repeal and reenactment, the title was based on the provisions of Ords. 56, 57 and 585.

#### **14.154.020 Designation of critical fish and wildlife habitat areas.**

A. *General.* This chapter applies to proposed regulated activities within critical fish and wildlife habitat areas. Critical fish and wildlife habitat areas are those areas identified either by known point locations of specific species (such as a nest or den) or by habitat areas or both.

B. *Identification of Critical Fish and Wildlife Species and Habitats.*

1. *Critical Fish and Wildlife Habitat Areas.*

a. *Federal and State Listed Species and Their Associated Habitats.* Areas which have a primary association with federally or state listed endangered, threatened, or sensitive species of fish or wildlife (specified in [50 CFR 17.11](#), [50 CFR 17.12](#), [WAC 220-610-010](#) and [220-610-110](#)) and which, if altered, may reduce the likelihood that the species will maintain and reproduce over the long term.

b. Habitats and species of local importance, including the following:

i. Areas with which state listed monitor or candidate species or federally listed candidate species have a primary association, and which, if altered, may reduce the likelihood that the species will maintain and reproduce over the long term.



ii. Documented habitat areas or outstanding potential habitat areas for fish and wildlife species. These areas include specific habitat types which are infrequent in occurrence in Pierce County and Lakewood, and may provide specific habitats with which endangered, threatened, sensitive, candidate, or monitor species have a primary association, such as breeding habitat, winter range, and movement corridors. These areas include the following:

- (A) Priority Oregon white oak woodlands.
- (B) Prairies.
- (C) Old growth forests.
- (D) Caves.
- (E) Cliffs.
- (F) Snag-rich areas.
- (G) Rivers and streams with critical fisheries.
- (H) Naturally occurring ponds under 20 acres and their submerged aquatic beds that provide fish or wildlife habitat.
- (I) Waters of the state, including all water bodies classified by the Washington Department of Natural Resources (DNR) water typing classification system as detailed in WAC [222-16-030](#), together with associated riparian areas.
- (J) Lakes, ponds, streams, and rivers planted with game fish by a governmental entity or tribal entity.
- (K) State natural area preserves and natural resource conservation areas.

2. *Mapping.* The resources listed below provide information on fish and wildlife habitat areas:

- a. Puget Sound Environmental Atlas, Puget Sound Water Quality Authority.
- b. The following Washington Department of Natural Resources documents and data sources:
  - i. Stream typing maps.
  - ii. Natural Heritage Database.
- c. The following Washington Department of Wildlife documents and data sources:
  - i. Priority Habitats and Species Program.
  - ii. Nongame Database.

- iii. Washington Rivers Information System.
- d. The following Washington Department of Fisheries documents:
  - i. Water Resource Index Areas (WRIA). [Ord. 630 § 1, 2015; Ord. 362 § 3, 2004.]

### **14.154.030 Habitat protection standards.**

A. *Education and Information.* A voluntary education program to explain the need for and methods of habitat management will help provide for long-term protection and enhancement of critical fish and wildlife habitat areas. By informing citizens of the declining populations of several fish and wildlife species in Pierce County, the diminishing animal habitat available, and the management techniques that individuals can use to preserve and restore fish and wildlife habitat areas, the City can foster good stewardship of the land by property owners.

1. The Department will provide educational materials and lists of additional sources of information to applicants proposing regulated activities in the vicinity of critical fish and wildlife habitat areas. Materials will be selected from a variety of state and local resources.
2. The Department will accumulate information on the number of proposed activities associated with fish and wildlife habitat areas as identified by this chapter and indicated by County maps to be in the vicinity of identified critical fish and wildlife habitats pursuant to LMC [14.154.020](#). Information shall include the number of single-family residences and other development occurring in the vicinity of critical fish and wildlife areas. Based on this information, additional regulations may be developed.

B. *Use of Existing Procedures and Laws, Biological Assessments.* The primary procedures used to implement this chapter shall include this chapter itself, the City's Land Use and Development Code, the State Environmental Policy Act (Chapter [43.21C](#) RCW), the City's environmental regulations, the State Shoreline Management Act (Chapter [90.58](#) RCW), and the City's shoreline management regulations.

Regulated activities subject to environmental review shall be reviewed with consideration for impacts on critical fish and wildlife habitat as identified in this title. The Community Development Director may require a biological assessment prepared by a qualified wildlife biologist whenever the Director finds that a project site may contain, affect, or be affected by, species or habitats designated in this chapter. Biological assessments shall be prepared in accordance with LMC [14.154.050\(B\)](#), and are subject to the review and approval of the Director.

Projects undergoing review for fish and wildlife considerations shall be routed to the Washington Department of Fish and Wildlife, the Washington Department of Ecology, the U.S. Fish and Wildlife Service, the U.S. Army Corps of Engineers and any other appropriate state and federal agencies. These agencies will have an opportunity to provide specific habitat information on proposed development sites, advise the City of their

jurisdiction and applicable permit requirements, and suggest appropriate project modifications and/or other mitigation.

The City shall give substantial weight to the management recommendations contained in the Washington Department of Fish and Wildlife Priority Habitats and Species Program, ~~particularly the management recommendations for Oregon white oak woodlands~~. [Ord. 630 § 2, 2015; Ord. 362 § 3, 2004.]

#### **14.154.080 Provisions for Priority Oregon white oak trees and woodlands**

A. No person shall willfully remove, top, damage, destroy, break, injure, mutilate or kill any Priority Oregon white oak trees and woodlands except as allowed by this chapter.

B. During building or construction operations, suitable protective measures in LMC 18A.70.320(1) shall be erected around Oregon white oak trees, stands, or woodlands which may be subject to injury.

C. The following activities may be permitted regarding Priority Oregon white oak trees and woodlands:

1. Removal of diseased trees and trees that present an imminent threat to properties with an approved tree removal permit. The Director may require a written report by a certified arborist assessing the condition of any tree that is purported to be diseased or hazardous. Tree replacement is required at a 2:1 ratio per LMC 18A.70.330.

2. Trimming. Trimming shall be granted when it is determined:

(a) That trimming is needed for safety or public welfare or to remove diseased or dead branches; or

(b) That branches hang over an existing building or interfere with utility lines or right-of-way access.

3. Single Family Property. If the presence of the Priority Oregon white woodland renders the development of a house or permitted accessory structure infeasible, and the application of incentives in LMC 18A.70.320<sup>1</sup> is insufficient to result in a feasible development, the City may allow removal or trimming of a Priority Oregon white oak trees and woodlands in order to allow a maximum building footprint of one thousand five hundred (1,500) square feet for a single family residence, 1,000 square feet for an accessory dwelling unit, and 1000 square feet for a detached garage. Additional impervious area for the driveway will be permitted which provides the shortest and most direct access to the house with minimal encroachment or impact into the critical area. The proposal shall demonstrate prior tree removal has met Article III of Chapter 18A.70 LMC in effect at the time, the proposal results in the least possible impact to the critical area to achieve a feasible development, and includes mitigation to

---

<sup>1</sup> For example, building setbacks, parking standard adjustments, height/density bonuses, etc.

offset any impacts to critical areas consistent with the provisions of this chapter and in accordance with a report prepared by a qualified biologist or certified arborist. The City may require a third-party review of the report at the applicant's expense. A minimum 2:1 replacement ratio shall be applied. See required findings in Subsection C.5. If a proposal does not meet the parameters of this paragraph see Subsection D.

4. Commercial, Industrial, Multifamily, Institutional or Other Development. On non-single-family properties where Priority Oregon white oak trees and woodlands does not exceed 1 acre in size contiguous and the application of incentives in LMC 18A.70.320<sup>1</sup> is insufficient to result in a feasible development<sup>2</sup>, the City may allow for removal or trimming of a Priority Oregon white oak trees and woodlands to accommodate a legal use of the property with the least possible impact to the critical area, provided no clearing of trees occurred prior to the application for a land use permit in violation of Article III of Chapter 18A.70 LMC in effect at the time, and provided mitigation is instituted consistent with a report prepared by a qualified biologist or certified arborist. The City may require a third-party review of the report at the applicant's expense. A minimum 2:1 replacement ratio shall be applied. See required findings in Subsection C.5. If a proposal does not meet the parameters of this paragraph see Subsection D.

5. Required findings. To approve a proposal for a single family home in paragraph 3 or other non-single family development in paragraph 4, the Director shall find:

(a) The application of incentives in LMC 18A.70.320<sup>1</sup> is insufficient to result in a feasible development.

(b) The development results in the least possible impact to the critical area to achieve a feasible development that accommodates a legal use of the property.

(c) The report and mitigation prepared by a qualified biologist or certified arborist demonstrates to the satisfaction of the Director that mitigation addresses impacts to Priority Oregon white oak trees and woodlands consistent with the provisions of this chapter. The report and mitigation consider the Washington Department of Fish and Wildlife Priority Habitats and Species Program management recommendations for Oregon white oak woodlands. The report has been reviewed by either the Washington Department of Fish and Wildlife through SEPA review and/or a qualified biologist or certified arborist at the applicant's expense as required by the Director.

(d) Prior tree removal has met Article III of Chapter 18A.70 LMC in effect at the time.

D. If the application of this section would deny all reasonable use of property, the applicant may apply for a reasonable use exception pursuant to LMC 14.142.080.

## Chapter 14.165

### DEFINITIONS

Sections:

**14.165.010 Definitions.**

#### **14.165.010 Definitions.**

For the purpose of this title, in addition to the definitions in LMC [18A.10.180](#), the following definitions shall apply:

“Abutting” means bordering upon, to touch upon, in physical contact with. Sites are considered abutting even though the area of contact may be only a point.

“Activity” means any use conducted on a site.

“Agricultural activities” means the production of crops and/or raising or keeping livestock, including operation and maintenance of farm and stock ponds, drainage ditches, irrigation systems, and normal operation, maintenance and repair of existing serviceable agricultural structures, facilities or improved areas, and the practice of aquaculture. Forest practices regulated under Chapter [76.09](#) RCW, Title [222](#) WAC are not included in this definition.

“Alluvial geologic unit” means geologically recent stream, lake, swamp and beach deposits of gravel, sand, silt and peat.

“Animal containment area” means a site where two or more animal units of large animals per acre or three-quarters of an animal unit of small animals per acre are kept, and where a high volume of waste material is deposited in quantities capable of impacting ground water resources.

“Animal unit” means the equivalent of 1,000 pounds of animal.

“Applicant” means a person, party, firm, corporation, or other legal entity that proposes a development on a site.

“Aquifer” means a saturated geologic formation which will yield a sufficient quantity of water to serve as a private or public water supply.

“Aquifer recharge area” means areas where the prevailing geologic conditions allow infiltration rates which create a high potential for contamination of ground water resources or contribute significantly to the replenishment of ground water with potential to be used for potable water. For the purposes of this title, all of the area located within the Clover/Chambers Creek Basin boundary or the two highest DRASTIC zone boundaries is included in the aquifer recharge area.

“Aquifer susceptibility” means the ease with which contaminants can move from the land surface to the aquifer based solely on the types of surface and subsurface materials in the area. Susceptibility usually defines the rate at which a contaminant will reach an aquifer unimpeded by chemical interactions with the vadose zone media.

“Base flood” means the flood having a one percent chance of being equaled or exceeded in any given year, also referred to as the “100-year flood.” The area subject to the base flood is the special flood hazard area designated on flood insurance rate maps as Zones “A” or “V.”

“Base flood elevation” means the elevation of the base flood above the datum of the effective firm.

“Basement” means any area of structure having its floor sub-grade (below ground level) on all sides.

“Best management plan” means a plan developed for a property which specifies best management practices for the control of animal wastes, storm water runoff, and erosion.

“Buffer” means an area contiguous with a critical area that is required for the integrity, maintenance, function, and structural stability of the critical area.

“Building footprint” means the horizontal area measured within the outside of the exterior walls of the ground floor of all principal and accessory buildings on a lot.

“Channel migration area” means that area within the lateral extent of likely stream channel movement due to stream bank destabilization and erosion, rapid stream incision, aggradation, avulsions, and shifts in location of stream channels plus 50 feet.

“Class” means one of the wetland classes used to categorize wetlands by their attributes and characteristics. Wetlands shall be rated using the latest adopted version of the Washington State Wetland Rating System for Western Washington published by the Washington State Department of Ecology.

“Class I injection well” means a well used to inject industrial, commercial, or municipal waste fluids beneath the lowermost formation containing, within one-quarter mile of the well bore, an underground source of drinking water.

“Class II injection well” means a well used to inject fluids: brought to the surface in connection with conventional oil or natural gas exploration or production and may be commingled with wastewaters from gas plants that are an integral part of production operations, unless those waters are classified as dangerous wastes at the time of injection; for enhanced recovery of oil or natural gas; or for storage of hydrocarbons that are liquid at standard temperature and pressure.

“Class III injection well” means a well used for extraction of minerals, including but not limited to the injection of fluids for: in-situ production of uranium or other metals that have not been conventionally mined; mining of sulfur by Frasch process; or solution mining of salts or potash.

“Class IV injection well” means a well used to inject dangerous or radioactive waste fluids.

“Class V injection wells” means all injection wells not included in Class I, II, III, or IV.

“Classification” means defining value and hazard categories to which critical areas and natural resource lands will be assigned.

“Clearing” means the cutting, moving on site, or removal of standing or fallen timber; the removal or moving on site of stumps; or the cutting or removal of brush, grass, ground cover, or other vegetative matter from a site in a way which exposes the earth’s surface of the site. In addition to the above, clearing is an activity which does not require reforestation per an approved forest practices application/notification issued by the Department of Natural Resources.

“Cliff” means a steep vertical or overhanging face of rock or earth greater than 25 feet in height.

“Compensatory mitigation” means mitigation to compensate for loss of wetland habitat due to filling of wetlands or other regulated activities in wetlands.

“Confined aquifer” means an aquifer bounded above and below by beds of distinctly lower permeability than that of the aquifer itself and that contains ground water under sufficient pressure for the water to rise above the top of the aquifer.

“Confining formation” means the relatively impermeable formation immediately overlying an artesian aquifer.

“Contaminant” means any chemical, physical, biological, or radiological substance that does not occur naturally or occurs at concentrations and duration as to be injurious to human health or welfare or shown to be ecologically damaging.

“Critical aquifer recharge area” means areas that are determined to have a critical recharging effect on aquifers used as a source for potable water, and are vulnerable to contamination from recharge.

“Critical areas” means wetlands, flood hazard areas, fish and wildlife habitat areas, aquifer recharge areas, and geologically hazardous areas as defined in this chapter.

“Critical facilities” means those facilities occupied by populations or which handle dangerous substances including but not limited to hospitals, medical facilities; structures housing, supporting or containing toxic or explosive substances; covered public assembly structures; school buildings through secondary including day-care centers; buildings for colleges or adult education; jails and detention facilities; and all structures with occupancy of greater than 5,000 people.

“Degraded” means to have suffered a decrease in naturally occurring functions and values due to activities undertaken or managed by persons, on or off a site.

“Delineation” means identification of wetlands and their boundaries done in accordance with the approved federal wetland delineation manual and applicable regional supplements.

“Delineation report” means a written document prepared by a wetland specialist which includes data sheets, findings of the delineation and a site plan which identifies the wetland boundaries.

“Department” means the City of Lakewood Department of Community Development.

“Designation” means taking formal legislative and/or administrative action to adopt classifications, inventories, and regulations.

“Developed lot” means any lot developed with a primary use and structure(s), not generally subject to further development with additional units or other primary uses.

“Development” means any human-induced change to improved or unimproved real property including, but not limited to, the construction of buildings or other structures, placement of manufactured home/mobile, mining, dredging, clearing, filling, grading, paving, excavation, drilling operations, storage of equipment or materials, subdivision of property, removal of substantial amounts of vegetation, or alteration of natural site characteristics.

“Director” means the Director of the Department of Community Development or his/her designee.

“DRASTIC” means a model developed by the National Water Well Association and Environmental Protection Agency used to measure aquifer susceptibility.

“Dry certificate” means any combination of structural and nonstructural measures that prevent flood waters from entering a structure.

“Earth/earth material” means naturally occurring rock, soil, stone, sediment, or combination thereof.

“Ecotone” means a transition area between two adjacent vegetation communities.

“Elevation certificate” means the official form (FEMA form 81-31) used to provide elevation information necessary to ensure compliance with provisions of this title and determine the proper flood insurance premium rate.

“Enhancement” means actions performed to improve the condition of existing degraded wetlands and/or buffers so that the quality of wetland functions increases (e.g., increasing plant diversity, increasing wildlife habitat, installing environmentally compatible erosion controls, removing nonindigenous plant or animal species, removing fill material or solid waste).

“Erosion” means the wearing away of the earth’s surface as a result of the movement of wind, water, or ice.

“Erosion hazard areas” means those areas that because of natural characteristics, including vegetative cover, soil texture, slope, gradient, and rainfall patterns, or human-induced changes to such characteristics, are vulnerable to erosion.

“Excavation” means the mechanical removal of earth material.



“Existing” means those uses legally established prior to incorporation whether conforming or nonconforming.

“Extirpation” means the elimination of a species from a portion of its original geographic range.

"Feasible" means, for the purpose of this chapter, that an action, such as a development project, mitigation, or preservation requirement, meets all of the following conditions: (a) The action can be accomplished with technologies and methods that have been used in the past in similar circumstances, or studies or tests have demonstrated in similar circumstances that such approaches are currently available and likely to achieve the intended results; (b) The action provides a reasonable likelihood of achieving its intended purpose; and (c) The action does not physically preclude achieving the project's primary intended legal use. In cases where the chapter requires certain actions unless they are infeasible, the burden of proving infeasibility is on the applicant. In determining an action's infeasibility, the Director may weigh the action's relative public costs and public benefits, considered in the short- and long-term time frames.

“Fill/fill material” means a deposit of earth material, placed by human or mechanical means.

“Filling” means the act of placing fill material on any surface, including temporary stockpiling of fill material.

“Fish and wildlife habitat areas” means those areas identified as being of critical importance to maintenance of fish, wildlife, and plant species, including: areas with which endangered, threatened, and sensitive species have a primary association; habitats and species of local importance; naturally occurring ponds under 20 acres and their submerged aquatic beds that provide fish or wildlife habitat; waters of the state; lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity, or private organization; state natural area preserves and natural resource conservation areas.

“Fisheries biologist” means a professional with a degree in fisheries, or certification by the American Fisheries Society, or with five years’ professional experience as a fisheries biologist.

“Flood hazard areas” means areas of land located in floodplains which are subject to a one percent or greater chance of flooding in any given year. These areas include, but are not limited to, streams, rivers, lakes, coastal areas, wetlands, and the like.

“Flood insurance rate map (FIRM)” means the official map on which the Federal Emergency Management Agency has delineated both the special flood hazard areas and the risk premium zones applicable to the community.

“Flood or flooding” means a general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland or tidal waters; and/or
2. The unusual and rapid accumulation of runoff of surface waters from any source.

“Flood protection elevation” (FPE) means the elevation above the datum of the effective FIRM to which the new and substantially improved structures must be protected from flood damage.

“Floodfringe” means the area subject to inundation by the base flood, but outside the limits of the floodway, and which may provide needed temporary storage capacity for flood waters.

“Floodplain” means the total area subject to inundation by the base flood, including the floodfringe and the floodway areas.

“Floodway” means the channel of a river, or other watercourse, and the land areas that must be reserved in order to convey and discharge the base flood without cumulatively increasing the water surface elevation by more than one foot, and those areas designated as deep and/or fast-flowing water.

“Geological assessment” means an assessment prepared by a professional engineer licensed by the state of Washington with expertise in geotechnical engineering or prepared by a professional geologist, hydrologist, or soils scientist, who has earned the related bachelor’s degree from an accredited college or university, or equivalent educational training, and has a minimum of five years’ experience assessing the relevant geologic hazard. A geological assessment must detail the surface and subsurface conditions of a site and delineate the areas of a property that might be subject to specified geologic hazards.

“Geologically hazardous areas” means areas that, because of their susceptibility to erosion, sliding, earthquake, or other geological events, may pose a risk to the siting of commercial, residential, or industrial development consistent with public health or safety concerns.

“Geotechnical report” means a report prepared by a professional engineer licensed by the state of Washington with expertise in geotechnical engineering, evaluating the site conditions and mitigating measures necessary to reduce the risks associated with development in geologically hazardous areas.

“Grading” means any excavating, filling, clearing, creating (or combination thereof) of impervious surfaces.

“Ground amplification” means an increase in the intensity of earthquake induced ground shaking which occurs at a site whereby thick deposits of unconsolidated soil or surficial geologic materials are present.

“Ground water” means all water found beneath the ground surface, including slowly-moving subsurface water present in aquifers and recharge areas.

“Ground water management area” means a specific geographic area or subarea designated pursuant to Chapter [173-100](#) WAC for which a ground water management program is required.

“Ground water management program” means a comprehensive program designed to protect ground water quality, to assure ground water quantity, and to provide for efficient management of water resources while recognizing existing ground water rights and meeting future needs consistent with local and state objectives, policies and authorities within a designated ground water management area or subarea and developed pursuant to Chapter [173-100](#) WAC.

“Habitat assessment” means a report prepared by a professional wildlife biologist or fisheries biologist, which identifies the presence of fish and wildlife habitat conservation areas in the vicinity of the proposed development site.

“Habitat management plan” means a report prepared by a professional wildlife biologist or fisheries biologist, which discusses and evaluates the measures necessary to maintain fish and wildlife habitat conservation areas on a proposed development site.

“Habitat of local importance” means an area, range or habitat within which a species has a primary association and which, if altered, may reduce the likelihood that the species will maintain and reproduce over the long term. Examples include areas of high relative density or species richness, breeding habitat, winter range, and movement corridors. These areas may also include habitats that are of limited availability or high vulnerability to alteration. The Lakewood City Council may designate specific habitats of local importance by ordinance or resolution.

“Hazardous substance(s)” means any liquid, solid, gas, or sludge, including any materials, substance, product, commodity, or waste, regardless of quantity, that exhibits any of the physical, chemical or biological properties described in WAC [173-303-090](#) or [173-303-100](#).

“Hazardous substance processing or handling” means the use, storage, manufacture, or other land use activity involving hazardous substances, but does not include individually packaged household consumer products or quantities of hazardous substances of less than five gallons in volume per container. Hazardous substances shall not be disposed on site unless in compliance with Dangerous Waste Regulations, Chapter [173-303](#) WAC, and any pertinent local ordinances, such as sewer discharge standards.

“Hazardous waste” means and includes all dangerous waste and extremely hazardous waste as designated pursuant to Chapter [70.300](#) RCW and Chapter [173-303](#) WAC.

1. “Dangerous waste” means any discarded, useless, unwanted, or abandoned substances including, but not limited to, certain pesticides, or any residues or containers of such substances which are disposed of in such quantity or concentration as to pose a substantial present or potential hazard to human health, wildlife, or the environment because such wastes or constituents or combinations of such wastes:
  - a. Have short-lived, toxic properties that may cause death, injury, or illness or have mutagenic, teratogenic, or carcinogenic properties; or
  - b. Are corrosive, explosive, flammable, or may generate pressure through decomposition or other means.
2. “Extremely hazardous waste” means any waste which:
  - a. Will persist in a hazardous form for several years or more at a disposal site and which in its persistent form presents a significant environmental hazard and may be concentrated by living organisms through a food chain or may affect the genetic make-up of humans or wildlife; and

- b. Is disposed of at a disposal site in such quantities as would present an extreme hazard to humans or the environment.

“Hazardous waste treatment and storage facility” means a facility that treats and stores hazardous waste and is authorized pursuant to Chapter [70.300](#) RCW and Chapter [173-303](#) WAC. It includes all contiguous land and structures used for recycling, reusing, reclaiming, transferring, storing, treating, or disposing of hazardous waste. Treatment includes using physical, chemical, or biological processing of hazardous wastes to make such waste nondangerous or less dangerous and safer for transport, amenable for energy or material resource recovery. Storage includes the holding of waste for a temporary period but not the accumulation of waste on the site of generation as long as the storage complies with applicable requirements of Chapter [173-303](#) WAC.

“Historic structure” means a structure that:

1. Is listed on the National Register of Historic Places, the Washington Heritage Register, or the Washington Heritage Barn Register; or
2. Has been certified to contribute to the historical significance of a registered historic district.

“Hydrogeologic assessment” means a report detailing the subsurface conditions of a site and which indicates the susceptibility and potential for contamination of ground water supplies.

“Hydrologic soil groups” means soils grouped according to their runoff-producing characteristics under similar storm and cover conditions. Properties that influence runoff potential are depth to seasonally high water table, intake rate and permeability after prolonged wetting, and depth to a low permeable layer. Hydrologic soil groups are normally used in equations that estimate runoff from rainfall, but can be used to estimate a rate of water transmission in soil. There are four hydrologic soil groups: A, with low runoff potential and a high rate of water transmission; B with moderate infiltration potential and rate of water transmission; C, with a slow infiltration potential and rate of water transmission; and D, with a high runoff potential and very slow infiltration and water transmission rates.

“Hydrologically isolated wetland” means a wetland which:

1. Is not contiguous to any 100-year floodplain of a lake, river or stream; and
2. Has no contiguous surface hydrology, hydric soil or hydrophytic vegetation between the wetland and any other wetland or stream system.

“Hyporheic zone” means a saturated layer of rock or sediment beneath and/or adjacent to a stream channel that contains some proportion of channel water or that has been altered by channel water infiltration.

“Impervious surface” means natural or human-produced material on the ground that does not allow surface water to penetrate into the soil. Impervious surfaces may consist of buildings, parking areas, driveways, roads, sidewalks, and any other areas of concrete, asphalt, plastic, etc.

“Infiltration” means the downward entry of water into the immediate surface of soil.

“In-kind mitigation” means to replace wetlands with substitute wetlands whose characteristics and functions and values are intended to replicate those destroyed or degraded by a regulated activity.

“Lakes” means impoundments of open water 20 acres or larger in size.

“Landfill” means a disposal facility or part of a facility at which solid waste is permanently placed in or on land and which is not a landspreading disposal facility.

“Landslide” means the abrupt downslope movement of soil, rocks, or other surface matter on a site. Landslides may include, but are not limited to, slumps, mudflows, earthflows, rockfalls, and snow avalanches.

“Landslide hazard areas” means areas which are potentially subject to risk of mass movement due to a combination of geologic, topographic, and hydrologic factors.

“Large animal” means an animal with an average weight of 100 pounds or more.

“Liquefaction” means a process by which a water-saturated granular (sandy) soil layer loses strength because of ground shaking commonly caused by an earthquake.

“Long-term commercial significance” means the growing capacity, productivity, and soil composition of land which makes it suitable for long-term commercial production, in consideration with the land’s proximity to population areas, and the possibility of more intense uses of land.

“Mineral resource lands” means lands primarily devoted to the extraction of minerals or which have known or potential long-term commercial significance for the extraction of minerals.

“Minerals” means gravel, sand, and valuable metallic substances.

“Mitigation” means to avoid, minimize or compensate for adverse environmental impacts. “Mitigation” includes:

1. Avoiding the impact altogether by not taking a certain action or parts of an action;
2. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts;
3. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
4. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action;
5. Compensating for the impact by replacing, enhancing, or providing substitute resources or environments; and/or
6. Monitoring the impact and taking appropriate corrective measures.

“Natural floodplain functions” means the contribution that a floodplain makes to support habitat, including but not limited to providing flood storage and conveyance, reducing flood velocities, reducing sedimentation, filtering nutrients and impurities from runoff, processing organic wastes, moderating temperature fluctuations and providing breeding and feeding grounds for aquatic and riparian species.

“Natural resource lands” means mineral resource lands which have long-term commercial significance.

“New construction” for flood hazard purposes refers to structures for which the “start of construction” commenced on or after the effective date of the ordinance codified in this title.

“Old growth forests” means stands of at least two tree species, forming a multi-layered canopy with occasional small openings; with at least 20 trees/hectare (eight trees/acre) more than 81 centimeters (32 inches) dbh or more than 200 years of age; and more than 10 snags/hectare (four snags/acre) over 51 centimeters (20 inches) diameter and 4.6 meters (15 feet) tall; with numerous downed logs, including 10 logs/hectare (four logs/acre) more than 61 centimeters (24 inches) diameter and more than 15 meters (50 feet) long. High elevation stands (more than 762 meters (2,500 feet)) may have lesser dbh (more than 76 centimeters (30 inches)), fewer snags (more than 0.6/hectare (1.5/acre)), and fewer large downed logs (0.8 logs/hectare (two logs/acre)) that are more than 61 centimeters (24 inches) diameter and more than 15 meters (50 feet) long.

“Ordinary high water” means that mark on all lakes, streams, ponds, and tidal water that will be found by examining the bed and banks and ascertaining where the presence and action of water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation as that condition exists on the effective date of this chapter or as it may naturally change thereafter; provided, that in any area where the ordinary high water mark cannot be found, the ordinary high water mark adjoining fresh water shall be the mean high water.

“Oregon white oak” means the species *Quercus garryana*, also known as a Garry oak. All references to oak trees in this chapter refer to Oregon white oak. See also “priority Oregon white oak woodland.”

“Out-of-kind mitigation” means to replace wetlands with substitute wetlands whose characteristics do not approximate those destroyed or degraded by a regulated activity.

“Perched ground water” means ground water in a saturated zone is separated from the main body of ground water by unsaturated rock.

“Permanent erosion control” means continuous on-site and off-site control measures that are needed to control conveyance and/or deposition of earth, turbidity or pollutants after development, construction, or restoration.

“Permeability” means the capacity of an aquifer or confining bed to transmit water. It is a property of the aquifer and is independent of the force causing movement.

“Permeable surfaces” mean sand, gravel, and other penetrable deposits on the ground which permit movement of ground water through the pore spaces, and which permit the movement of fluid to the ground water.

“Person” means an individual, firm, company, partnership, association, corporation, or other legal entity.

“Ponds” means naturally occurring impoundments of open water less than 20 acres in size and larger than 2,500 square feet which maintain standing water throughout the year.

“Potable water” means water that is safe and palatable for human use.

“Prairies” means open areas predominated by native, drought-resistant, grasses, forbs (flowering nonwoody plants) and herbs. In Pierce County, prairies are an unusual vegetation regime found in areas of extremely well-drained soils.

“Priority Oregon white oak woodland” means forested areas of pure oak, or of oak/conifer associations one acre or larger, and all oak trees located within, where oak canopy coverage of the area is at least 25 percent. Stands of oaks less than one acre in size may also be considered priority habitat when found to be particularly valuable to fish and wildlife (i.e., they contain many cavities, have a large diameter at breast height (dbh), are used by priority species, or have a large canopy).

“Private organization” means a nonprofit corporation organized pursuant to Chapter 24.03 RCW, which includes the planting of game fish among its purposes for organizing as a nonprofit corporation.

“Protected area” means the lands that lie within the boundaries of the floodway, the riparian habitat zone and the channel migration area. Because of the impact that development can have on flood heights and velocities and habitat, special rules apply in the protected area.

“Public services” include fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, and other governmental services.

“Qualified ground water scientist” means a hydrogeologist, geologist, engineer, or other scientist who meets all the following criteria:

1. Has received a baccalaureate or post-graduate degree in the natural sciences or engineering; and
2. Has sufficient training and experience in ground water hydrology and related fields as may be demonstrated by state registration, professional certifications, or completion of accredited university programs that enable that individual to make sound professional judgments regarding ground water vulnerability.

“Reasonable use” means a legal concept articulated by federal and state courts in regulatory taking cases. In a takings case, the decision-maker must balance the public’s interests against the owner’s interests by considering the nature of the harm the regulation is intended to prevent, the availability and effectiveness of alternative measures, and the economic loss borne by the owner. Public interest factors include the seriousness of the public problem, the extent to which the land involved contributes to the problem, the degree to which the regulation solves the problem, and the feasibility of less oppressive solutions.

**Comment [LG1]:** This is a blending of Mukilteo and Issaquah definitions.

“Reasonable use exception” means a process by which the City will consider an applicant’s request for relief from critical area regulations if the applicant demonstrates that strict application of critical area regulations would deny all reasonable use of a property.

“Recessional outwash geologic unit” means sand and gravel materials deposited by melt-water streams from receding glaciers.

“Recharge” means the process involved in the absorption and addition of water to ground water.

“Regolith” means any body of loose, noncemented particles overlying and usually covering the bedrock.

“Regulated activities” include, but are not limited to, any activities which are directly undertaken or originate in a regulated critical area or resource land or their buffer that require any of the following entitlements from the City: building permit, commercial or residential; binding site plan; boundary line adjustment; conditional use permit; franchise right-of-way construction permit; site development permit; master plan development; right-of-way permit; shoreline conditional use permit; shoreline environmental redesignation; shoreline substantial development permit; shoreline variance; large lot subdivision, short subdivision; special use permit; subdivision; unclassified use permit; utility and other use permit; variance; zone reclassification; or any subsequently adopted permit or required approval not expressly exempted by this chapter. Regulated activities also include those specific activities listed in LMC [14.142.060](#).

“Regulatory floodplain” means the area of the special flood hazard area and all protected areas within the jurisdiction of the City of Lakewood.

“Restoration” means the reestablishment of ecological and/or habitat resources and features from a previously disturbed or degraded critical area site.

“Riparian” means of, adjacent to, or living on, the bank of a river, lake, pond, ocean, sound, or other water body.

“Seismic hazard areas” means areas subject to severe risk of damage as a result of earthquake induced ground shaking, slope failure, settlement, or soil liquefaction.

“Short subdivision” or “short plat” means the division or redivision of land into four or fewer lots, tracts, parcels, sites or divisions for the purpose of sale, lease, or transfer of ownership.

“Site” means a lot, parcel, tract, or combination of lots, parcels, or tracts where a development is proposed.

“Slope” means an inclined earth surface, the inclination of which is expressed as the ratio of horizontal distance to vertical distance.

“Slump” means the downward and outward movement of a mass of bedrock or regolith along a distinct surface of failure.



“Snag-rich areas” means forested areas which contain concentrations of standing dead trees, averaging 10 snags or greater per acre, and averaging greater than 15 inches in diameter at breast height.

“Soil survey” means the most recent National Cooperative Soil Survey for the local area or county by the Soil Conservation Service, United States Department of Agriculture.

“Sole source aquifer” means an area designated by the U.S. Environmental Protection Agency under the Safe Drinking Water Act of 1974, Section 1424(e). The aquifer(s) must supply 50 percent or more of the drinking water for an area without a sufficient replacement available.

“Special flood hazard area (SFHA)” means the land subject to inundation by the base flood. Special flood hazard areas are designated on flood insurance rate maps with the letters “A” or “V,” including AE, AO, AH, A1-99, and VE. The special flood hazard area is also referred to as the area of special flood hazard or SFHA.

“Species of local importance” means species that are of local concern due to their population status or their sensitivity to habitat manipulation.

“Start of construction” for flood hazard purposes includes substantial improvements, and means the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement that occurred before the permit’s expiration date. The “actual start” is either the first placement of permanent construction of a structure on a site, such as the pouring of a slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation.

Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the excavation for a basement, footing, piers, or foundations or the erection of temporary forms; nor does it include the installation on property of accessory structures not occupied as dwelling units or not part of the main structure. For a substantial improvement, the “actual start of construction” means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

“Stockpiling” means the placement of material with the intent to remove it at a later time.

“Subdivision” or “formal subdivision” means the division or redivision of land into five or more lots, tracts, parcels, sites, or division for the purpose of sale, lease, or transfer of ownership.

“Substantial damage” for flood hazard purposes means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial damage also means flood-related damage sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on the average, equals or exceeds 25 percent of the market value of the structure before the damage occurred.

“Substrate” means the soil, sediment, decomposing organic matter or combination of those located on the bottom surface of a wetland.

“Temporary erosion control” means on-site and off-site control measures that are needed to control conveyance or deposition of earth, turbidity or pollutants during development, construction, or restoration.

“Toe of slope” means a distinct topographic break in slope at the lowermost limit of the landslide or erosion hazard area.

“TPCHD” means the Tacoma-Pierce County Health Department.

“Unconfined aquifer” means an aquifer not bounded above by a bed of distinctly lower permeability than that of the aquifer itself and containing ground water under pressure approximately equal to that of the atmosphere. This term is synonymous with the term “water table aquifer.”

“Underground tank” means any one or a combination of tanks (including underground pipes connected thereto) which are used to contain or dispense an accumulation of hazardous substances or hazardous wastes, and the volume of which (including the volume of underground pipes connected thereto) is 10 percent or more beneath the surface of the ground.

“Urban governmental services” include those governmental services historically and typically delivered by cities, and includes storm and sanitary sewer systems, domestic water systems, street cleaning services, and other public utilities associated with urban areas and normally not associated with nonurban areas.

“Urban growth” refers to growth that makes intensive use of the land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources. When allowed to spread over wide areas, urban growth typically requires urban governmental services. “Characterized by urban growth” refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth.

“Utility line” means pipe, conduit, cable or other similar facility by which services are conveyed to the public or individual recipients. Such services shall include, but are not limited to, water supply, electric power, gas, communications and sanitary sewers.

“Vadose zone” is the distance between the land surface and the uppermost aquifer. This distance is also defined as the “depth to water” zone or unsaturated zone.

“View corridor” means an area which affords views of lakes, mountains, or other scenic amenities normally enjoyed by residential property owners.

“Water table” means that surface in an unconfined aquifer at which the pressure is atmospheric. It is defined by the levels at which water stands in wells that penetrate the aquifer just far enough to hold standing water.

“Water typing” means a system for classifying water bodies according to their size and fish habitat characteristics. The Washington Department of Natural Resources Forest Practices Water Typing classification system defines four water types:

1. Type “S” = Shoreline: streams that are designated “shorelines of the state,” including marine shorelines.
2. Type “F” = Fish: streams that are known to be used by fish or meet the physical criteria to be potentially used by fish.
3. Type “Np” = Nonfish Perennial streams.
4. Type “Ns” = Nonfish Seasonal streams.

“Well” means a bored, drilled or driven shaft, or a dug hole whose depth is greater than the largest surface dimension.

“Wellhead protection area” means the surface and subsurface area surrounding a well or well field that supplies a public water system through which contaminants are likely to pass and eventually reach the water well(s) as designated under the Federal Clean Water Act.

“Wetland” or “wetlands” means areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands generally do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities. However, wetlands may include those artificial wetlands intentionally created from nonwetland areas created to mitigate conversion of wetlands, if permitted by the City.

“Wetland specialist” means a person with experience and training in wetlands issues, and with experience in performing delineations, analyzing wetland functions and values, analyzing wetland impacts, and recommending wetland mitigation and restoration. Qualifications include:

1. Bachelor of Science or Bachelor of Arts or equivalent degree in biology, botany, environmental studies, fisheries, soil science, wildlife, agriculture or related field, and two years of related work experience, including a minimum of one year of experience delineating wetlands using the Unified Federal Manual and preparing wetland reports and mitigation plans. Additional education may substitute for one year of related work experience; or
2. Four years of related work experience and training, with a minimum of two years’ experience delineating wetlands using the Unified Federal Manual and preparing wetland reports and mitigation plans.

The person should be familiar with the Federal Manual for Identifying and Delineating Jurisdictional Wetlands, the City Site Development Regulations, the City wetland management policies, and the requirements of this title.

“Wildlife biologist” means a professional with a degree in wildlife, or certification by the Wildlife Society, or with five years’ professional experience as a wildlife biologist. [Ord. 758 § 2 (Exh. A), 2021; Ord. 726 § 2(Exh. A), 2019; Ord. 630 § 11, 2015; Ord. 362 § 3, 2004.]

**The Lakewood Municipal Code is current through Ordinance 767, passed December 20, 2021.**

Disclaimer: The city clerk’s office has the official version of the Lakewood Municipal Code. Users should contact the city clerk’s office for ordinances passed subsequent to the ordinance cited above.

**Note:** This site does not support Internet Explorer. To view this site, Code Publishing Company recommends using one of the following browsers: Google Chrome, Firefox, or Safari.

[City Website: www.cityoflakewood.us](http://www.cityoflakewood.us)

City Telephone: (253) 589-2489

[Code Publishing Company](#)

## Article III. Tree Preservation

### 18A.70.300 Purpose.

This article promotes tree preservation by protecting the treed environment of the City of Lakewood by regulating the removal of significant trees and providing incentives to preserve trees that, because of their size, species, or location, provide special benefits. Tree preservation is an essential strategy for meeting Lakewood's citywide goal of 340% tree canopy cover by the year 2050. Tree preservation protects and enhances critical areas, facilitates aquifer recharge, reduces erosion and storm water runoff, and helps to define public and private open spaces. [Ord. 726 § 2 (Exh. B), 2019.]

### 18A.70.310 Tree removal applicability/exemptions.

The requirements for tree preservation shall be provided in accordance with the development standards of each individual zoning district and the provisions of this section, and are applicable to all zoning districts. The following exemptions-Subsections (A) through (C) do not apply to Oregon white oaks or trees located within the shoreline buffers subject to the shoreline master program (SMP). Refer to LMC 18A.70.330 for Oregon white oak protection standards. Refer to Chapter 3, Section B.8 Shoreline Vegetation Conservation of the SMP for tree protection standards within shoreline buffers.

A. Lots of less than ~~seventeen-ten~~ thousand (~~1710~~,000) square feet in single-family residential zones are exempt from this chapter, except:

1. in the case of a short subdivision or subdivision per LMC 18A.70.320.C.3.b.i., or
2. For those lots that contain Oregon white oak trees where specific tree preservation is required in LMC 18A.70.330, or
3. Where specific tree preservation is required as a mitigation measure under SEPA, or—
- ~~4. In the event a permit is not required for the establishment of a use, the standards of this section shall still apply.~~

B. Removal of nonsignificant trees that are not protected by any other means is exempt from this chapter.

C. *Removal of Trees in Association with Right-of-Way and Easements.* Tree removal by a public agency or a franchised utility within a public right-of-way or upon an easement, for the purpose of installing and maintaining water, storm, sewer, power, gas or communication lines, or motorized or nonmotorized streets or paths is exempt from this chapter. Notification to the City by the public agency or franchised utility is required prior to tree maintenance or removal within City rights-of-way.

D. *Emergency Removal.* Any number of hazardous protected and nonprotected trees may be removed under emergency conditions. Emergency conditions include immediate danger to life or dwellings or similar stationary and valuable property, including the presence of a target. Emergency removal may occur and all the following conditions shall be met:

1. The City is notified the following business day of the unpermitted action;
2. Visual documentation (i.e., photographs, video, etc.) is made available; and
3. The felled tree remains on site for City inspection.

4. Replacement required.

a. Nonsingle-family use: The property owner will be required to provide replacement trees as established in LMC [18A.70.320\(G\)](#), Replacement.

b. Single-family use: The property owner will not be required to provide replacement trees.

5. Should the City determine that the tree(s) did not pose an emergency condition, the owner shall be cited for a violation of the terms of this chapter. [Ord. 726 § 2 (Exh. B), 2019.]

**18A.70.320 Significant tree preservation.**

A. *Standards.* Significant tree preservation shall be required for any project permit.

1. A significant tree is an existing tree which:

a. When measured at four and one-half (4.5) feet above ground, has a minimum diameter of nine (9) inches for evergreen trees and deciduous trees;

b. When measured at four and one-half (4.5) feet above ground, has a minimum diameter of [four \(4\) inches](#) for [Oregon white oaks](#) (also known as [Garry oaks](#)); and

c. Regardless of the tree diameter, is determined to be significant by the Director due to the uniqueness of the species or provision of important wildlife habitat.

2. [Tree Measurement](#). For the purposes of this section, existing trees are measured by diameter at four and one-half (4.5) feet above ground level, which is the usual and customary forest standard. Replacement trees are measured by diameter at six (6) inches above ground level, which is the usual and customary nursery standard.

3. *Damaged or Diseased Trees.* Trees will not be considered “significant” if, following inspection and a written report by a registered landscape architect, certified nursery professional or certified arborist, and upon review of the report and concurrence by the City, they are determined to be:

a. Safety hazards due to root, trunk or primary limb failure;

b. Damaged or diseased, and do not constitute an important wildlife habitat. At the discretion of the City, damaged or diseased or standing dead trees may be retained and counted toward the significant tree requirement, if demonstrated that such trees will provide important wildlife habitat and are not classified as a safety hazard.

[Damaged or diseased trees oak shall comply with LMC 18A.70.310.D.4 and LMC 18A.70.330.B.1.a.1.iii replacement requirements.](#)

4. *Preventive Measure Evaluation.* An evaluation of preventive measures by an arborist in lieu of removing the tree and potential impacts of tree removal may be required. If required, this evaluation shall include the following measures:

a. Avoid disturbing tree: Avoid disturbing the tree at all unless it represents a hazard as determined by an arborist;

b. Stabilize tree: Stabilize the tree, if possible, using approved arboricultural methods such as cable and bracing in conjunction with other practices to rejuvenate the tree such as repairing

damaged bark and trunk wounds, mulching, application of fertilizer, and improving aeration of the tree root zones;

c. Pruning: Remove limbs from the tree, such as removing dead or broken branches, or by reducing branch end weights. If needed, remove up to one-quarter (1/4) of the branches from the canopy and main trunk only in small amounts, unless greater pruning is needed by approval of the arborist;

d. Wildlife tree: Create a wildlife tree or snag, or cut the tree down to a safe condition, without disturbing the roots, where the tree no longer poses a hazard. To create snags, remove all branches from the canopy, girdle deciduous trees, and leave the main trunk standing. Wildlife trees or snags are most appropriate in City parks, greenbelts, vacant property, and environmentally critical areas;

e. Steep slopes: Removal of tree roots on steep slopes may require a geotechnical evaluation;

f. Creeks and lakes: Trees fallen into creeks and lakes are to remain in place unless they create a hazard; and

g. Provide professional recommendations on:

- i. The necessity of removal, including alternative measures to removal;
- ii. The lowest-impact approach to removal;
- iii. A replacement tree plan, if required.

B. Trimming. Trimming of tree limbs and branches for purposes of vegetation management is permitted, provided the trimming does not cause the tree to be a safety hazard.

C. Preservation Criteria. All significant trees shall be preserved according to the following criteria:

~~1. Perimeter Trees. All significant trees within twenty (20) feet of the lot perimeter or required buffer, whichever is greater, shall be preserved; except that significant trees may be removed if required for the siting and placement of driveway and road access, buildings, vision clearance areas, utilities, sidewalks or pedestrian walkways, or storm drainage facilities and other similar required improvements, subject to the discretion of the Director.~~

~~This requirement shall not apply to single-family residential lots less than seventeen thousand (17,000) square feet in size, where no specific tree preservation is required~~

~~21. Maximum Tree Removal on Developed Properties. Significant trees on existing single-family lots may be removed with a tree removal permit and without tree replacement, except Oregon white oaks which are regulated by LMC 18A.70.330, based on the following Existing single-family lots: Except for Oregon white oaks which are regulated by section 18A.70.330, significant trees may be removed with a permit based on the following:~~

<u>Maximum Tree Removal on Existing Single-Family Lots no permit required</u>		
<u>Lot Size</u>	<u>Maximum number of significant trees allowed to be removed in 1 year without a permit</u>	<u>Maximum number of significant trees allowed to be removed in 5 years without a permit</u>
<u>*Lots up to 170,000 sq. ft.</u>	<u>N/A</u>	<u>N/A</u>
<u>Lots 170,001 to 30,000 sq. ft.</u>	<u>2</u>	<u>4</u>
<u>Lots 30,001 sq. ft. or greater</u>	<u>4</u>	<u>8</u>

**Maximum Tree Removal on Existing Single-Family Lots no permit required**

\*Section LMC 18A.70.310(A) states that single-family lots up to 170,000 sq. ft. are exempted from tree preservation requirements.

2. *Perimeter Trees.* All significant trees within twenty (20) feet of the lot perimeter or required buffer, whichever is greater, shall be preserved; except that significant trees may be removed if required for the siting and placement of driveway and road access, buildings, vision clearance areas, utilities, sidewalks or pedestrian walkways, or storm drainage facilities and other similar required improvements, subject to the discretion of the Director.

3. *Interior Trees.* A percentage of all significant trees within the interior of a lot, excluding the perimeter area, shall be preserved within the applicable zoning district.

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

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

i. For any site proposed to be developed or cleared, at least 50 percent of significant trees located outside the net buildable area plus any approved development footprint of the lot shall be retained if they are rated in good condition or better by an ISA Certified Arborist.

c. For commercial and industrial development, ten (10) percent of the significant trees located within the interior area of the lot, or individual lots in the case of subdivisions, shall be retained.

d. In Open Space and Recreation zones, ninety-five (95) percent of the significant trees located within the interior area of the lot shall be retained unless otherwise determined by the Director.

4. *SEPA Requirements.* Additional or specific tree retention may be required as SEPA mitigation in addition to the requirements of this section.

D. *Tree Removal Permit Required.* Approval is required prior to the removal of any significant tree (as described in Section LMC 18A.70.320.A) in accordance with the following:

E. *Tree Permits for Single-Family Residential Land Uses or Any Use When Not Associated with a Project Permit/Plan.*

1. *Criteria:*

a. The applicant shall submit a complete application using the form provided and kept by the City.

b. The applicant shall confirm that the proposal complies with the requirements of Article III. Tree Preservation.

2. *Permit review process:*



- a. Applications and all submitted information will be verified and approved by City staff administratively.
- a-b. If an application does not comply with any requirement in this section, the permit is subject to additional review by an ISA Certified Arborist and/or City staff. A Tree retention plan may be required.
- i. The Director shall review and may approve, approve with modifications, or deny a tree retention plan subject to the provisions of this section.

F. Tree Permits for Non-Single-Family Residential Land Uses or Any Use When Associated with a Project Permit/Plan.

1. Submit a tree retention plan that consists of a tree survey that identifies the location, size and species of all significant trees on a site and any trees over three (3) inches in diameter at four and one-half (4.5) feet above ground level that will be retained on the site.
  - a. The tree survey may be conducted by a method that locates individual significant trees, or
  - b. Where site conditions prohibit physical survey of the property, standard timber cruising methods may be used to reflect general locations, numbers and groupings of significant trees.
  - c. Oregon white oaks that are to be retained on the site shall be indicated on the site plan with critical root zone protection per LMC 18A.70.330.
  - d. All other trees required to be preserved based on the preservation criteria in LMC 18A.70.320.C shall be indicated in the site plan.
2. The tree retention plan shall also show the location, species, and dripline of each significant tree that is intended to qualify for retention credit, and identify the significant trees that are proposed to be retained, and those that are designated to be removed.
3. The applicant shall demonstrate on the tree retention plan those tree protection techniques intended to be utilized during land alteration and construction in order to provide for the continued healthy life of retained significant trees.
4. If tree retention and/or landscape plans are required, no clearing, grading or disturbance of vegetation shall be allowed on the site until approval of such plans by the City.

G. Heritage Tree Removal. The following criteria pertains only to those trees designated under LMC 2.48.040 D. Heritage Trees

1. A tree removal permit is required for removal of any heritage tree(s);
2. City Staff and an ISA Certified Arborist shall evaluate any heritage trees prior to a decision on the removal permit. Permit approval will be granted if an arborist report demonstrates that alteration or removal is necessary for health and safety, infrastructure operation, protection of existing buildings, or to accomplish reasonable use of property per state law. Recommendations for care, other than removal, will be considered.

H. Construction Requirements.

1. An area free of disturbance, corresponding to the dripline of the significant tree's canopy, shall be identified and protected during the construction stage with a temporary three (3) foot high chain-link

or plastic net fence. No impervious surfaces, fill, excavation, storage of construction materials, or parking of vehicles shall be permitted within the area defined by such fencing.

2. At Director's sole discretion, a protective tree well may be required to be constructed if the grade level within ten (10) feet of the dripline around the tree is to be raised or lowered. The inside diameter of the well shall be at least equal to the diameter of the tree spread dripline, plus at least five (5) feet of additional diameter.

3. The Director may approve use of alternate tree protection techniques if the trees will be protected to an equal or greater degree than by the techniques listed above. Alternative techniques must be approved by a registered landscape architect, certified nursery professional or certified arborist, with review and concurrence by the City.

4. If any significant tree that has been specifically designated to be retained in the tree preservation plan dies or is removed within five (5) years of the development of the site, then the significant tree shall be replaced pursuant to subsection ~~(G)~~ of this section.

**I.** *Replacement.* When a significant tree subject to this section cannot be retained, the tree shall be replaced as a condition for the removal of the significant tree, in accordance with the following:

1. *On-Site Replacement.*

a. *Based on DBH Size.* Significant trees shall be replaced at a ratio of two to one (2:1) of the total diameter inches of all replacement trees to the diameter inches of all the significant trees removed.

*b. Based on Canopy Coverage.* The applicant may choose to plant fewer replacement trees than required by option (a) if an ISA Certified Arborist determines in a written report that they will compensate for the canopy lost when they reach maturity and the resulting ratio is no less than 1:1 of all replacement trees to the diameter inches of all the significant trees removed.

*c. Based on Carbon Reductions.* The applicant may choose to plant fewer replacement trees than required by option (a) if an ISA Certified Arborist determines in a written report that the trees planted and preserved on the property meet the following criteria:

*i. Tree species to be planted on the site are selected for their optimal ability to sequester carbon and store it over the course of their lifetime, according to the latest and best science.*

*1. Applicants shall provide an arborist report that demonstrates carbon sequestration value and calculations.*

*2. The City will use i-Tree or a similar source provided by the applicant and validated through a third-party arborist, to confirm the data and calculation.*

*ii. ~~ii.~~ Trees are planted in the optimal locations on the property, relative to the structures, to reduce energy use and therefore avoid CO2 emissions.*

*~~i.iii.~~ The resulting replacement ratio is no less than 1:1 of all replacement trees to the diameter inches of all the significant trees removed.*

*c.* Replacement trees shall be no smaller than three (3) inches in diameter at six (6) inches above ground;

*d.* Existing healthy trees anywhere on the site which are retained to support the remaining significant trees can be counted against the on-site replacement requirements on a one to one

(1:1) basis of the total diameter inches of all replacement trees removed, provided it meets the following criteria:

- i. The tree does not present a safety hazard; and
- ii. The tree is between three (3) and nine (9) inches in diameter at four and one-half (4.5) feet above ground.

e. For a minimum of five (5) years following completion of tree planting, all replacement trees shall be given the following care at a minimum:

- i. Regular irrigation with deep watering during dry months to ensure proper establishment of the tree's root system.
- ii. Installation and maintenance of natural mulch material in a three (3)-foot circle around the tree, with three (3) inches of depth, and not within three (3) inches of the trunk of the tree. Volcano mulching is an improper tree care method and should not be used.
- iii. Maintenance and pruning using ANSI A300 tree care standards.

2. Each significant tree that is located interior to the twenty (20) foot perimeter area, and which is in excess of the ~~fifty (50) percent of significant tree percentages~~ that ~~are-is~~ required to be retained, may be credited towards replacement on a one and one-half to one (1.5:1) basis of the total diameter inches for any perimeter trees required to be removed for development, provided the interior tree is between nine (9) inches and twenty-four (24) inches in diameter for evergreen trees, or between nine (9) inches and thirty (30) inches in diameter for deciduous trees.

3. Each significant tree that is located interior to the twenty (20) foot perimeter area, and which is in excess of the ~~the fifty (50) percent of significant tree percentages~~ that ~~are-is~~ required to be retained, may be credited towards replacement on a two to one (2:1) basis of the total diameter inches for any perimeter trees required to be removed for development, provided it meets one of the following criteria:

- a. The tree exceeds sixty (60) feet in height, or twenty-four (24) inches in diameter for evergreen trees, or thirty (30) inches in diameter for deciduous trees.
- b. The tree is located in a grouping of at least five (5) other significant trees with canopies that touch or overlap.
- c. The tree provides energy savings, through wind protection or summer shading, as a result of its location relative to buildings.
- d. The tree belongs to a unique or unusual species.
- e. The tree is located within twenty-five (25) feet of any critical area or required critical area buffers.
- f. The tree is eighteen (18) inches in diameter or greater and is identified as providing valuable wildlife habitat.

4. *Off-Site Replacement.* When the required number of significant trees cannot be physically retained or replaced on site, the applicant may have the option of:

- a. The planting of the required replacement trees at locations approved by the Director throughout the City. Plantings shall be completed prior to completion of the project permit requiring tree replacement.
- b. Payment in lieu of replacement may be made to the City Tree Fund for planting of trees in other areas of the City. The payment of an amount equivalent to the estimated cost of buying

and planting the trees that would otherwise have been required to be planted on site, as determined by the City's Tree Replacement Cost Schedule. Payment in lieu of planting trees on site shall be made at the time of the issuance of any building permit for the property or completion of the project permit requiring the tree replacement, whichever occurs first.

[Ord. 726 § 2 (Exh. B), 2019.]

J. *Incentives for Preservation.* Significant tree preservation is incentivized as outlined in the following chart. All projects utilizing the following preservation incentives shall demonstrate compliance with LMC 18A.70.320(F) and LMC 18A.70.320(H) to ensure protection of the tree during site construction.

<b>Tree Preservation Incentives</b>			
<b>Incentive</b>	<b>Code Sections</b>	<b>Description</b>	<b>Code Language</b>
<u>Parking Reduction</u>	<u>18A.80.060 Parking Incentives</u>  <u>18B.600 Parking</u>  <u>18C.600 Parking</u>	<u>Allow for alternative standards to protect significant trees, e.g., alter parking dimensional standards or rates.</u>	<u><i>Credit for Preservation of Significant or Heritage Trees.</i> For every significant tree and/or heritage tree preserved within the property, the required number of parking spaces may be reduced by 0.5 spaces, provided the total reduction does not exceed five (5) percent of the total required parking spaces, when combined with all parking incentive credits.</u>
<u>Density Increase</u>	<u>18A.60.110 Density standards</u>  <u>18B.200.230 District-Wide Development Standards</u>  <u>18C.200.230 District-wide development standards</u>	<u>Increase density if retaining significant trees, with special attention given to areas experiencing the urban heat island effect and/or low tree equity.</u>	<u>For multi-family uses, maximum density may increase by 1 unit for each significant tree preserved on a property that is located in the Downtown District (not to exceed of more than 20% of the total allowable units)</u>  <u>Bonus density, where applicable, shall be computed by adding the bonus units authorized by LMC 18A.90.050 to the base units computed under this section.</u>  <u>For multi-family use types, maximum density may increase by 1 unit for each significant tree preserved on a property that is located in a census tract with a tree equity score of under the City's average score of 69 (not to exceed of more than 20% of the total allowable units)</u>

<u>Master Plan Flexibility</u>	<u>18B.700.720 Master Planned Development – Town Center Incentive Overlay</u>	<u>Allow flexibility in a master plan if retaining significant and/or heritage trees, with special attention given to areas experiencing the urban heat island effect and/or low tree equity.</u>	<u>Master Planned Development allows flexibility and variation design as long as there is a net benefit to the City. Significant and heritage tree preservation shall be included as a benefit under the Master Planned Development required net benefit findings in LMC 18B.700.720(G)(3)</u>
<u>Landscaping Reduction for Oregon White Oak Preservation</u>	<u>18A.70.150 Landscaping types</u>	<u>Allow for a reduction in the Type I, Vegetative buffer landscaping requirements for the preservation of Oregon white oaks.</u>	<u>A credit of one and one-half square feet of vegetative buffer shall be given for every square foot of area devoted to new or the preservation of Oregon white oak tree use.</u>
<u>Building Setback Reduction</u>	<u>18A.60.030 Residential area and dimensions</u>  <u>18A.60.070 Open space area and dimensions.</u>	<u>Allow for a reduction in the rear yard and/or side yard building setback requirements for the preservation of significant trees.</u>	<u>The Director may reduce a rear yard and/or side yard building setback to compensate for significant or heritage tree preservation provided that the setback is not reduced more than five (5) feet, is no closer to the property line than three (3) feet, is the minimum reduction required for tree preservation, and complies with LMC 18A.60.100 Building transition area</u>
<u>Impervious Surface Bonus</u>	<u>18A.60.030 Residential area and dimensions</u>  <u>18A.60.040 Commercial area and dimensions</u>  <u>18A.60.070 Open space area and dimensions.</u>	<u>Allow an increase in allowable impervious surface on a site where a significant tree is being preserved. Impervious surface cannot be located within the critical root zone of the preserved tree(s)</u>	<u>The Director may increase the amount of allowable impervious surface by 5% to compensate for the preservation of a significant or heritage tree.</u>

#### K. Enforcement

a. Failure to comply with any lawful order issued under the authority of this title, constitutes a Class 2 civil infraction, as defined in Chapter 1.48 LMC. Any violation of this title which is deemed to be a public nuisance or a danger to the public health and/or safety shall be addressed as specified in Chapter 1.44 LMC.

b. Malicious Cutting. Malicious cutting may result in tripling of the amount of replacement value as provided in ~~code Section~~ LMC 18A.70.320(G)(d).

**18A.70.330 Oregon white oak preservation.**

The Oregon white oak, *quercus garryana*, also known as Garry oak, is a native tree designated by Washington Department of Fish and Wildlife as a priority habitat. In Lakewood, individual trees and stands of trees are protected as critical fish and wildlife habitat area under Chapter 14.154 Fish and Wildlife Habitat Areas.

The requirements for Oregon white oak tree preservation shall be provided in accordance with the development standards of each individual zoning district and the provisions of this section and are applicable to all zoning districts.

- A. Priority White Oak Woodlands (as defined in LMC 14.165.010) or trees located within a critical area or buffer, including shoreline buffers subject to the shoreline master program, are subject to the critical areas ordinance LMC Chapter 14.154 and/or Shoreline Master Program.
- B. Permits for Oregon white oaks ~~and all trees within critical areas~~
  1. Permits for maintenance, removal, topping and trimming
    - a. Maintenance, ~~Removal or Topping~~. Regardless of diameter, a permit for removal or topping may be granted when it is determined by the Director that the Oregon white oak tree is so diseased or damaged that it presents a danger to the public or adjacent property and trimming is inadequate to ameliorate the danger. Notification via a permit to the City by a public agency or franchised utility is required prior to tree maintenance or removal for the purpose of installing and maintaining water, storm, sewer, power, gas or communication lines, or motorized or nonmotorized streets or paths within City rights-of-way or upon a utility easement. Wherever feasible, dead Oregon white oak trees shall be left as snags for their habitat value.
      1. Stands of white oak trees ~~greater than 20"~~ or trees located within a critical area are subject to the critical areas ordinance LMC Chapter 14.154.
      2. Individual Oregon white oak trees or stands with average DBH of > 4" ~~but <20"~~ may be removed subject to the following conditions:
        - i. The trees are not located in a critical area, in such case subject to the critical areas ordinance LMC Chapter 14.154
        - ii. The applicant has demonstrated no alternative siting in order to construct streets, utilities, or other on-site improvements.
        - iii. Tree replacement is required at a 2:1 ratio
- C. Construction Operations. During building or construction operations, suitable protective measures listed below shall be implemented around significant Oregon white oak trees to prevent injury:
  1. Establish a critical root zone (CRZ) for the tree which at a minimum is a circular area around the tree trunk with a radius of one foot for every one inch in diameter measured at four and one-half feet above grade, subject to the discretion of the director when supported by a certified arborist.
  2. Install an access deterring fence with a minimum height of three feet around the CRZ that will remain in place till final inspections have been completed.
  3. Post highly visible and legible signs of caution, warning, or do not disturb, which are not less than 12 inches by 12 inches of the restrictions around the tree on the fence or restricted area to help convey the importance of CRZ to workers on site.
  4. No roots greater than four inches in diameter shall be cut, even if such roots are outside the CRZ, subject to discretion of the director when supported by a certified arborist.

5. Make all necessary cuts to tree roots cleanly with sharp tools and under the supervision of a certified arborist or landscape architect.
6. Construction debris or stockpile construction material shall be done outside the CRZ and away from the tree as practically possible.
7. The soil composition in and around the CRZ shall not be disturbed or altered during project construction.
8. Change in soil grades around the CRZ and tree shall be gradual.
  - a. Washing equipment, vehicle maintenance and other potential soil contamination activities shall be done away from the CRZ and the tree as practically possible.
  - b. All measures to avoid damage to tree trunks and branches should be taken during construction activities.
- D. If the protective measures listed above cannot be met due to site specific conditions, or if it is determined that the measures may not meet the intent of protecting the Oregon white oak tree, the applicant will be required to provide a tree protection plan prepared by a certified arborist.
- ~~C.E.~~ No hard surface area shall be allowed within the drip line of an Oregon white oak tree to the maximum extent possible. An administrative variance may allow hard surface on up to 25 percent of the area within the drip line when there is no practical alternative and with a tree protection plan prepared by a certified arborist.

#### **18A.70.340 City Tree Fund.**

A. *Funding Sources.* All civil penalties received under this chapter and all money received pursuant to Chapter [14.02](#) LMC, Environmental Rules and Procedures, shall be used for the purposes set forth in this section. In addition, the following sources may be used for the purposes set forth in this section:

1. Agreed-upon restoration payments or settlements in lieu of penalties;
2. Tree permit fees and penalties
3. Donations and grants for tree purposes;
4. Other moneys allocated by the City Council.

B. *Funding Purposes.* The City shall use money received pursuant to this section for the following purposes:

1. Acquiring, maintaining, and preserving wooded areas within the City;
2. Planting and maintaining trees within the City;
3. Restoration or enhancement of native trees like Oregon white oaks, such as on public lands, private tree tracts, critical area buffers, or lands with conservation easements
4. Establishment of a holding public tree nursery;
5. Urban forestry education;



6. Implementation of a tree canopy monitoring program;
7. Scientific research; or
8. Resources to support the administration of Ch. 18A.70 Art. III Tree Preservation
9. Other purposes relating to trees as determined by the City Council. [Ord. 726 § 2 (Exh. B), 2019.]

#### **18A.70.350 Definitions.**

“ANSI A300” means the industry standards for tree care in the United States.

“Certified Arborist” means a specialist in the care and maintenance of trees who is certified by and in good standing with the International Society of Arboriculture (ISA).

“Critical Root Zone” (CRZ) means the area of soil around a tree where the minimum amount of roots considered critical to the structural stability or health of the tree are located. CRZ can be determined using the dripline of the tree.

“DBH” is an acronym meaning tree diameter at breast height measured at 4.5 feet above ground. For multi-trunked trees, DBH is the total of all individual trunks added together.

“Dripline” means the outermost edge of a tree’s canopy. When viewed from above, the drip line will appear as a line that follows the contour of the tree’s branches. At a minimum, the drip line is a circle whose diameter is 15 times a tree’s DBH.

“Malicious cutting” occurs when a person willfully and without permit removes a significant or heritage tree, or otherwise injures, cuts, or tops a significant or heritage tree to the extent that the tree’s survival is compromised, according to Best Management Practices as determined by a Certified Arborist. Removing more than 1/3 of the tree’s canopy during a single growing season will always constitute malicious cutting.

“Pruning” means removing branches from a tree to achieve a specified objective using approved practices according to ANSI A300 industry standards.

“Root Pruning” means removing roots from a tree to achieve a specified objective using approved practices according to ANSI A300 industry standards.

A “stand” of trees means two or more trees whose canopies, driplines, and/or critical root zones are adjacent, touching, or overlapping.



“Topping” means using inappropriate pruning techniques to reduce tree size that may result in unnecessary risk, tree stress, or decay.

“Tree protection plan” means an annotated and scaled drawing demonstrating compliance with tree protection specifications for construction operations as identified in this section.

“Trimming” means detaching a limb, branch, or root from a tree. Trimming shall include pruning and cutting.

**18A.60.030 Residential area and dimensions.***A. Development Standards Table.*

	<b>Zoning Classifications</b>								
	<b>R1</b>	<b>R2</b>	<b>R3</b>	<b>R4</b>	<b>MR1</b>	<b>MR2</b>	<b>MF1</b>	<b>MF2</b>	<b>MF3</b>
Density	1.45 DUA	2.2 DUA	4.8 DUA	6.4 DUA	8.7 DUA	14.6 DUA	22 DUA	35 DUA	54 DUA
Lot size	25,000 GSF	17,000 GSF	7,500 GSF	5,700 GSF	5,000 GSF /unit	3,000 GSF /unit for 2 or more units	No minimum lot size	No minimum lot size	No minimum lot size
Building coverage	35%	35%	45%	50%	55%	60%	60%	60%	60%
Impervious surface	45%	45%	60%	70%	70%	75%	70%	70%	70%
Front yard/street setback	25 feet	25 feet	10 feet	10 feet	5 feet	5 feet	15 feet	15 feet	15 feet
Garage/carport setback	30 feet	30 feet	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet
Principal arterial and state highway setback	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet
Rear yard setback	20 feet	20 feet	10 feet	10 feet	5 feet	5 feet	15 feet	15 feet	15 feet
Interior setback	8 feet	8 feet	5 feet	5 feet			8 feet	8 feet	8 feet
Interior setback for attached units					0 feet	0 feet			
Interior setback for detached units					5 feet	5 feet			
Building height	35 feet	35 feet	35 feet	35 feet	35 feet	50 feet	45 feet	65 feet	80 feet
Design	Design features shall be required as set forth in Chapter <a href="#">18A.70</a> , Article I.								
Landscaping	Landscaping shall be provided as set forth in Chapter <a href="#">18A.70</a> , Article II.								
Tree Preservation	Significant tree identification and preservation and/or replacement shall be required as set forth in LMC <a href="#">18A.70.300</a> through <a href="#">18A.70.330</a> .								
Parking	Parking shall conform to the requirements of Chapter <a href="#">18A.80</a> .								
Signs	Signage shall conform to the requirements of Chapter <a href="#">18A.100</a> .								

*B. Tree Preservation Incentives.*

1. The Director may reduce a rear yard and/or side yard building setback to compensate for significant or heritage tree preservation provided that the setback is not reduced more than five (5) feet, is no closer to the property line than three (3) feet, is the minimum reduction required for tree preservation, and complies with LMC 18A.60.100 Building transition area
2. The Director may increase the amount of allowable impervious surface by 5% to compensate for the preservation of a significant or heritage tree.

[Ord. 726 § 2 (Exh. B), 2019.]

## 18A.60.040 Commercial area and dimensions.

### A. Development Standards Table.

	Zoning Classifications							
	ARC	NC1	NC2	TOC	CBD	C1	C2	C3
Density	15 DUA	22 DUA	35 DUA	54 DUA	54 DUA			
Lot size	The minimum lot size for the ARC zoning district is 5,000 gross square feet (GSF), plus 2,750 GSF for each dwelling unit over 1 unit, where applicable.	There is no minimum established lot size for the commercial zoning districts. Proposed uses and their associated densities within these zoning districts, and the applicable community design standards shall be used to establish the minimum lot size for a project.						
Lot coverage	All building coverage and impervious surface maximums stated herein may be reduced at the time they are applied, because of storm water requirements. The maximum lot coverage standards for the commercial zoning districts shall be as follows:							
Building coverage	50%	70%	80%	100%	100%	100%	100%	100%
Impervious surface	60%	80%	90%	100%	100%	100%	100%	100%
Setbacks	The minimum yard setbacks for the commercial zoning districts shall be as follows, except where increased setbacks due to landscaping and building/fire code requirements apply:							
Front yard/street setback	0 feet	0 feet	0 feet	0 feet	0 feet	0 feet	0 feet	0 feet
Garage/carport setback	20 feet	20 feet	20 feet	0 feet	0 feet	0 feet	0 feet	0 feet

	<b>Zoning Classifications</b>							
	<b>ARC</b>	<b>NC1</b>	<b>NC2</b>	<b>TOC</b>	<b>CBD</b>	<b>C1</b>	<b>C2</b>	<b>C3</b>
Rear yard setback	0 feet	0 feet	0 feet	0 feet	0 feet	0 feet	0 feet	0 feet
Interior setback	0 feet	0 feet	0 feet	0 feet	0 feet	0 feet	0 feet	0 feet
Building height	40 feet	50 feet	60 feet	90 feet	90 feet	60 feet	60 feet	60 feet
Design	Design features shall be required as set forth in Chapter <a href="#">18A.70</a> LMC, Article I.							
Landscaping	Landscaping shall be provided as set forth in Chapter <a href="#">18A.70</a> LMC, Article II.							
Tree Preservation	Significant tree identification and preservation and/or replacement shall be required as set forth in LMC <a href="#">18A.70.300</a> through <a href="#">18A.70.330</a> .							
Parking	Parking shall conform to the requirements of Chapter <a href="#">18A.80</a> .							
Signs	Signage shall conform to the requirements of Chapter <a href="#">18A.100</a> LMC.							

**B. Tree Preservation Incentives.**

1. The Director may increase the amount of allowable impervious surface by 5% to compensate for the preservation of a significant or heritage tree.

[Ord. 726 § 2 (Exh. B), 2019.]

## **18A.60.050 Industrial area and dimensions.**

*A. Development Standards Table.*

	<b>Industrial Zoning Classifications</b>		
	<b>IBP</b>	<b>I1</b>	<b>I2</b>
Lot size	One acre	20,000 GSF	20,000 GSF
Building coverage	All building coverage and impervious surface maximums stated herein for the Industrial zoning districts may be reduced at the time they are applied to individual properties, because of storm water requirements.		
Impervious surface	The maximum building and impervious surface coverage and impervious surface for the Industrial zoning districts shall be 100%.		
Setbacks	The minimum distance setbacks for the Industrial zoning districts shall be as follows, except where increased setbacks due to landscaping or building/fire code requirements apply.		

	<b>Industrial Zoning Classifications</b>		
	<b>IBP</b>	<b>I1</b>	<b>I2</b>
Front yard/street setback	10 feet	0 feet	0 feet
Principal arterial and state highway setback	25 feet	25 feet	25 feet
Rear yard setback	0 feet	0 feet	0 feet
Interior setback	0 feet	0 feet	0 feet
Building height	60 feet	60 feet	60 feet
Design	Design features shall be required as set forth in Chapter <a href="#">18A.70</a> LMC, Article I.		
Landscaping	Landscaping shall be provided as set forth in Chapter <a href="#">18A.70</a> LMC, Article II.		
Tree Preservation	Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter <a href="#">18A.70</a> LMC, Article III.		
Parking	Parking shall conform to the requirements of Chapter <a href="#">18A.80</a> LMC.		
Signs	Signage shall conform to the requirements of Chapter <a href="#">18A.100</a> .		

[Ord. 726 § 2 (Exh. B), 2019.]

## **18A.60.060 Military lands area and dimensions.**

### *A. Development Standards Table.*

	<b>ML</b>	<b>AC II</b>	<b>AC I</b>	<b>CZ</b>
Lot size	Lands owned by the federal government are exempt from local development standards. Otherwise, development standards for the Military-Related zoning districts shall be determined jointly by the Director and City Engineer on a case-by-case basis considering the intensity of the proposed use, adjacent uses and zoning, environmental issues, site design, and/or type and construction of buildings.			
Building coverage				
Impervious surface				
Setbacks				
Front yard/street setback				
Principal arterial and state highway setback				
Rear yard setback				
Interior setback				
Building height				

	ML	AC II	AC I	CZ
Design	Design features shall be required as set forth in Chapter <a href="#">18A.70</a> , Article I.			
Tree Preservation	Landscaping shall be provided as set forth in Chapter <a href="#">18A.70</a> , Article II.			
Landscaping	Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter <a href="#">18A.70</a> , Article III.			
Parking	Parking shall conform to the requirements of Chapter <a href="#">18A.80</a> .			
Signs	Signage shall conform to the requirements of Chapter <a href="#">18A.100</a> .			

[Ord. 726 § 2 (Exh. B), 2019.]

## 18A.60.070 Open space area and dimensions.

### A. Development Standards Table.

	OSR1	OSR2
Lot size	N/A	N/A
Building coverage	N/A	N/A
Impervious surface	20%	30%
Setbacks		
Front yard/street setback	25 feet	25 feet
Principal arterial and state highway setback	35 feet	35 feet
Rear yard setback	20 feet	20 feet
Interior setback	20 feet	20 feet
Building height	The maximum building height, not including any applicable height bonus, for the Open Space/Recreation zoning districts shall be 40 feet.	
Design	Design features shall be required as set forth in Chapter <a href="#">18A.70</a> , Article I.	
Landscaping	Landscaping shall be provided as set forth in Chapter <a href="#">18A.70</a> , Article II.	
Tree Preservation	Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter	

	OSR1	OSR2
	<a href="#">18A.70</a> , Article III.	
Parking	Parking shall conform to the requirements of Chapter <a href="#">18A.80</a> .	
Signs	Signage shall conform to the requirements of Chapter <a href="#">18A.100</a> .	

B. Tree Preservation Incentives.

2. The Director may reduce a rear yard and/or side yard building setback to compensate for significant or heritage tree preservation provided that the setback is not reduced more than five (5) feet, is no closer to the property line than three (3) feet, is the minimum reduction required for tree preservation, and complies with LMC 18A.60.100 Building transition area
3. The Director may increase the amount of allowable impervious surface by 5% to compensate for the preservation of a significant or heritage tree.

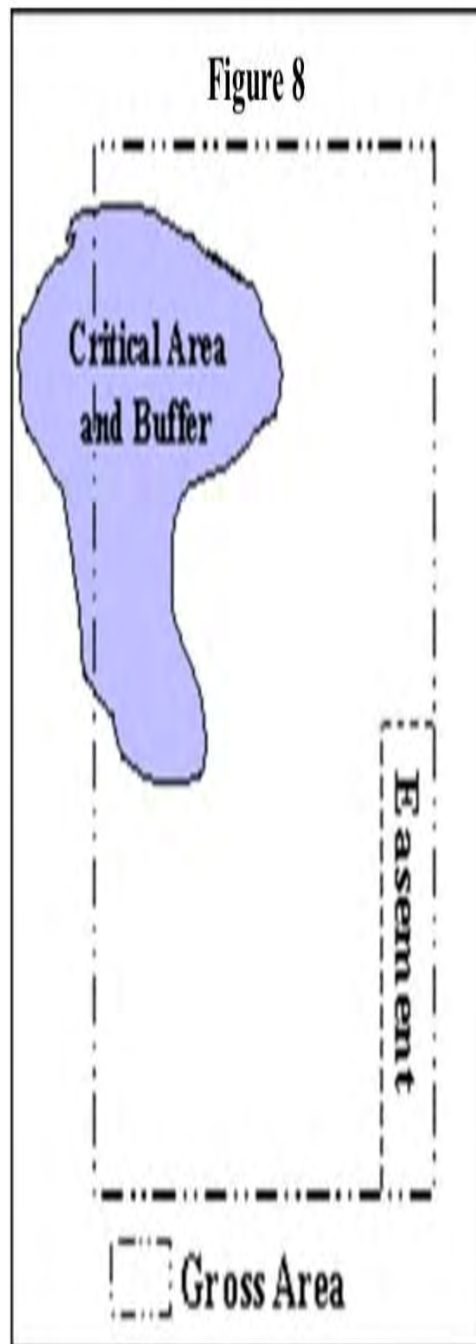
[Ord. 726 § 2 (Exh. B), 2019.]

**18A.60.110 Density standards.**

The permitted number of dwelling units or lots shall be determined as follows:

- A. The maximum density of each zoning district shall be the maximum number of dwelling units allowed per gross area of an acre, excluding accessory dwelling units. Maximum density shall be expressed as a ratio (e.g., three (3) dwelling units per acre).
- B. The minimum lot size shall not determine maximum density. Maximum density shall not be exceeded, except as allowed by the provisions of LMC [18A.10.060](#).
- C. Gross area is the total sum area of the lot, including easements, and wetlands, streams, shorelines, and other critical areas. The required critical area buffers and all legally recorded private access easements shall not be subtracted from the gross acre for the purpose of dwelling unit calculations. See Figure 8 below for reference.





D. For multi-family uses, maximum density may increase by 1 unit for each significant tree preserved on a property that is located in the Downtown District (not to exceed of more than 20% of the total allowable units).

E. Bonus density, where applicable, shall be computed by adding the bonus units authorized by LMC [18A.90.050](#) to the base units computed under this section.

F. For multi-family use types, maximum density may increase by 1 unit for each significant tree preserved on a property that is located in a census tract with a tree equity score of under the City's average score of 69 (not to exceed of more than 20% of the total allowable units).

EG. When calculations result in a fraction, the fraction shall be rounded down to the nearest whole number as follows:

1. Fractions of 0.50 or above shall be rounded up; and
2. Fractions below 0.50 shall be rounded down. [Ord. 758 § 2 (Exh. A), 2021; Ord. 726 § 2 (Exh. B), 2019.]

## 18A.70.150 Landscaping types.

A. The landscaping types are intended to provide a basic list of landscaping standards that may be applied within a proposed project as necessary to provide for the intent of the comprehensive plan.

1. *Type I, Vegetative Buffer.* A combination of landscaping, evergreen and deciduous trees, and fencing that provides a substantial visual barrier between uses and creates an impression of separation of spaces along an interior property line. The following standards shall be applied:

- a. Landscaping strip shall be a minimum of eight (8) feet in width, and shall be increased to ten (10) feet in width and fifteen (15) feet in width as required by LMC [18A.70.160](#), Landscaping regulations by zoning district.
- b. Depending on the use, a sight-obscuring barrier may be required to be placed within the landscaping strip to consist of:
  - i. Fence/wall five (5) feet in height, or
  - ii. A medium shrub barrier (hedge) which is of such a density as to provide a solid visual barrier.
- c. One (1) evergreen or deciduous tree is required per twenty (20) linear feet of landscaping strip. Trees shall be spaced at intervals not greater than twenty (20) feet on center along the full extent of the landscaping strip. No more than sixty (60) percent of the trees may be deciduous.
- d. The percentage of evergreen trees allowed may be further reduced at the discretion of the Director to address public safety concerns.
- e. *Shrubs.*
  - i. Two (2) medium shrubs are required per six (6) linear feet of landscaping strip and placed no greater than four (4) feet on center.
  - ii. Three (3) low shrubs are required per six (6) linear feet of landscaping strip and placed no greater than three (3) feet on center.
  - iii. Shrubs shall be placed along the entire length of the landscaping strip as to provide vegetative cover.
- f. *Vegetative groundcover.*
- g. Landscaping shall be placed along the entire length of the landscaping strip so as to provide a vegetative buffer. These are minimum standards; additional landscaping may be required if, in the

determination of the Director, the proposed landscaping plan does not provide effective separation and screening.

h. A credit of one and one-half square feet of vegetative buffer shall be given for every square foot of area devoted to new or the preservation of Oregon white oak tree use.

2. *Type II, Streetscapes.* A unifying theme of canopy type trees along a public or private street within the right-of-way, with an optional landscaping strip and a minimum five (5) to eight (8) foot wide sidewalk, as required by the City Engineer, shall apply to all zones and shall be applied to all proposed developments other than a single-family dwelling. The following standards shall be applied:

- a. Curb, gutter, and sidewalks standards as required in LMC [18A.70.130](#), Street improvements; Chapter [12.09](#) LMC, Transportation Facilities; and Chapter [12.10](#) LMC, Site Development Provisions.
- b. Landscaping strip of vegetative groundcover of three (3) to eight (8) feet in width, at the discretion of the City Engineer, located between the curb and the sidewalk.
- c. Deciduous street trees, pursuant to LMC [18A.70.170](#), Street tree standards, are required along the entire street frontage at a spacing of no more than thirty (30) feet on center or as required to continue the existing pattern of street, whichever is less distance.
- d. Tree wells, a minimum of four (4) feet in any dimension, with a grating system approved by the City Engineer, are required when trees are placed within the sidewalk. Sidewalks must maintain a minimum forty-eight (48) inch clear width exclusive of curbing. Trees not located on the sidewalk shall be centered on the landscaping strip, or behind the sidewalk within ten (10) feet of the right-of-way if the right-of-way is insufficient to accommodate street trees, or if curbs, gutters and sidewalks already exist.
- e. Street lights as directed by the City Engineer.
- f. Landscaped medians within the roadway may be required at the discretion of the City Engineer and the Director including:
  - i. Curb, gutter, four (4) to twelve (12) foot wide landscaping strip within the roadway with a length determined by the City Engineer.
  - ii. One (1) street tree at each end of the median, plus one (1) street tree per thirty (30) feet of median.
  - iii. Vegetative groundcover.
  - iv. Small shrubs shall be placed within the landscaping strip so as to cover thirty (30) percent of the strip, have a maximum bush height of three (3) feet, and provide year-round screening.

- g. Bus stop(s), benches and/or bus shelter(s) as deemed necessary by the Director and Pierce Transit.

3. *Type III, Open Space.* A combination of natural and native open space, vegetative groundcover, and deciduous and evergreen trees.

- a. One (1) deciduous or evergreen tree shall be spaced at intervals not greater than fifty (50) feet on center along the full extent of the open space. No more than eighty (80) percent of the trees may be deciduous.

- b. Vegetative groundcover.

4. *Type IV, Parking Areas.* A combination of landscaping to break up the bulk of a parking area. The following standards shall be applied:

- a. *Landscaping Islands.* Landscaped islands shall be located at the end of each parking row. Internal landscaping islands shall occur at intervals within the row so that no parking stall within that parking row is more than eight (8) parking stalls from a landscaping island. The following standards shall apply:

- i. The length of the island shall be the same depth as the adjacent parking stalls and have an interior width a minimum of four (4) feet.
- ii. The island shall be completely curbed.
- iii. Contain one (1) street tree.
- iv. One (1) medium shrub or two (2) small shrubs per twelve (12) square feet of island.
- v. Vegetative ground cover.

- b. *Internal Landscaping.* If internal landscaping other than landscaping islands is included in a parking area, the internal landscaping shall at a minimum consist of vegetative groundcover and trees per Type III, Open Space.

- c. *Perimeter Landscaping.* Landscaping around the perimeter of the parking area shall be a Type I, Vegetative Buffer.

5. *Type V, Solid Barrier.* A combination of fencing and landscaping which is intended to provide a solid sight barrier between uses, around storage yards, salvage yards, and other incompatible or unsightly uses, and to create screening and a strong impression of spatial separation. The following standards shall be applied:

- a. Landscaping strip minimum ten (10) feet in width.
- b. Solid fence or wall six (6) feet in height located within the landscape strip.

- c. The Director may direct the location, style, and construction materials of the required fence/wall to lessen visual impact on adjacent properties.
  - d. One (1) deciduous or evergreen tree is required per twenty (20) linear feet of landscaping strip. Trees shall be spaced at intervals not greater than twenty (20) feet on center along the full extent of the landscaping strip. No more than forty (40) percent of the trees may be deciduous.
  - e. The percentage of evergreen trees allowed may only be reduced, at the discretion of the Community Development Director, to address public safety concerns.
  - f. *Shrubs.*
    - i. Two (2) medium shrubs are required per four (4) linear feet of landscaping strip and placed no greater than five (5) feet on center.
    - ii. Three (3) low shrubs are required per four (4) linear feet of landscaping strip and placed no greater than four (4) feet on center.
  - g. Vegetative groundcover.
  - h. Landscaping shall be placed along the entire length of the landscaping strip so as to provide a vegetative barrier. These are minimum standards; additional landscaping may be required if, in the determination of the Community Development Director, the proposed landscaping plan does not provide an actual or effective barrier or separation.
6. *Type VI, Area Screening.* A combination of fencing/wall and landscaping that provides visual relief from dumpsters, recycling areas, or small storage yards, of less than two hundred (200) square feet in size. The following standards shall be applied:
- a. Landscaping strip minimum five (5) feet in width around the area, excluding access points.
  - b. A fence or wall six (6) feet in height located on the interior of the landscaping strip.
  - c. Minimum six (6) foot tall Arborvitae or approved equivalent trees placed at four (4) feet on center.
  - d. *Shrubs.*
    - i. One (1) medium shrub per four (4) linear feet of landscaping strip and placed no greater than four (4) feet on center.
    - ii. One (1) small shrub per four (4) linear feet of landscaping strip and placed no greater than four (4) feet on center.
    - iii. Shrubs shall be spaced at intervals along the full extent of the landscaping strip.

- e. Vegetative groundcover.
- f. The fence and landscaping may be modified at the discretion of the Community Development Director to address public safety concerns. [Ord. 726 § 2 (Exh. B), 2019.]

**This site does not support Internet Explorer. To view this site, Code Publishing Company recommends using one of the following browsers: Google Chrome, Firefox, or Safari.**

**The Lakewood Municipal Code is current through Ordinance 771, passed June 6, 2022.**

Disclaimer: The city clerk's office has the official version of the Lakewood Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.cityoflakewood.us](http://www.cityoflakewood.us)

City Telephone: (253) 589-2489

[Code Publishing Company](#)

## **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. Credit for Tree Preservation. For every significant tree and/or heritage tree preserved within the property, the required number of parking spaces may be reduced by 0.5 spaces, provided the total reduction does not exceed five (5) percent of the total required parking spaces, when combined with all parking incentive credits.

HI. 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.]

**This site does not support Internet Explorer. To view this site, Code Publishing Company recommends using one of the following browsers: Google Chrome, Firefox, or Safari.**

**The Lakewood Municipal Code is current through Ordinance 771, passed June 6, 2022.**

Disclaimer: The city clerk's office has the official version of the Lakewood Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.cityoflakewood.us](http://www.cityoflakewood.us)

City Telephone: (253) 589-2489

[Code Publishing Company](#)

## 18B.200.230 District-Wide Development Standards.

Unless otherwise specifically modified by an adopted development agreement or master plan, in addition to the regulations and requirements contained in other sections of this title, the following property development standards apply to all land and buildings in the Downtown District:

### A. *Density.*

1. Maximum density is 100 units per acre, except where other conditions are met in subsections [\(A\)\(2\)](#) through [\(A\)\(4\)](#) of this section. To qualify for 100 units per acre density, the residential uses shall be part of a mixed-use development, or added to a commercial site, or provide a first-floor height of 16 feet for at least a 30-foot depth that allows for future commercial occupancies.
2. On sites allowed a density of 100 units per acre under subsection [\(A\)\(1\)](#) of this section, density may be increased up to 125 units per acre for affordable housing according to the provisions of LMC [18A.90.050](#), Inclusionary density bonuses, only if the affordable housing is part of a mixed-use development.
3. Density shall not exceed 80 units per acre for residential-only developments that are not added to or associated with existing commercial sites, or that do not provide a first-floor height that allows for future commercial occupancies.
4. No density limit may be allowed in the Town Center Incentives Overlay if a master plan is approved per LMC [18B.700.720](#); provided, that the total number of dwellings is consistent with the planned action ordinance (Ordinance No. [696](#)) and allowable height and bulk per this title's design parameters.

### 5. *Density Bonus for Tree Preservation.*

- a. For multi-family uses, maximum density may increase by 1 unit for each significant tree preserved on a property that is located in the Downtown District (not to exceed of more than 20% of the total allowable units)
- b. Bonus density, where applicable, shall be computed by adding the bonus units authorized by LMC 18A.90.050 to the base units computed under this section.
- c. For multi-family use types, maximum density may increase by 1 unit for each significant tree preserved on a property that is located in a census tract with a tree equity score of under the City's average score of 69 (not to exceed of more than 20% of the total allowable units)

B. *Lot Size.* There is no minimum established lot size for the Downtown District. Proposed uses and the applicable design standards in this chapter shall be used to establish the minimum lot size for a project.

C. *Lot Coverage.* There is no maximum lot coverage standard for the Downtown District. However, lot coverage may be reduced on individual properties due to storm water or landscaping requirements.

- D. *Setbacks*. The minimum distance setbacks for the Downtown District shall be determined by frontage type in Chapter [18B.400](#) LMC, except where increased setbacks due to building/fire code requirements apply.
- E. *Building Height*. The maximum building height, not including any applicable height bonus, for the Downtown District shall be determined by frontage type in Chapter [18B.400](#) LMC, except where the transition area standards under LMC [18B.200.250](#) require less height.
- F. *Large-Scale Commercial Facilities*. Large-scale commercial facilities shall meet the additional requirements specified in LMC [18A.70.050\(J\)](#).
- G. *Design*. Design features shall be required as set forth in Chapter [18B.300](#) LMC, Streets and Blocks, and Chapter [18B.400](#) LMC, Site Design, Buildings, and Frontage, and the community design standards in LMC [18A.70.040](#).
- H. *Tree Preservation*. Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter [18A.70](#) LMC, Article III, Tree Preservation.
- I. *Landscaping*. Landscaping shall be provided as set forth in Chapter [18B.500](#) LMC and Chapter [18A.70](#) LMC, Article II, Landscaping.
- J. *Parking*. Parking shall conform to the requirements of Chapter [18B.600](#) LMC and Chapter [18A.80](#) LMC, Parking.
- K. *Signs*. Signage shall conform to the requirements of Chapter [18A.100](#) LMC, Sign Regulations.
- L. *Tax Incentive*. The Downtown District is considered a residential target area for purposes of Chapter [3.64](#) LMC, Tax Incentive Urban Use Center Development. [Ord. 726 § 2(Exh. A), 2019; Ord. 695 § 2 (Exh. B), 2018.]

**This site does not support Internet Explorer. To view this site, Code Publishing Company recommends using one of the following browsers: Google Chrome, Firefox, or Safari.**

**The Lakewood Municipal Code is current through Ordinance 771, passed June 6, 2022.**

Disclaimer: The city clerk's office has the official version of the Lakewood Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.cityoflakewood.us](http://www.cityoflakewood.us)

City Telephone: (253) 589-2489

[Code Publishing Company](#)

## **18B.700.720 Master Planned Development – Town Center Incentive Overlay.**

A. *Purpose.* The purpose of a master planned development in the Downtown District is to provide the developer and the City the opportunity to implement the downtown plan in way that could not be achieved through strict application of the standards in this chapter. It also allows for the development of larger, more complex, and multi-phased projects to develop with certainty.

B. *Applicability.* Development within the Town Center Incentive Overlay may apply for a master plan for the development of 10 or more acres.

C. *Allowed Modification.* Adoption of a master planned development allows for the modification of Downtown District development standards within the Town Center Incentive Overlay District including modification of standards for height, site design, building design, landscaping, parking, and signage. In addition, density may be calculated by evaluating the number of residential units over the entire acreage subject to the master plan instead of the acreage of a particular site. This allows housing units to be clustered at higher intensities, if desired.

D. *Review Process.* A master planned development is a Process III application under LMC [18A.20.080](#). Notice of application shall be provided pursuant to LMC [18A.20.330](#).

E. *Submittal Requirements.* Applications for a master planned development shall be filed with the Community and Economic Development Department on forms provided by the Department along with established fees. An applicant for a master planned development shall submit the following items to the City, unless the Director finds in writing that one or more submittals are not required due to unique circumstances related to a specific development proposal:

1. A detailed narrative that includes:
  - a. A description detailing how the proposed development will be superior to or more innovative than conventional development methods as allowed under the City's land use regulations and how the approval criteria set forth in LMC [18B.700.720\(G\)](#) have been satisfied;
  - b. A description of how the proposed master planned development will benefit the public in a manner greater than that achieved if the project was to be developed under the adopted standards of the CBD zone;
  - c. A table illustrating the density and lot coverage of the overall development, with the proportion of the site devoted to public and open space clearly indicated;
  - d. A description of the land use planned for the site, including types and numbers for commercial, civic, industrial, and residential land uses;

- 
- e. A description of the dwelling units proposed and the overall density and intensity, including the types and numbers of affordable housing units;
  - f. A description of the proposed park, open space and recreation areas including any proposed improvements, including specific details regarding the ownership and maintenance of such areas;
  - g. Detailed information regarding all proposed landscaping that is not included on an associated landscaping plan;
  - h. A description of the specific City standards as set forth in the underlying zoning district that the applicant is proposing for modification;
  - i. A description of how the master plan meets vision and objectives of the downtown plan in LMC [18B.100.110](#).
2. A site plan with the heading “Master Planned Development Site Plan” that includes information including street frontage types, building footprints, proposed landscaping, open space and parks and/or recreational areas including trails, public spaces, pedestrian walkways, parking locations, and proposed setbacks;
  3. Conceptual elevation drawings illustrating facade and building design elements, including height, overall bulk/mass and density and proposed residential design features that will provide for a superior development;
  4. A conceptual landscape plan/map showing the proposed location and types of vegetation and landscaping. The landscape plan may also be incorporated into the master planned development site plan and narrative;
  5. A phasing plan, if the development will occur in distinct phases, with a written schedule detailing the timing of improvements;
  6. A draft development agreement, if proposed by the applicant, or as required by the City; and
  7. All of the submittal requirements in Chapter [18A.20](#) LMC, Article I.
- F. *Additional Information.* Additional information or materials may be requested during the review process if the Community Development Director determines they are necessary for proper review of the application.
- G. *Required Findings.* A master planned development shall only be granted after the Hearing Examiner has reviewed the proposed use and has made written findings that all of the standards and criteria set forth below have been met or can be met subject to conditions of approval:
1. The master planned development is consistent with the comprehensive plan; and

2. The master planned development is consistent with the vision and objectives of the downtown plan in LMC [18B.100.110](#); and
3. The master planned development, by the use of permitted flexibility and variation in design, is a development practice that results in better urban design features than found in traditional development. Net benefit to the City may be demonstrated by one or more of the following:
  - a. Placement, type or reduced bulk of structures; or
  - b. Interconnected usable open space; or
  - c. Recreation facilities; or
  - d. Other public facilities; or
  - e. Preservation of significant and/or heritage trees; or
  - ef. Conservation of natural features; or
  - fg. Conservation of critical areas and critical area buffers beyond; or
  - gh. Aesthetic features and harmonious design; or
  - hi. Energy efficient site design or building features; or
  - ij. Use of low impact development techniques; and
4. The master planned development results in no greater burden on present and projected public utilities and services than would result from traditional development and will be served by adequate public or private facilities including streets, fire protection, and utilities; and
5. Open space within the master planned development is an integrated part of the project rather than an isolated element of the project; and
6. The design is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity; and
7. Roads and streets, whether public or private, within and contiguous to the site comply with guidelines for construction of streets and the street frontage standards; and
8. Each phase of the proposed development, as it is planned to be completed, contains the parking spaces, open space, recreation space, landscaping and utility area necessary for creating and sustaining a desirable and stable environment; and
9. The master planned development is consistent with the planned action ordinance (Ordinance No. [696](#)).



H. *Action of the Hearing Examiner.* In addition to demonstrating compliance with the criteria as determined by the Hearing Examiner, the applicant shall accept those conditions that the Hearing Examiner finds are appropriate to obtain compliance with the criteria. [Ord. 726 § 2(Exh. A), 2019; Ord. 695 § 2 (Exh. B), 2018.]

**This site does not support Internet Explorer. To view this site, Code Publishing Company recommends using one of the following browsers: Google Chrome, Firefox, or Safari.**

**The Lakewood Municipal Code is current through Ordinance 771, passed June 6, 2022.**

Disclaimer: The city clerk's office has the official version of the Lakewood Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.cityoflakewood.us](http://www.cityoflakewood.us)

City Telephone: (253) 589-2489

[Code Publishing Company](#)

## 18C.200.230 District-wide development standards.

Unless otherwise specifically modified by an adopted development agreement or master plan, in addition to the regulations and requirements contained in other sections of this title and LMC Title [15](#), the following property development standards apply to all land and buildings in the Station District:

A. *Density*. Maximum density is based on the standards in the base zoning districts.

1. *Density Bonus for Tree Preservation.*

- a. For multi-family uses, maximum density may increase by 1 unit for each significant tree preserved on a property that is located in the Station District (not to exceed of more than 20% of the total allowable units)
- b. Bonus density, where applicable, shall be computed by adding the bonus units authorized by LMC 18A.90.050 to the base units computed under this section.
- c. For multi-family use types, maximum density may increase by 1 unit for each significant tree preserved on a property that is located in a census tract with a tree equity score of under the City's average score of 69 (not to exceed of more than 20% of the total allowable units)

B. *Lot Size*. There is no minimum established lot size for the Station District. Proposed uses and the applicable design standards in this chapter shall be used to establish the minimum lot size for a project.

C. *Lot Coverage*. There is no maximum lot coverage standard for the Station District. However, lot coverage may be reduced on individual properties due to storm water or landscaping requirements.

D. *Setbacks*. The minimum distance setbacks for the Station District shall be determined by frontage type in Chapter [18C.400](#) LMC, except where increased setbacks due to building/fire code requirements apply.

E. *Building Height*. The maximum building height, not including any applicable height bonus, for the Station District shall be determined by the underlying zoning districts.

F. *Large-Scale Commercial Facilities*. Large-scale commercial facilities shall meet the additional requirements specified in LMC [18A.70.050\(J\)](#).

G. *Design*. Design features shall be required as set forth in Chapter [18C.300](#) LMC, Streets and Blocks, and Chapter [18C.400](#) LMC, Site Design, Buildings, and Frontage, and the community design standards in LMC [18A.70.040](#).

H. *Tree Preservation*. Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter [18A.70](#) LMC, Article III, Tree Preservation.

I. *Landscaping*. Landscaping shall be provided as set forth in Chapter [18C.500](#) LMC and Chapter [18A.70](#) LMC, Article II, Landscaping.

J. *Parking*. Parking shall conform to the requirements of Chapter [18C.600](#) LMC and Chapter [18A.80](#) LMC, Parking.

K. *Signs*. Signage shall conform to the requirements of Chapter [18A.100](#) LMC, Signs. [Ord. 751 § 2 (Exh. B), 2021.]

**This site does not support Internet Explorer. To view this site, Code Publishing Company recommends using one of the following browsers: Google Chrome, Firefox, or Safari.**

**The Lakewood Municipal Code is current through Ordinance 771, passed June 6, 2022.**

Disclaimer: The city clerk's office has the official version of the Lakewood Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

City Website: [www.cityoflakewood.us](http://www.cityoflakewood.us)

City Telephone: (253) 589-2489

[Code Publishing Company](#)

## 18C.600.610 Parking.

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 <a href="#">36.70A.698</a> )  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 <a href="#">18A.80</a> LMC
Retail. Services, Restaurants	2 per 1,000 GSF minimum; 3 per 1,000 GSF maximum	Meet rates and standards of: Chapter <a href="#">18A.80</a> LMC
Office	2 per 1,000 GSF minimum; 3 per 1,000 GSF maximum	Meet rates and standards of: Chapter <a href="#">18A.80</a> 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 <a href="#">18A.80</a> 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.

5. *Credit for Tree Preservation.* For every significant tree and/or heritage tree preserved within the property, the required number of parking spaces may be reduced by 0.5 spaces, provided the total reduction does not exceed five (5) percent of the total required parking spaces, when combined with all parking incentive credits.

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.]

**This site does not support Internet Explorer. To view this site, Code Publishing Company recommends using one of the following browsers: Google Chrome, Firefox, or Safari.**

---

**The Lakewood Municipal Code is current through Ordinance 771, passed June 6, 2022.**

Disclaimer: The city clerk's office has the official version of the Lakewood Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.cityoflakewood.us](http://www.cityoflakewood.us)

City Telephone: (253) 589-2489

[Code Publishing Company](#)



# CITY OF LAKEWOOD, WA Tree Preservation Code Update

---

City Council Meeting



**PLANIT GEO**<sup>TM</sup>  
mapping a greener future

**B I BERK**

October 10, 2022



# Agenda

1. Utility / Rights-of-Way  
Exemption
2. Replacement Trees
3. Review the 12 Key  
Issues





# Utility / Rights-of-Way Exemption

City	Exemptions Utilities / ROW	Excerpts/Summaries of Requirements
Lakewood	Exempt with notification to City via a permit.	Under the proposed language in LMC 18A.70.310 and .330 (B)(1)(a) attached to this memorandum, utilities must notify the City via a permit and then can maintain/remove trees in the City ROW or in a utility easement.

# Utility / Rights-of-Way Exemption

City	Exemptions Utilities / ROW	Excerpts/Summaries of Requirements
Renton	Exempt.	Exemption: Maintenance activities including routine vegetation management and essential tree removal for public and private utilities, road rights-of-way and easements, and public parks.
Pierce County	Exempt.	Exempt Activities: Construction, reconstruction, or maintenance of public roads, paths, bicycle ways, trails, bridges, sewer lines, storm drainage facilities, related critical area mitigation activities, and other similar public infrastructure, excluding public buildings.
University Place	Exempt with Pruning Standards.	<p>G. Removal of street trees, when performed by or on behalf of the City to maintain rights-of-way and in the interest of public safety.</p> <p>H. Removal of trees that interfere with existing utility transmission lines when pruning is not sufficient to alleviate the interference condition. Topping is prohibited. Utility pruning shall be conducted in accordance with the latest edition of the US Department of Agriculture's Publication NA-FR-01-95 How to Prune Trees available on the web, except that tree pruning for utilities shall be conducted in accordance with the latest edition of the International Society of Arboriculture's Best Management Practices – Utility Pruning of Trees.</p>

# Utility / Rights-of-Way Exemption

City	Exemptions Utilities / ROW	Excerpts/Summaries of Requirements
Federal Way	Exempt. Subject to conditions.	Removal of trees in easements and rights-of-way for the purposes of constructing public streets and utilities. Protection of trees shall be a major factor in the location, design, construction, and maintenance of streets and utilities. These activities are subject to the purpose and intent of this article.
Lacey	Part of lot size exemption. With City approval.	Removal of no more than three trees in any sixty consecutive months or ground cover for the purposes of solar access, general property and utility maintenance, landscaping or gardening, provided a minimum tree threshold is maintained pursuant to LMC 14.32.066, and provided further this exemption does not apply to historical trees or trees and ground cover in an area designated as environmentally sensitive. An exemption must be issued by the City of Lacey.

# Utility / Rights-of-Way Exemption

City	Exemptions Utilities / ROW	Excerpts/Summaries of Requirements
Olympia	Utility: not exempt. ROW: Exempt but with approval of the Urban Forester.	Street trees. Removal of street trees, when performed by or on behalf of the city, with approval of the Urban Forester.
Puyallup	Not exempt. Regulate street trees.	Permitting is required for street tree maintenance, pruning, removal and planting. Summary of criteria for street tree removal: Street tree removal criteria: tree is hazard tree, is in poor health, or cannot be successfully retain due to public or private construction and where impacts cannot be mitigated or avoided.
Tacoma	Not exempt. Regulate street trees.	Summary: Even though tree canopy may or may not be required onsite in a zone, even for single family and other missing middle homes, street trees are required for a full plat or short plat with 5-9 lots, and per small lot standards.

# Replacement Trees

18A.70.320 Significant tree preservation.

I. Replacement. When a significant tree subject to this section cannot be retained, the tree shall be replaced as a condition for the removal of the significant tree, in accordance with the following:

1. On-Site Replacement.
  - a. Based on DBH Size
  - b. Based on Canopy Coverage
  - c. Based on Carbon Reductions

**Proposed language added to b and c:**

**“The resulting replacement ratio is no less than 1:1 of all replacement trees to the diameter inches of all the significant trees removed.”**



# Thank You!

---



**PLANIT GEO**<sup>™</sup>  
mapping a greener future



# Key Issue #1: Canopy Goal

Topic	Current Policy/Code	Ad Hoc Committee Recommendation	Planning Commission Recommendations: 7/20/22	City Council Consideration <b>9/26</b>
Key Issue #1: Canopy Goal	<p>No numeric target. General goal and policies.</p> <p>GOAL LU-60: Institute an urban forestry program to preserve significant trees, promote healthy and safe trees, and expand tree coverage throughout the City.</p>	<p>Considered range – no net loss, 35%, and 40%.</p> <p>Recommended adding a policy under Goal LU-60 for 40%.</p>	<p>Considered Ad Hoc Committee recommendations and range of targets.</p> <p>Recommended adding a policy under Goal LU-60 for 30%.</p>	<p>See comparison of other jurisdictions' goals in <a href="#">City Council 9/12/22 packet</a>, including appendix slides with comparison of 27%, 30%, 35%, and 40%</p> <p><b>City Council Direction 9/26: 40%. The Comp Plan policy would be amended in next docket.</b></p>

# Key Issue #2: Residential lots exemption

Topic	Current Policy/Code	Ad Hoc Committee Recommendation	Planning Commission Recommendations: 7/20/22	City Council Consideration <b>9/26</b>
Key Issue #2: Residential lots exemption	Residential lots < 17,000 s.f.	No exemption	No exemption for Oregon white oak. Otherwise exempt < 17,000 sf.	Redlines reviewed during <a href="#">9/12/22 study session</a> and as attached to packet for 9/26/22.  Short subdivisions not exempt from tree preservation.  <b>City Council Direction 9/26: 10,000 square foot lots and above short subdivision applicability.</b>



# Key Issue #3: Industrially Zoned properties

Topic	Current Policy/Code	Ad Hoc Committee Recommendation	Planning Commission Recommendations: 7/20/22	City Council Consideration 9/26
Key Issue #3: Industrially zoned properties	Exempt	No exemption	No exemption.	Reviewed during <a href="#">9/12/22 study session</a> . Scenarios reviewed on 9/26/22

# Key Issue #4: Easements and Rights of Way

Topic	Current Policy/Code	Ad Hoc Committee Recommendation	Planning Commission Recommendations: 7/20/22	City Council Consideration 9/26
Key Issue #4: Easements and Rights of Way	Exempt	Remove exemption and meet similar standards as on private or public parcels, but provide for simple permit (see Key Issue #5). Redefine trimming and pruning for code interpretation/ enforcement; address all tree types but ensure Garry Oaks have appropriate standards (e.g., Oak Harbor). Ensure appropriate arborist certifications for private or public entities, considering expertise and equity.	No exemption for Oregon white oak. Otherwise exempt.	For discussion, tree replacement and utilities.  See main memo and attached language in LMC 18A.70.310 and .330 (B)(1)(a).

# Key Issue #5: Set up a tree permit process

Topic	Current Policy/Code	Ad Hoc Committee Recommendation	Planning Commission Recommendations: 7/20/22	City Council Consideration 9/26
Key Issue #5: Set up tree permit process	Review non-exempt activities for compliance with tree protection regulations with a tree permit.	Keep Permits Fair, Inexpensive and Simple, except for Garry Oaks which require review and monitoring by arborist.	Require permit for non-exempt development. Also require permit for any Oregon white oak.	See tree permit costs later in this memo. <b>Code addresses permits. Fees to be addressed through a fee resolution later this year.</b>

# Key Issue #6: Significant tree definition for Garry Oaks

Topic	Current Policy/Code	Ad Hoc Committee Recommendation	Planning Commission Recommendations: 7/20/22	City Council Consideration 9/26
Key Issue #6: Significant tree definition Garry Oaks	<p>Regulate significant trees if at least 6 inches diameter breast height (DBH).</p> <p>Oregon white oak stands are regulated as critical areas.</p>	<p>Regulate as a significant tree at 4 inches DBH.</p> <p>Specify the size and quality of individual Garry Oaks that would qualify as heritage trees.</p> <p>Any single Garry Oak tree 20"+ or white oak stands with average diameter at breast height of 15" or more regardless of stand size qualify as a fish and wildlife habitat conservation area. Review under critical area rule; would require a reasonable use exception</p>	<p>Similar to Ad Hoc Committee in Tree Protection Code, Article III.</p> <p>Regulate as a significant tree at 4" DBH +.</p> <p>Set up heritage tree program with Landmark Committee.</p> <p>Do not add as a critical area a single tree over 20". Retain current critical area definition focusing on tree stands.</p> <p>Set up administrative reasonable use for modest development; greater levels of change subject to reasonable use exception. Adds clarity for permitting that is lacking today.</p>	<p>See discussion of Oregon White Oak tree regulations in <a href="#">City Council 8/22/22</a> packet, pages 4 and 5 of memo (pages 199-200 of packet). Addresses tree size standards for significant oaks.</p> <p>Suggest addressing critical root zone standards similar to Oak Harbor.</p> <p>Administrative reasonable use is part of redlines per Planning Commission recommendations.</p> <p>Suggest cross referencing in permit regulations and adding definition of reasonable use in Consistency Changes below and in attached redlines.</p> <p><b>City Council indicated general concurrence with above direction, which are in redlines.</b></p>

# Key Issue #7: Heritage/ Historical Tree

Topic	Current Policy/Code	Ad Hoc Committee Recommendation	Planning Commission Recommendations : 7/20/22	City Council Consideration 9/26
Key Issue #7: Heritage Tree/ Historical Tree	No heritage tree program.	Develop a Heritage Tree/Historical Tree Program to recognize valuable and irreplaceable trees and offer incentives to property owners that participate.	Set up heritage tree program with Landmark Commission.	<b>Implement heritage tree program as recommended.</b>

# Key Issue #8: Maximum Removal and Developed Single Family Properties

Topic	Current Policy/Code	Ad Hoc Committee Recommendation	Planning Commission Recommendations: 7/20/22	City Council Consideration 9/26
Key Issue #8: Maximum Tree Removal on Developed Single Family Properties.	Allow a specific (maximum) number of trees to be removed per year per property. Relate the number of significant trees that can be removed to lot size annually and over 5 years: Up to 30,000 SF, 2 per year max. 4 in 5 years; over 30,000 SF, 4 per year up to 8 max. in 5 years. No significant trees may be removed in critical areas/buffers.	Maintain a specific percentage of trees canopy per property. No significant trees may be removed in critical areas/buffers or if a heritage tree. Require a permit.	Maximum tree removal per lots at different sizes similar to current code, except that blanket tree removal not applicable to Oregon white oaks which require review/permits and consistency with tree protection regulations.	<b>Advance Planning Commission and recommendations. Stem counts are straightforward.</b>



# Key Issue #9: Replacement

Topic	Current Policy/Code	Ad Hoc Committee Recommendation	Planning Commission Recommendations: 7/20/22	City Council Consideration 9/26
Key Issue #9: Replacement	Currently, the City of Lakewood requires a ratio of 2:1 replacement for significant trees and any other existing healthy trees (not significant) to be replaced at a 1:1 ratio.	Mitigation should be based on no-net-loss (caliper and number of trees required to be planted is based on canopy % lost and/or ecosystem benefits lost). A certified arborist report must determine no-net loss conditions and mitigation to ensure this approach can be clearly regulated. Encourage tree planting of trees with significant canopy if tree removal is necessary.	Retain 2:1 replacement ratio for significant trees. An applicant may choose to plant fewer replacement trees if an ISA Certified Arborist determines they will compensate for the canopy lost when they reach maturity.	<p>Allow for DBH, canopy coverage or carbon sequestration for replacement value.</p> <p>See updated redlines addressing maintenance of trees and watering per discussion in <a href="#">City Council 9/12/22 packet</a>, and attached to memo.</p> <p><b>For options other than 2:1 ensure at least 1:1 replacement providing the same canopy coverage.</b></p>

# Key Issue #10: City Tree Fund

Topic	Current Policy/Code	Ad Hoc Committee Recommendation	Planning Commission Recommendations : 7/20/22	City Council Consideration 9/26
Key Issue #10: City Tree Fund Clarity	Lakewood has identified a City Tree Fund. Currently the City requires that restoration/settlements in lieu of penalties, as well as donations and grants go into the fund. Uses of the fund are varied and include acquiring/maintaining/preserving wooded areas, planting and maintaining trees, providing a public tree nursery, education, monitoring, research, or other purposes.	Allow the City to use tree permit fees and penalties to go into the fund. Add an explicit funding purpose to include restoration or enhancement of native trees like Garry Oaks, such as on public lands, private tree tracts, critical area buffers, or lands with conservation easements.	Allow tree permit fees and penalties to go into the fund. Promote explicit funding purpose to include restoration or enhancement of native trees like Garry Oaks.	<b>Advance Planning Commission and recommendations.</b>



# Key Issue #11: Fines

Topic	Current Policy/Code	Ad Hoc Committee Recommendation	Planning Commission Recommendations: 7/20/22	City Council Consideration 9/26
Key Issue #11: Fines	The City has collected fines and deposited it in its tree fund. The City has found that fees and fines may be reduced through court reviews.	<p>Establish a free or low cost tree permit or affidavit/over the counter review to make compliance the easy path.</p> <p>Provide clear decision criteria on tree permits. This provides certainty in decision-making including the potential for denial.</p> <p>Increase penalties for non-compliance, e.g., triple penalties. Apply penalty to property owner and contractor individually. Have an administrative appeal opportunity with a code-based percentage limit on reductions.</p>	<p>Require a permit for removal of all significant Oregon white oak trees. Approval is required prior to the removal of any significant tree (track exempt removal on single family lots).</p> <p>Add decision criteria on tree permits. Add construction standards for Oregon white oaks.</p> <p>Add enforcement including stating a civil infraction, and triple fees for malicious cutting.</p>	<p>Add definition of malicious cutting. See redlines.</p> <p><b>Advance Planning Commission and recommendations and above.</b></p>

# Key Issue #12: Incentives

Topic	Current Policy/Code	Ad Hoc Committee Recommendation	Planning Commission Recommendations : 7/20/22	City Council Consideration 9/26
Key Issue #12: Incentives	No explicit incentives.	Add incentives for preservation throughout the City's development regulations to promote tree preservation.	Add incentives for preservation throughout the City's development regulations to promote tree preservation.	<b>Advance Planning Commission and recommendations and above.</b>

# ART COMMISSION JOINT COMMISSION MEETING OCT.10, 2022

## WORK PLAN AND SIGNIFICANT ACCOMPLISHMENTS

### Members:

Chair: Emily Feleen  
Vice Chair: Earl Borgert  
Adriana Bayer  
Darryl Owens  
Darwin Peters II  
Lani Neil  
Lua Pritchard  
Paige Hansen  
Phillip Raschke  
Susan Warner  
Sylvi Johnson  
Robin Sutton

### Council Liaison:

Councilmember Patti Belle

### City Staff Support:

Sally Martinez, Nikki York

### Meeting Schedule:

First Monday of the month, 5:00-6:15 pm, American Lake Room or via zoom.

### 2022 Accomplishments:

Date	Topic
January	MLK Event
January - Present	10 Signal Box Wrap Installations
January - Present	Colonial Plaza Gate Way Arcs
March	Real Life 96 Film Competition
May-September	4 Saturday Night Street Festivals on Motor Ave (Dancing in the Street, Carnival of Cultures, Jazz Night & Car Show, Fiesta de la Familia)
July-August	6 Summer Nights at the Pavilion Outdoor Concert Series
September	Arts Commission Retreat
December	Parade of Lights/Judging of Floats
December	Gateway Arcs Public Art Unveiling, Colonial Plaza

### (Current Year) Work Plan:

1.	REEL Life 96 Film Competition
2.	Saturday Street Festivals Colonial Plaza
3.	Summer Concerts Series
4.	Recruitment and Retention
5.	Rotating Artists at City Hall
6.	Colonial Plaza Public Art by John Fleming
7.	Signal box wrap creation and installation
8.	Arts Commission Retreat
9.	Ongoing Education
10.	Joint Commission Meeting
11.	Parade of Lights



TO: City Council  
FROM: Tiffany Speir, Long Range & Strategic Planning Manager  
THROUGH: John Caulfield, City Manager *John F. Caulfield*  
DATE: October 10, 2022  
SUBJECT: American Rescue Plan Act (ARPA) Subrecipient Status Updates; Ongoing Outreach to Subrecipients re ARPA Compliance

---

#### **BACKGROUND**

In 2021 and 2022, the current ARPA funding Subrecipients have provided updates to the City Council about how funds they were awarded by Lakewood have been used to date and the benefits realized for Lakewood residents and/or businesses, including:

- December 6, '21: Communities in Schools Lakewood (2021 Warriors of Change program)
- June 21, '22: Pierce County (BIPOC Business Accelerator)
- July 18, '22:
  - o Clover Park School District (Youth Mental Health Services),
  - o Low Income Housing Institute (Aspen Court), and
  - o Tacomaprobono (Eviction Prevention Services)
- August 15, '22: West Pierce Fire & Rescue (upgrades to emergency notification system and operations center) and the YMCA (Teen and Child programs)
- September 19, '22: Boys & Girls Club (youth programs) and Northwest Youth Corps (teen workforce and leadership development)
- October 10, '22: Rebuilding Together South Sound (Rebuilding a Healthy Neighborhood Program) and Career Team (Workforce Development)

The final presentation will be provided on December 5, '22 by:

- Habitat for Humanity (Boat Street project)

#### **DISCUSSION**

Included below for the Council's reference is information regarding the scopes of work for Subrecipients Rebuilding Together South Sound and Career Team.

Following the Subrecipient information is a brief memo regarding the ongoing outreach being conducted with Subrecipients re ARPA reporting and recordkeeping compliance.

## **Rebuilding Together South Sound**

July 1 – August 31 Status Report:

Rebuilding a Healthy Neighborhood was implemented in the Monta Vista and Tillicum/Woodbrook neighborhoods on August 20, 2022. On that day, repairs were made at 4 homes for 11 residents with 2 volunteers, as well as Rebuilding Together South Sound staff. Those repairs are described below. We will continue to pursue the homes in Lakeview and Tillicum/Woodbrook for our October workday, or before if able.

A community resource fair was held on September 17<sup>th</sup> and another workday is scheduled on October 22, 2022 at Village Green Mobile Home Park in Monta Vista. We look forward to returning and helping ensure that our neighbors have safe homes in which to live and thrive.



### **3 houses in Monta Vista:**

- • 4 residents (3 seniors, 4 with disabilities, 1 veteran)
- • 2 Volunteers, 7 staff
- Projects:
  - o Marzano – re-caulk bathtub, install splash guards, install 2 grab bars, repair bathroom floor, install interior handrail
  - o Higdon – stabilize aluminum ramp by securing posts and fixing landing pad with concrete anchors, replace post on carport, replace front door, create cover or window AC
  - o Santee – demo rotten front porch and rebuild with walker stairs, replace 2 broke windows

### **1 house in Lakeview – not started yet because of schedule issues with homeowner**

- • 3 Residents (1 senior, 1 child)
- • 0 Volunteers, 2 staff
- Projects:
  - o Collins – electrical repairs in 2 rooms, replace 4 damaged interior doors, replace tub valve handle, clean bath fan, replace bathroom outlet with GFCI, patch wall on left side of tub, install base trim in bathroom, check garbage disposal for correct installation, install air gap for dishwasher drain, adjust security door hinge to close properly, patch hole in vinyl siding, replace missing roof shingles

### **2 houses in Tillicum/Woodbrook – one complete, one not started because homeowner has not responded**

- • 8 Residents (1 household with 7 people; 1 with 1 person / 1 senior, 2 disabilities, 5 children)
- • 0 Volunteers, 2 Staff
- Projects:
  - o Field-Wolfs – replace damaged front door, repair wall and floor framing around door, repair floor in hallway and install LVP in hallway and bathroom (Completed)
  - o Robinson – demo rotten front porch and rebuild with walker stairs, re-caulk tub and install splash guards, replace tub spout, apply roof sealant to area over front bedroom ceiling (not started)



**Location and address where services will be provided or centered:**

Each spring and fall a priority neighborhood will be chosen where we will center our Rebuilding a Healthy Neighborhood work consisting of 1 - 3 large projects, 4 - 6 small projects and a Community Inreach Fair.

**Scope of Work:** Please describe the activity(ies) your organization proposes that are ARPA-eligible. Please clarify whether they would benefit “disproportionately impacted communities” as defined in ARPA (See Attachment.) **Attach additional pages as needed.**

The Rebuilding a Healthy Neighborhood program builds stronger neighborhoods and communities by bringing volunteers together to repair homes for low-income families, addressing the disproportionate impact job losses have had on the communities of focus in the City of Lakewood. In addition to bringing volunteers and construction expertise into the community for repairs at specific homes, we will host a Community Inreach Fair when we will bring as many nonprofits and social and human service organizations together as possible into the neighborhood where we are working. By bringing the service providers into the neighborhood, we are removing the barrier of transportation for those families. In the past we have closed down one section of the street and had a small fair with food and service providers. We can also host in a parking lot or elsewhere. Most importantly, bringing home repairs into a clustered area will bring the community together and create additional ownership of their collective space.

The challenge is usually getting community/neighborhood buy-in. That is where the two year plan in a single neighborhood can best serve the people living there. It gives the residents one year to see what we do and then with more trust in our program in our work, the second year is usually more successful with more community participation.

---

## Career Team:

### **Description of Scope of Services:**

The Subrecipient will lead the Lakewood Thrives Family Workforce Development Initiative to identify living wage jobs in or near Lakewood, identify training or other pathways to attain those jobs, and deliver actionable information about those pathways to low-income communities in Lakewood.

Duties include but are not limited to:

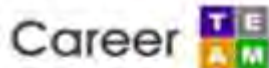
- Facilitate regular meetings of the workforce development leadership team.
- Coordinate with the City of Lakewood Human Services department and the leadership team to define and execute a strategy to identify pathways to living wage jobs.
- Coordinate with Human Services and the leadership team to define and execute a community engagement strategy.
- Leverage current staff member to Special Project Coordinator (SPC)
- Leverage a more concentrated effort with Pierce County Workforce Innovations Opportunities Act (WIOA) funds and services to further support residents. Target population: 16-24 (young adults) and 18+ (adults).
- Partner with Workforce Central to provide local data analysis on labor market info and robust business engagement services.
- Work with community partners to identify outreach and awareness opportunities in targeted areas (Springbrook, Tillicum/Woodbrook, Monta Vista and Lakeview) to get residents connected and enrolled in high wage (\$25/hour or higher) training programs as identified by Clover Park and Pierce College.
- Collaborate w/ Workforce Central to bring hiring employers (for these high wage positions) in the Pierce County area to the students (of the training programs) around the time their training is coming to an end.
- Residents enrolled in the high wage training program will have lifelong access to Career TEAM's Career EDGE platform. Accessible 24/7 by phone, tables or computer and provides career coaching and essential skill development content.

Proposed 1-year outcomes:

- 50 Lakewood residents connected to colleges for High Wage Career training programs
- Will engage with 100 Lakewood residents about workforce development training programs
- Engagement and facilitation of 20 outreach activities such as career fairs, career booths and resource fairs.

Additional details are included on the following pages.





**250 State Street Unit C2**  
**North Haven, CT 06473**  
**Phone (203) 407-8800 Fax (203) 407-8801**  
**[www.careerteam.com](http://www.careerteam.com)**

---

#### **Lakewood Thrive Program Model**

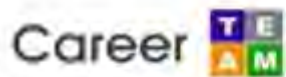
**Purpose-** To engage, connect, and provide awareness to Lakewood residents, moving them to sustainable self-sufficiency through high wage training programs at Pierce and Clover Park Technical College and community workforce development (WFD) services.

**Proposed Model-** Career TEAM will leverage a Special Project Coordinator (current staff) to targeted areas (Springbrook, Tillicum/Woodbrook, Monta Vista and Lakeview) to connect them to the community colleges and career development resources. The SPC will serve as a resource navigator who will help leverage Lakewood community organizations such as the Center for Strong Families, Springbrook Connections, and Tillicum Community Center to provide support services to residents while they are in training. Additionally, Career TEAM will leverage a more concentrated effort with Pierce County WIOA (Workforce Innovation Opportunities Act) funds and services to further support residents. Target population will be 16-24 ( Young Adults) as well as 18 and up (Adult).

Career TEAM will be partnering closely with Workforce Central who represents the Workforce Development Board to provide local data analysis on labor market information, as well as robust business engagement services.

The SPC will work with community partners to identify outreach and awareness activities in the four targeted areas identified by Lakewood (Springbrook, Tillicum/Woodbrook, Monta Vista and Lakeview) to help residents get connected and enrolled into high wage training programs (employment at \$25/hour or higher) identified by Clover Park and Pierce College such as: HVAC, Cyber Security Specialist, Computer Programming, Material Tester and Low Voltage Electricians. Career TEAM will collaborate with Workforce Central to bring employers hiring for these high wage positions in the Pierce County area to the students, around program completion. Bringing these employers will help provide more opportunities such as a career boosts, resource fairs, EDGE Up Lakewood events.

Each resident enrolled into a High Wage Career Training program from these efforts program will have lifetime access to Career TEAM's Career EDGE platform which has 24/7 access to career coaching content and essential skill development, accessible by phone, tablet or computer. Career EDGE will provide assessment tools that help identify career pathways and help residents build upon career ready skills sets to make them competitive for employment after finishing their training. Career Edge will also serve as a case management system (CRM function) to track residents that the SPC will be serving. Leveraging Career EDGE will especially allow Career TEAM to not create a barrier of working with individuals not WIOA eligible.



**Projected Outcome Metric(s)- (over the course of 2 years)**

Lakewood Residents connected colleges for High Wage Career Training Programs	50
Engagement with Lakewood residents about WFD/Training Programs (counted individually)	100
Engagement and Facilitation of Outreach Activities such as Career Fairs, Career Boost, Resource Fairs, etc	20

**Proposed Budget-**

Admin/Overhead & Program (supplies, travel, outreach materials, communications)	\$5,972
Staff Salaries & Benefits	\$14,858
Career EDGE Platform (customer tracking and career coaching tool)	\$15,000
<b>Total Funds</b>	<b>\$35,830</b>

James Hughes  
Regional Director  
Career TEAM



TO: Tiffany Speir, ARPA Manager  
FROM: Ted Thelin, ARPA Coordinator  
DATE: October 4th, 2022  
SUBJECT: ARPA Compliance Meetings and Site Visits Update

---

#### **BACKGROUND**

This fall, American Rescue Plan Act (ARPA) staff are conducting audit preparation meetings and site visits with Subrecipients. In these meetings, Treasury documents and audit information are provided to the Subrecipients in order to better prepare both them and the City of Lakewood for future audits of the ARPA program.

ARPA staff are also collecting photos and other physical materials such as fliers, applications, and sign-in sheets from events funded by Lakewood SLFRF funds.

#### **DISCUSSION**

Of the eleven (11) subrecipient projects approved by City Council as of October 4th, six (6) subrecipient meetings have taken place; three (3) subrecipient meetings are scheduled to take place in the next several days; and two (2) subrecipients have not yet scheduled audit preparation meetings or site visits.

In the course of these meetings, no major discrepancies in scope of work or concerns of fraud have been identified. All subrecipients contacted so far have a good understanding of the ARPA program guidelines, reporting requirements, and document retention policy.

The YMCA may request slight programming modifications in order to better serve more children. This is due to YMCA programs garnering more or less interest and engagement than in previous years. More information to follow as YMCA determines whether they will ask to adjust their initial scope of work.



TO: City Council  
FROM: Dave Bugher, Assistant City Manager for Development Services  
THROUGH: John Caulfield, City Manager *John E. Caulfield*  
DATE: October 10, 2022  
SUBJECT: Three Year Work Plan for Comprehensive Plan Energy & Climate Change Chapter (ECCC)  
ATTACHMENT: Planning Commission Resolution 2022-06 (Attachment A); Action Items included in Ordinance 756 (Attachment B); Table with details regarding Work Plan Action Items (Attachment C)

---

#### INTRODUCTION

On July 6, 2021, the Lakewood City Council adopted Ordinance No. 756 approving the slate of comprehensive docket amendments for 2021. One of these amendments included a new Energy & Climate Change Chapter (ECCC) to the City's Comprehensive Plan.

On February 14, 2022, the Commission's initial recommendations for a work plan were forwarded to the City Council. After review, the Council requested additional information from the Commission, including that the work plan be refined with tasks grouped and prioritized and that targeted metrics and associated costs be identified.

On March 30, 2022, the Planning Commission began its efforts to update the recommended Energy & Climate Change Chapter Work Plan.

On June 20, 2022, the Commission adopted Resolution 2022-06 (**Attachment A** to this memorandum) that recommends an updated climate change work plan as described in Exhibit A to the Resolution. The Work Plan includes 14 items ranked highest by the following criteria:

- **Difficulty/Effort** (High, Medium, and Low);
- **Priority** (Critical, Important, Normal, Low); and
- **Financial Considerations** (In Budget, Not in Budget, and whether consultant services would be needed.)

The higher the point total assigned an item, the higher the item's ranking in setting the recommended implementation schedule (i.e., those ranked as 11s start first, then 10s, etc.).

The summary table below listing the recommended 14 Work Plan action items includes community partners that will be optimal or essential to successful implementation of each

action item. Estimated costs of the recommended items are included where possible, but should not be considered fully accurate. Various funding sources would need to be identified as appropriate for each item.

Several action items are included in the Planning Commission resolution that the City Council did not review previously, including:

- developing a public engagement plan for climate change actions;
- advocacy for improvements to the I-5 corridor the Nisqually Delta at both the state and federal levels as a member of SSMCP; and
- installation of electric vehicle charging stations.

These new additions reflect the rapidly changing environment surrounding climate change programs and funding.

For reference, **Attachment B** is the list of all 89-ECCC action items as adopted in Ordinance 756. The action items highlighted in yellow reflect the 32-actions initially recommended by the Planning Commission. **Attachment C** is a table including additional details regarding the 32-action items reviewed to create the recommended 14-item Work Plan as shown below.

#### RECOMMENDATION

It is recommended that the City Council approve the Three Year ECCC Work Plan as recommended in the Planning Commission in Resolution 2022-06.

(NOTE: Pierce County and the City of Tacoma, who established climate action plans before Lakewood adopted its plan, have recommended minimizing the number of implementation measures addressed at once because too many items tend to cause agencies to lose focus. Here, Lakewood is moving from 89, to 32, to 14 recommended action items. Even so, this is an aggressive climate change agenda.)

2022 ECCC Three Year Work Plan Item #	Implementation Measure*	Category	Partners	Estimated Cost	Total points (D, P, F)	Timeframe
1	Establish (and regularly update) a new climate change chapter to the <b>City's Comprehensive Plan</b> .	ALL: Energy & Built Environment; transportation; Consumption & Waste Management; Carbon Sequestration; Education & Outreach	Puget Sound Energy; Tacoma Power; Lakeview Light & Power; Pierce County Sustainability Collaborative	Chapter adopted in 2021 at a cost of around \$20,000 which included a grant from Dept. of Commerce; funding <b>for future updates</b> through another Dept. of Commerce grant \$50K issued in 2022.	14	Chapter already adopted; some revisions expected as part of the 2024 comprehensive plan periodic update.

2022 ECCC Three Year Work Plan Item #	Implementation Measure*	Category	Partners	Estimated Cost	Total points (D, P, F)	Timeframe
2	Develop a five-year plan for reducing greenhouse gas emissions. The action plan shall include four-main topics: a comprehensive greenhouse gas emissions inventory and forecast; emissions reduction target(s); Carbon Sequestration targets; & a program for monitoring and reporting out the implementation tasks found in this document.	Energy & Built Environment	Puget Sound Energy; Tacoma Power; Lakeview Light & Power; Pierce County Sustainability Collaborative	New Associate Planner FTE in 2022, with an estimate cost of \$115K. (An existing working group at the state level is in the process of determining specific targets for counties and cities. Materials should be available the beginning of 2023. First five-year plan would be more challenging to develop than subsequent plans.)	12	First five year plan adoption in 2024.
3	<b>Update the City's Non-motorized Transportation Plan</b> (also referred to as Active Transportation Plan).	Transportation	Internal; Pierce College; Clover Park Technical College; Western State Hospital; Pierce College; CPSD; WSDOT; Steilacoom; UP; Tacoma; Pierce County	Contract approved by the City Council, July 18, 2022 in the amount of \$75K.	12	Completed by June 2023
4	Clover Creek Floodplain Engineering Alternatives Analysis.	Energy & Built Environment	Internal; property owners; Pierce County Public Works & Planning; WA State DOT; FEMA	Contract approved by the City Council, November 1, 2021 in the amount of \$271,377.	12	Completed by November 2022
5	Review, and as appropriate, update Lakewood Municipal Code (LMC) Title 14, Environmental Protections. Title 14 provides regulations for geologic hazard areas, flood hazard areas, and critical lands and natural resources. Climate change impacts may require that new regulations be inserted into this chapter. (Types of critical areas: wetlands; aquifer recharge areas; fish & wildlife conservation; flooded areas; and geologic hazards.)	Energy & Built Environment	Washington Department of Ecology; Washington State Department of Commerce	Work is underway in two parts within 2024 Comprehensive Plan Periodic Review: <ul style="list-style-type: none"> <li>- First part, Title 14, was updated as part of the <b>City's proposed</b> tree preservation regulations.</li> <li>- Second part, 2024 Critical Area Regulation update being funded by Dept. of Commerce comprehensive plan periodic review grant.</li> </ul>	11	First part: adoption scheduled for October 2022.  Second part: June 2024.

2022 ECCC Three Year Work Plan Item #	Implementation Measure*	Category	Partners	Estimated Cost	Total points (D, P, F)	Timeframe
6	Work with Pierce County and Pierce County municipalities to develop a regional approach and best practices to address climate change. One strategy: adopt revised climate change Pierce Countywide Planning Policies.	ALL: Energy & Built Environment; transportation; Consumption & Waste Management; Carbon Sequestration; Education & Outreach	Pierce County; loose consortium of Pierce County cities	Part of current CED operations. City Council adopted updated Pierce Countywide Planning Policies (CPPs), Motion 2022-62, September 6, 2022. The 2022 CPPs support strategies to slow and mitigate impacts of climate change.	11	Ongoing
7	Develop a public engagement plan for climate change <i>(and comprehensive plan periodic update.)</i> *	Education & Outreach	University of Washington, Evans School of Public Policy & Governance	UW Evans School work completed summer 2022. Creating ECCC engagement plan funded by \$50K Commerce Grant.	11	April 2023
8	Incorporate an environmental justice assessment into the Energy & Climate Change Chapter work plan.	Education & Outreach	<b>City's communication</b> manager; Korean <b>Women's Association</b> ; neighborhood associations; Community Services Advisory Board; Youth <b>Council</b> ; <b>Lakewood's</b> Promise; Pierce County Sustainability Collaborative; Tacoma Pierce County Health Department; WA State Department of Health	Part of 2024 Comprehensive Plan periodic review	10	June 2024
9	Lakewood, as a member of the South Sound Military Communities Partnership (SSMCP), advocate for improvements to the I-5 corridor the Nisqually Delta at both the state and federal levels. Project has multiple factors: I-5 traffic congestion; sea level rise leading to increased flood risk; salmon habitat degradation; military readiness and national security; environmental remediation; and Treaty	Energy & Built Environment; Transportation	SSMCP partnerships (multiple local, state, federal agencies, and private parties). Governor Inslee, Sen Cantwell and Congresswoman Strickland all support the project as a priority for the state	Initial allocation from state funded grants - \$75M. Part of Move Ahead Washington. SSMCP in-house function.	10	Ongoing



2022 ECCC Three Year Work Plan Item #	Implementation Measure*	Category	Partners	Estimated Cost	Total points (D, P, F)	Timeframe
	rights of the Nisqually Tribe.*					
10	<b>Revise the Lakewood's</b> tree preservation code.	Energy & Built Environment and Carbon Sequestration	Internal; Ad hoc tree committee	City Council approved one contract plus amendment. Total cost, \$81,550. Tree Code under review by City Council; tentative adoption date, October 17, 2022. Implementation = ~\$150K annually for contract arborist and associate planner FTE	10	Tentative adoption date of October 17, 2022
11	Explore the feasibility of reducing the City hall footprint from three floors to two floors. (Potentially reducing energy consumption.)	Energy & Built Environment	Internal	Contract approved by the City Council May 20, 2022 in the amount of \$121,863. Feasibility study underway; report to City Council scheduled for December 12, 2022.	10	December 2022/ January 2023
12	Every two years, or as otherwise dictated by Washington State, update LMC Title 15, Buildings and Construction Codes to address hazards resulting from climate change.	Energy & Built Environment	WA State Building Code Council (SBCC); WA Assn. of Building Officials (WABO); Pierce County Master Builders Association; West Pierce Fire & Rescue	CED in-house function; part of existing budget.	10	Ongoing
13	Support the implementation of the Tacoma-Pierce County Solid Waste Management Plan.	Waste Consumption; Education & Outreach	Pierce County; T-PC Health Department; Waste Connections; other Pierce County cities; Clover Park School District; Western State Hospital; Pierce College; Clover Park Technical College; Saint Clare Hospital	CED, CM, Legal, PRCS, PWE in- house function.	10	Ongoing (three- year timeframe)
14	Coordinate a regional electric vehicle (EV) infrastructure strategy with neighboring cities,	Energy & Built Environment; Transportation	Pierce County; other Pierce County cities; TPU; PSE, Lakewood Light & Power	As of this writing, <b>the City's</b> involvement will be limited to coordination	10	2023 – 2024

2022 ECCC Three Year Work Plan Item #	Implementation Measure*	Category	Partners	Estimated Cost	Total points (D, P, F)	Timeframe
	Pierce County and the State*			between energy purveyors, transit providers, and private investors.		

\*Several items have been added to this list that were not included in the original 89 ECCC action items

**NOTE:** The ECCC Three Year Work Plan will be subject to a 2025 review and update and every three years thereafter.

**Urban Forestry Program:** The development of an urban forestry management program is listed in the adopted ECCC as implementation measure no. 64; however, given its estimated price tag of \$500K to \$600K annually, the Planning Commission did not include it when it updated its recommendations to City Council.

During the promulgation of a revised tree preservation code, the subject kept coming up. The Evans School of Public Policy was contacted and an RFP student proposal submitted to develop a five-year Lakewood Urban Forestry Management Plan. If accepted by the Evans School, work would begin in December 2022, and a final report submitted to the City Council in May/June 2023.

**ATTACHMENT A**  
**PLANNING COMMISSION RESOLUTION NO. 2022-06**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
LAKEWOOD, WASHINGTON, FORMALIZING ITS RECOMMENDATIONS  
REGARDING ADOPTION OF AN ENERGY & CLIMATE CHANGE WORK PLAN**

WHEREAS, on July 6, 2021, the Lakewood City Council adopted Ordinance No. 756 approving the slate of Comprehensive Plan docket amendments for 2021; and

WHEREAS, one of these amendments was a new Energy & Climate Change Chapter (ECCC) for the City's Comprehensive Plan; and

WHEREAS, this new Energy & Climate Change Chapter contained 89 +/- implementation measures; and

WHEREAS, in the fall of 2021, the Planning Commission began the assignment of narrowing down the number of implementation measures to a more manageable number; and

WHEREAS, the Planning Commission discussed the appropriate length of a work plan and settled on a 3-year time frame; and

WHEREAS, the Planning Commission met five times from October 2021, through January 2022 to develop a 3-year work plan; and

WHEREAS, on January 5, 2022, the Planning Commission conducted a duly noticed public hearing; and

WHEREAS, on January 5, 2022, the Planning Commission closed the public hearing, and on a voice vote, recommended approval of a 3-year work plan to the Lakewood City Council; and

WHEREAS, on February 14, 2022, the Planning Commission's recommendations were forwarded to the Lakewood City Council; and

WHEREAS, after review, Lakewood City Council requested additional information, that the work plan be refined with tasks grouped and prioritized, and targeted metrics and associated costs be identified; and

WHEREAS, on March 30, 2022, the Planning Commission reviewed the direction of the Lakewood City Council; and

WHEREAS, the Planning Commission desired to prioritize and include: reduce greenhouse gases; address electric charging stations; and identify a means to track and measure annual progress; and

WHEREAS, on May 18, 2022 and July 13, 2022, a revised work plan was presented to the Lakewood Planning Commission for further review and recommendation to the Lakewood City Council;

**NOW, THEREFORE, THE LAKEWOOD PLANNING COMMISSION OF THE CITY OF LAKEWOOD, WASHINGTON, DOES RECOMMEND AS FOLLOWS:**

Section 1. Recommends approval to the Lakewood City Council the attached Energy & Climate Change Work Plan.

**PASSED AND ADOPTED** at a regular meeting of the City of Lakewood Planning Commission this 20<sup>th</sup> day of July, 2022, by the following vote:

AYES: 6      Don Daniels, Ryan Pearson, Paul Wagemann, Phillip Combs, Brian Parsons, and Robert Estrada

NOES: 0

ABSTAIN: 0

ABSENT: 1      Linn Larsen

  
DON DANIELS, CHAIR  
PLANNING COMMISSION

ATTEST:

  
KAREN DEVEREAUX, SECRETARY

2022 ECCC Work Plan #	Implementation Measure*	Category	Partners	Total points (D, P, F)
1	Establish (and regularly update) a new climate change chapter to the City's Comprehensive Plan.	ALL: Energy & Built Environment; transportation; Consumption & Waste Management; Carbon Sequestration; Education & Outreach	Puget Sound Energy; Tacoma Power; Lakeview Light & Power; Pierce County Sustainability Collaborative	14
2	Develop a five-year plan for reducing greenhouse gas emissions. The action plan shall include four-main topics: a comprehensive greenhouse gas emissions inventory and forecast; emissions reduction target(s); Carbon Sequestration targets; & a program for monitoring and reporting out the implementation tasks found in this document.	Energy & Built Environment	Puget Sound Energy; Tacoma Power; Lakeview Light & Power; Pierce County Sustainability Collaborative	12
3	Update the City's non-motorized transportation plan (also referred to as active transportation plan).	Transportation	Internal; Pierce College; Clover Park Technical College; Western State Hospital; Pierce College; CPSD; WSDOT; Steilacoom; UP; Tacoma; Pierce County	12
4	Clover Creek Floodplain Engineering Alternatives Analysis.	Energy & Built Environment	Internal; property owners; Pierce County Public Works & Planning; WA State DOT; FEMA.	12
5	Review, and as appropriate, update Lakewood Municipal Code (LMC) Title 14, Environmental Protections. Title 14 provides regulations for geologic hazard areas, flood hazard areas, and critical lands and natural resources. Climate change impacts may require that new regulations be inserted into this chapter. (Types of critical areas: wetlands; aquifer recharge areas; fish & wildlife conservation; flooded areas; and geologic hazards.)	Energy & Built Environment	Washington Department of Ecology; Washington State Department of Commerce.	11
6	Work with Pierce County and Pierce County municipalities to develop a regional approach and best practices to address climate change. One strategy: adopt revised climate change Pierce Countywide Planning Policies.	ALL: Energy & Built Environment; transportation; Consumption & Waste Management; Carbon Sequestration; Education & Outreach	Pierce County; loose consortium of Pierce County cities	11
7	Develop a public engagement plan for climate change.	Education & Outreach	University of Washington, Evans School of Public Policy & Governance.	11



8	Incorporate an environmental justice assessment into the climate change work plan. (Dependent upon completion of climate perception study.)	Education & Outreach	City's communication manager; Korean Women's Association; neighborhood associations; Community Services Advisory Board; Youth Council; Lakewood's Promise; Pierce County Sustainability Collaborative; Tacoma Pierce County Health Department; WA State Department of Health	10
9	Lakewood, as a member of the South Sound Military Communities Partnership SSMCP), advocate at both the state and federal levels, improvements to the I-5 Nisqually Corridor. Project has multiple challenges: Transportation alternatives for I-5 traffic congestion; Sea level rise leading to increased flood potential; Mitigating salmon habitat degradation; Military readiness and national security; Environmental remediation; Population growth; and Treaty rights of the Nisqually Tribe.	Energy & Built Environment; Transportation	SSMCP partnerships (multiple local, state, federal agencies, and private parties). Governor Inslee, Sen Cantwell and Congresswoman Strickland all support the project as a priority for the state.	10
10	Revise the Lakewood's tree preservation code.	Energy & Built Environment and Carbon Sequestration	Internal; Ad hoc tree committee	10
11	Explore the feasibility of reducing the City hall footprint from three floors to two floors. (Potentially reducing energy consumption.)	Energy & Built Environment	Internal.	10
12	Every two years, or as otherwise dictated by Washington State, update LMC Title 15, Buildings and Construction Codes to address hazards resulting from climate change.	Energy & Built Environment	Washington State Building Code Council (SBCC); Washington Association of Building Officials (WABO); Pierce County Master Builders Association; & West Pierce Fire & Rescue.	10
13	Support the implementation of the Tacoma-Pierce County Solid Waste Management Plan.	Waste Consumption; Education & Outreach	Pierce County, Tacoma-Pierce County Health Department, Waste Connections; other Pierce County cities; Clover Park School District; Western State Hospital; Pierce College; Clover Park Technical College; Saint Clare Hospital	10
14	Coordinate a regional electric vehicle (EV) infrastructure strategy with neighboring cities, Pierce County and the State	Energy & Built Environment; Transportation	Pierce County; other Pierce County cities; TPU; PSE; Lakewood Light & Power	10

\*Several items have been added to this list that were not included in the original 89 ECCC action items.

*Note:* The ECCC Implementation Plan will likely be subject to periodic review and update over time.

**ATTACHMENT B**  
**Approved Climate Change Action Plan Items**  
Ordinance No. 756, adopted July 26, 2021

**PROVIDE LEADERSHIP & ADVOCACY**

1. Develop a five-year plan for reducing greenhouse gas emissions. The action plan shall include five-main topics:
  - Incorporation of an environmental justice assessment into the five (5)-year action plan;
  - A comprehensive greenhouse gas emissions inventory and forecast;
  - Emissions reduction target(s);
  - Carbon sequestration targets; &
  - A program for monitoring and reporting out the implementation tasks found in this document.

Since this is a new program for the city, start with easy-to-accomplish tasks, or easy to-solve problems.

Also, consider the impact of the end-user, recognizing that that the more stringent the implementation targets, the higher the mitigation costs, although delays, in the long-term, result in net increases in mitigation costs. As the city matures in its efforts to address climate change, move forward with more challenging action items.

2. Inform city residents and businesses, the city council, planning commission, staff, and other stakeholders of the city's emission reduction targets and overall progress. Add targets and progress to the Lakewood dashboard.

3. Where feasible, enter into formal interlocal cooperation agreements with utility providers to reduce waste, promote water conservation, and improve energy efficiencies.
4. Collaborate with Pierce Transit, Sound Transit, WSDOT Rail Division, Amtrak and major employers in Lakewood to promote greater transit opportunities and use.
5. Amend/revise the current strategic plan that will help guide and focus city resources and program initiatives to: reduce greenhouse gas production and the carbon footprint of city government and the Lakewood community; and, reduce and minimize the potential risks of climate change.
6. Collaborate with neighboring jurisdictions to share best practices and implement regional programs to help residents and businesses meet regional demand reduction targets.
7. Work with energy providers (Puget Sound Energy, Lakeview Light & Power, and city of Tacoma Power) to develop strategies that will reduce energy demand and promote energy conservation.
8. Collaborate with local workforce development programs so that city of Lakewood can lead Pierce County in green jobs.



9. If warranted, if enabling legislation is in place, and as a means to meet carbon-cutting targets, participate in Washington State's cap-and-trade program. (Program does not go into effect until January 2023, and provided there is a new, approved transportation-spending funding package.)
10. Develop a Request for Proposal whose primary objective is to raise the community's awareness about sources of greenhouse gas emissions and mitigation through climate change action identified in policy documents with the intended result of changing behaviors. Three primary tasks are envisioned: a) Identifying behavior solutions to reducing GHG emissions; b) development and implementation of a community education, engagement and activation guide; and c) development of public facing tools. Project to include an equity screening exercise. Successful engagement with historically under-served groups would be a priority.

## **IMPROVE CLEAN AND EFFICIENT TRANSPORTATION OPTIONS**

11. Develop fleet electrification plan including necessary charging infrastructure and implement electric first policy when purchasing replacement vehicles and other fuel burning equipment. When electric vehicle options are inappropriate, hybrid vehicles should be the second choice.
12. Work with Clover Park School District to promote an anti-idling program for school buses. Encourage

the District to educate parents and transportation providers to avoid idling during pick-up/drop-off times.

13. Continue to collaborate with Pierce Transit, Sound Transit, Washington Department of Transportation (WDOT), and major employers in Lakewood that provide shuttle services, to explore the potential for expanding transit in the evenings for people with special needs. This includes:
  - Exploring the potential to enhance Lakewood's paratransit service.
  - Collaborate with regional transportation agencies to maintain and enhance service within the city and region.
  - Explore strategies to address affordability, access and safety.
14. Coordinate and partner with transit partners to develop an incentives program to expand transit use among residents and employees in Lakewood.

This includes exploring the potential for supporting fare-free transit zones in major commercial areas, free or very low-cost bus passes for target groups, pre-tax passes, rebates to employees who give up use of employer parking facilities, and online tools for providing real time information to transit riders. Expand outreach and information programs to promote transit use.
15. Coordinate with both Pierce Transit and Sound Transit to expand service, increase affordability and accessibility for seniors, youth, and low-income households. Ensure that all transit

stations and routes to and from these stations are safe.

16. Coordinate with both Pierce Transit and Sound Transit to ensure public transit service connects major destinations in Lakewood including education institutions, community facilities, employment centers, regional open space areas, and major commercial corridors to serve a greater number of riders and reduce commuter vehicle miles. Encourage development of a bus rapid transit system that connects Downtown Tacoma to Lakewood.
17. Work with both Pierce Transit and Sound Transit to develop a non-motorized connectivity study specific to Lakewood.
18. Update the city's non-motorized transportation plan to make Lakewood a more pedestrian and bicycle-friendly city. This includes identifying gaps in the network and explore developing potential pedestrian and bicycle priority areas or districts.
19. Collaborate with Pierce County, University Place, the Town of Steilacoom, Tacoma, and WSDOT to ensure links to a regional commuter trail network.
20. As part of the non-motorized transportation plan update, explore bicycle-sharing programs.
21. Encourage new businesses, schools and residential developments, install and maintain secured bicycle parking facilities.
22. As part of the non-motorized transportation plan update, review design guidelines and standards for bicycle and pedestrian facilities and amenities that meet local, state and federal standards. Include a uniform citywide signage plan and comply with all Americans with Disabilities Act (ADA) and Washington State accessibility requirements.
23. As feasible and appropriate, the city shall require new development and redevelopment to provide pedestrian connections and safety improvements to foster use of non-motorized transportation. This includes connections between retail, living, and working places and transit connections and facilities. It includes traffic calming and other safety-related improvements; development of new sidewalks and trails; and new pedestrian and bicycle amenities.
24. Pursue grant funding to plan and construct missing pedestrian and bicycle connections between major destinations, such as, parks, open spaces, civic facilities, employment centers, retail, and recreation areas.
25. Coordinate and partner with the Clover Park School District and Safe Routes to Schools to expand educational programs and events to encourage and promote walking and biking, including a Bike to School Day, walking school bus, and sidewalk painting for safe routes.

26. Coordinate with Washington State Department of Transportation, Sound Transit, and Amtrak about adding an Amtrak Cascades stop within the city.
27. Work with Sound Transit to provide for extended hours of operations at the Sound Transit Lakewood Station and to expand the existing parking garage.
28. Work with Sound Transit to require parking permits and associated fees for commuters who use the Lakewood Station parking garage, but who reside outside the Sound Transit district area boundary.
29. Coordinate with Lakewood Chamber of Commerce to inform local employers on the options for and benefits of compressed work weeks, telecommuting, and other schedule adjustments that reduce commute trips.

#### **INCREASE SUSTAINABLE & ENERGY-EFFICIENT SYSTEMS**

30. Encourage and support the generation, transmission and use of locally distributed renewable energy. Advocate at the regional and state level for upgrades to the existing power grid so that it can support renewable energy production and transmission.
31. Evaluate incentives that promote the inclusion of solar power with commercial, industrial, and residential development.
32. Establish a Green Energy and Building Fund to provide incentives to increase

building electrification conversions and battery storage.

33. Reduce the City Hall footprint from three floors to two floors.
34. Work with all utility providers to raise awareness about existing rebate and assistance programs that will increase energy conservation.
35. Work with utilities to explore strategies to reduce GHG emissions in multifamily housing.
36. If necessary, consider financially subsidizing the RHSP to promote energy conservation for rental properties. Alternatively, increase rental housing licensing fees.
37. Support the implementation of the Tacoma-Pierce County Solid Waste Management Plan.
38. Develop a comprehensive recycling and composting program for all city-owned facilities.
39. Work with Pierce County Conservation District to provide residential and business education regarding composting and natural yard care.
40. Continue to support neighborhood events such as garage sales and clean-up/recycling events.
41. Support tool libraries, repair cafes, and other collaborative consumption projects.

42. Require that all commercial entities participate in recycling and a green waste program, once established.
43. Implement water conservation efforts for households, businesses, industries and public infrastructure. Include measures such as the following:
- Enforce the Uniform Plumbing Code (IPC), which requires low-flow appliances and fixtures in all new development;
  - Work with the Lakewood Water District to create an incentives program that encourages retrofitting existing development district-wide with low-flow water fixtures;
  - Require new development and landscaped public areas to use state-of-the-art irrigation systems that reduce water consumption including graywater systems and rainwater catchment; and
  - Encourage use of drought-tolerant and native vegetation.
44. Install hydration stations in all municipal facilities to allow refills of reusable water
45. Require hydration stations all new development that includes private and public parks
46. Establish a trip reduction policy that includes a remote work strategy, and appropriate technology.

47. Conduct a feasibility study on using treated greywater and rainwater harvesting for non-potable water needs at city facilities
48. Work with energy partnerships to develop and implement an electrification action plan for all city facilities. In new and existing buildings, incorporate strategies to address electricity storage, and focus on highlighting any hurdles or solutions that would be applicable to the broader community
49. Develop a city-wide environmentally preferable purchasing policy (EPP). Consider life-cycle costing as one of the decision-making tools in the process and promote purchasing of local products.
50. Replace all non-energy star office equipment and appliances at their end of their life cycle with energy and water efficiency as a primary consideration for all future purchasing decisions.
51. Examine city practices for opportunities to reduce paper consumption in the workplace. Implement a document management information system.

## ENCOURAGE SUSTAINABLE DEVELOPMENT

52. Regularly update the Downtown Subarea Plan and the Lakewood Station District as market conditions and climate conditions change.
53. Develop plans for key commercial corridors in the city to guide

redevelopment of these areas into mixed-use, pedestrian and transit-oriented corridors and nodes. Possible corridors include South Tacoma Way, Steilacoom Boulevard SW, Bridgeport Way, and Union Avenue SW. Include development standards and urban design guidelines.

54. Continue to incentivize mixed-use and infill development (fee waivers, density bonuses, development impact fee, tax benefits, etc.)

55. Continue to expand and enhance open space lands throughout the city through property acquisition.

56. Conduct a sustainability audit that evaluates existing plans, ordinances, and development standards to identify regulatory barriers to infill development.

57. Conduct a feasibility study to determine how best to allow alternative uses and designs within vacant low-density residential areas. Provide outreach in identified neighborhoods.

58. Consider the use of incentives for new construction projects that exceed energy efficiency standards with a focus on affordable and multifamily housing.

59. Using the data from the Carbon Sequestration Analysis, complete an analysis and findings of forested landscapes, ecological function and ecosystem processes, including carbon sequestration, into land use decisions.

The city shall keep statistics from each land use decision for a biannual report.

60. Review and if appropriate, update the city's street design standards so that they support public transit, and non-motorized transportation policies. The updated standards should be consistent with and tailored to street or trail function and adjacent land use type.

- Update street design standards based on recommendation from the updated non-motorized transportation plan.
- Identify on a case-by-case basis priority thoroughfares for developing new green streets in the city to implement a natural systems approach for stormwater management and to expand urban greenery.

61. Evaluate the feasibility of reducing the number or width of travel lanes on future, key mixed-use streets that may have excess capacity and using the capacity and/or regained width for wider sidewalks and bicycle lanes.

62. Ensure that roadway medians include native plants and trees and are wide enough to support their long-term viability with the least demand for irrigation and maintenance.

63. Continue to prioritize the use of locally propagated native drought-tolerant vegetation and discourage the use of invasive non-native species in home landscaping.

64. Develop and promote an urban forest management/master reforestation plan.

65. Evaluate the feasibility of expanding tree planting within the city, including an evaluation of potential carbon sequestration as well as GHG emissions. Specific task includes:

- Provide information to the public, including landscape companies, gardeners, and nurseries, on carbon sequestration rates, drought tolerance, and fire resistance of different tree species.

66. Evaluate the benefits and tradeoffs of regulations that require all-electric buildings. Potential tools to require all-electric buildings include city mandates, building code updates, or ordinances. Ideally, these regulations would cover new construction and major renovations.

67. Install energy efficient appliances; where appropriate consider the conversion of power to all electricity, and upgrade structures to improve energy conservation.

68. Beginning in 2021, adopt and enforce the 2018 Washington State Energy Code.

69. Enforce the 2018 International Building Code, Section 429, Electric Vehicle and Charging Infrastructure. This section includes charging infrastructure for accessible parking spaces.

70. Develop a new program to encourage the installation of public electric vehicle charging infrastructure in public spaces.

71. Consider local amendments to the building codes to allow for, encourage, or require integration of passive solar design, green roofs, active solar, and other renewable energy sources.

72. Support the addition of performance-based alternatives to energy codes and appropriate sections of the building code.

73. Evaluate the feasibility of incorporating Washington State Department of Commerce Incentivizing Low-impact Development report into the development code and as a resource for developers.

74. Evaluate the feasibility of creating a sustainable site planning score to evaluate a development.

75. Assess opportunities for sustainable Urban Agriculture.

Work with non-profits and regulatory agencies to explore the potential for creating, expanding and sustaining local urban agriculture, including community gardens, orchards and farmers' markets. The assessment should explore the feasibility of implementing the following strategies:

- Developing a site inventory and a management plan to administer the use of potential urban agricultural sites;



- Expanding the number and frequency of farmer's markets throughout Lakewood;
- Promoting urban agriculture as a desirable civic activity that improves the quality of urban life, food security, neighborhood safety and environmental stewardship;
- Establishing a community-based support system for urban growers such as tool banks, shared processing facilities, farmers' markets, community supported agriculture ventures, funding streams and technical service providers;
- Offering locally grown food to local schools, hospitals, nursing homes, food banks, daycare centers, correction facilities and businesses such as restaurants, while creating economic opportunities for urban growers and related industries;
- Creating training programs for unemployed people to work in urban food-related businesses as a source of jobs;
- Working with representatives of community gardening and urban farming organizations to meet needs unique to urban farm enterprises;
- Ensuring long-term land commitment for community gardens, entrepreneurial farms and other urban agriculture ventures;
- Updating building codes to encourage rooftop gardening.

76. Coordinate with Clover Park School District in developing school-based programs that integrate nutrition and gardening in order to raise awareness about the connection between healthy food choices and locally grown fresh produce and the environmental benefits of urban agriculture.

### **DEVELOP A HAZARDS MANAGEMENT PLAN (developing a climate-resilient community)**

77. Perform a climate change assessment report for the community's lakes.

78. Develop a community wildfire protection plan using community assistance grants.

79. Review, and as appropriate, update Lakewood Municipal Code based on Community Wildfire Protection Plan recommendations and best management practices.

80. Review, and as appropriate, update Lakewood Municipal Code (LMC) Title 14, Environmental Protections. Title 14 provides regulations for geologic hazard areas, flood hazard areas, and critical lands and natural resources. Climate change impacts may require that new regulations be inserted into this chapter.

81. Review, and as appropriate update the city's hazard mitigation plan to address climate change.

82. Every two years, or as otherwise dictated by Washington State, update LMC Title 15, Buildings and Construction Codes to address hazards resulting from climate change.



83. Analyze climate risks and benefits of resilience measures to property value and city revenue streams.

84. Map vulnerable community assets and disadvantaged neighborhoods.

85. Include resilience requirements in local building and zoning codes.

86. Communicate climate risks and resilience activities to the public.

87. Engage economic development organizations in city resilience planning efforts.

88. Update city budget process to ensure equitable resource allocation.

89. Address household financial and climate vulnerability in a holistic manner by coordinating complementary programs.

ATTACHMENT C

Implementation Measure #	Description	Action Steps	Category	Partners	Difficulty/ Effort			Priority				Subtotal points (D, P)	Financials (2022)			Total points (D,P,F)	Timing (Where budget constraints were identified, completion dates have been extended.)					Notes
					High 3	Medium 2	Low 1	Critical 4	Important 3	Normal 2	Low 1		In budget 4 (\$931,199)	Not in budget 2	Consulting services? (no points)		Timeframe	Progress	Frequency	Start Date	Completion Date	
1	Develop a five-year plan for reducing greenhouse gas emissions. The action plan shall include four-main topics: a comprehensive greenhouse gas emissions inventory and forecast; emissions reduction target(s); carbon sequestration targets; & a program for monitoring and reporting out the implementation tasks found in this document.	<p>1. Continue to use Google Environmental Insights and ICLEI's software to refine the city's production of GHG emissions;</p> <p>2. Monitor utility companies' tariffs with the Washington State Utilities &amp; Transportation Commission (provides insights on the number/location of future electric charging stations);</p> <p>3. Monitor vehicles miles travelled within Lakewood;</p> <p>4. Determine if it is possible to obtain data from the Department of Licensing on the number of electric vehicles and non-electric vehicles registered in the City;</p> <p>5. Monitor Pierce Transit ridership;</p> <p>6. Monitor new construction data; use energy calculations to determine possible reductions in GHG emissions.</p> <p>Washington State Department of Ecology; Washington State Department of Commerce; Greenhouse Gas Analysis Tools; <a href="https://deptofcommerce.app.box.com/s/dsdx3345b67vk6m6j9ajsrsz9ye9f6ov">https://deptofcommerce.app.box.com/s/dsdx3345b67vk6m6j9ajsrsz9ye9f6ov</a></p> <p>American Planning Association, Washington Chapter: Climate Change in Washington <a href="https://apawa.memberclicks.net/2--climate-change-in-washington">https://apawa.memberclicks.net/2--climate-change-in-washington</a></p> <p>United States Environmental Protection Agency Climate Change Indicators in the United States <a href="https://www.epa.gov/climate-indicators">https://www.epa.gov/climate-indicators</a></p> <p><a href="https://www.epa.gov/ghgemissions/state-and-tribal-greenhouse-gas-data-and-resources">https://www.epa.gov/ghgemissions/state-and-tribal-greenhouse-gas-data-and-resources</a></p> <p>City of Palo Alto, CA 2020 Greenhouse Gas Inventory Report <a href="https://www.cityofpaloalto.org/files/assets/public/sustainability/reports/palo-alto-2020-greenhouse-gas-emissions-inventory.pdf">https://www.cityofpaloalto.org/files/assets/public/sustainability/reports/palo-alto-2020-greenhouse-gas-emissions-inventory.pdf</a></p>	Energy & Built Environment	Puget Sound Energy; Tacoma Power; Lakeview Light & Power; Pierce County Sustainability Collaborative	3	0	0	4	0	0	0	7	4	0	\$36,000	11	Early action	Started	Unique	Oct 22	Apr 23	First reports will be basic; content of reports will expand over time. Costs for measuring Lakewood's carbon sequestration difficult to determine.
5	Review, and as appropriate, update Lakewood Municipal Code (LMC) Title 14, Environmental Protections. Title 14 provides regulations for geologic hazard areas, flood hazard areas, and critical lands and natural resources. Climate change impacts may require that new regulations be inserted into this chapter. (Types of critical areas: wetlands; aquifer recharge areas; fish & wildlife conservation; flooded areas; and geologic hazards.)	<p>1) Establish a work program (including a public participation plan) and schedule;</p> <p>2) Review, and revise where needed, relevant plans and regulations;</p> <p>3) Conduct a public engagement process;</p> <p>4) Submit notice to the state; and</p> <p>5) Take legislative action on proposed amendments</p> <p>Comprehensive Plan Update: <a href="https://mrsc.org/Home/Explore-Topics/Planning/General-Planning-and-Growth-Management/GMA-Plan-Development-Regulations-Updates.aspx">https://mrsc.org/Home/Explore-Topics/Planning/General-Planning-and-Growth-Management/GMA-Plan-Development-Regulations-Updates.aspx</a></p> <p>Washington State Department of Commerce: <a href="https://www.commerce.wa.gov/creating-communities/growth-management/growth-management-topics/critical-areas/">https://www.commerce.wa.gov/creating-communities/growth-management/growth-management-topics/critical-areas/</a></p>	Energy & Built Environment	Washington Department of Ecology; Washington State Department of Commerce.	3	0	0	4	0	0	0	7	4	0	\$0	11	Early action	Not started	GMA periodic update schedule; due date Dec 2024	Not started	Dec 24	Timing dates subject to change. CED may speed up reviews.
6	Work with Pierce County and Pierce County municipalities to develop a regional approach and best practices to address climate change. One strategy: adopt revised climate change Pierce Countywide Planning Policies.	<p>The Pierce County Sustainability Office is heading the project. Currently in the process of gleaning interest from other communities. As of April 2022, two meetings have been conducted. Lakewood has participated in both. No formal actions have been proposed at this time. Lack of financial resources has already been identified as a significant problem.</p> <p>Pierce County Office of Sustainability: <a href="https://issuu.com/pierceco/docs/2017_sustainability_report?e=10586050/63055279">https://issuu.com/pierceco/docs/2017_sustainability_report?e=10586050/63055279</a></p>	ALL: Energy & Built Environment; Transportation; Consumption & Waste Management; Carbon Sequestration; Education & Outreach	Pierce County; loose consortium of Pierce County cities.	3	0	0	4	0	0	0	7	4	0	\$0	11	Early action	Started	Quarterly meetings	Jan 22	Continual	The Pierce County Sustainability Office is heading the project. Currently in the process of gleaning interest from other communities. As of April 2022, two meetings have been conducted. Lakewood has participated in both. No formal actions have been proposed at this time. Lack of financial resources has already been identified as a
7	Update the city's non-motorized transportation plan (also referred to as active transportation plan).	<p>1. Establish a work program (including a public participation plan) and schedule;</p> <p>2. Hire a consultant;</p> <p>3. Review, and revise where needed, relevant plans and regulations (focus on future improvements that can reduce GHG emissions);</p> <p>4. Conduct a public engagement process;</p> <p>5. Submit notice to the state; &amp;</p> <p>6. Take legislative action on proposed amendments.</p> <p>Nonmotorized Transportation Planning: <a href="https://www.vtpl.org/tdm/tdm25.htm">https://www.vtpl.org/tdm/tdm25.htm</a></p> <p>Washington State Active Transportation Plan: <a href="https://wsdot.wa.gov/sites/default/files/2021-12/IATP-2020-and-Beyond.pdf">https://wsdot.wa.gov/sites/default/files/2021-12/IATP-2020-and-Beyond.pdf</a></p> <p>Puget Sound Regional Council (PSRC):</p>	Transportation	Internal: Pierce College; Clover Park Technical College; Western State Hospital; Pierce College; CPSD; WSDOT; Steilacoom; UP; Tacoma; Pierce County.	3	0	0	4	0	0	0	7	4	0	\$75,139	11	Early action	Started	Every 5 years	May 22	Jun 23	General Fund. See also adopted action plan items 18, 19, 20, 21, 22, 23, and 24.
11	<b>NEW!</b> Develop a public engagement plan for climate change - was not part of implementation plan; however integral to environmental justice.	<p>1. Submitted request for proposal to Evans School;</p> <p>2. Proposal was approved;</p> <p>3. Develop work plan;</p> <p>4. Student team chosen;</p> <p>5. Pay UW fee;</p> <p>6. Conduct qualitative interviews;</p> <p>7. Conduct surveys;</p> <p>8. Prepare report to the City of Lakewood;</p> <p>9. Provide presentation to WA APA.</p> <p>Resources for the Future</p>	Education & Outreach	University of Washington, Evans School of Public Policy & Governance.	3	0	0	4	0	0	0	7	4	0	\$0	11	Early action	In process	Unique	Sep 21	May 22	Project turned out to be more difficult than expected. Outreach used to low-income neighborhoods was ineffective.
18	Clover Creek Floodplain Engineering Alternatives Analysis.	<p>1. Execute contract with engineering consultant;</p> <p>2. Contract management/administration;</p> <p>3. Public engagement;</p> <p>4. Flood mitigation conceptual alternative development;</p> <p>5. Hydraulic modelling and analysis;</p> <p>6. Preferred concept evaluations;</p> <p>7. Funding strategy;</p> <p>8. Draft and final engineering reports.</p> <p>FEMA, Guidance for Flood Risk Analysis and Mapping</p>	Energy & Built Environment	Internal: property owners; Pierce County Public Works & Planning; WA State Department of Transportation; FEMA.	3	0	0	4	0	0	0	7	4	0	\$271,377	11	Early action	Started	Unique	Jan 22	Jan 23	SWM funds.



Implementation Measure #	Description	Action Steps	Category	Partners	Difficulty/ Effort			Priority				Subtotal points (D, P)	Financials (2022)			Total points (D,P,F)	Timing (Where budget constraints were identified, completion dates have been extended.)					Notes
					High 3	Medium 2	Low 1	Critical 4	Important 3	Normal 2	Low 1		In budget 4 (\$931,199)	Not in budget 2	Consulting services? (no points)		Timeframe	Progress	Frequency	Start Date	Completion Date	
3	Proactively work with energy providers to market existing energy conservation programs with Lakewood property owners. Where appropriate propose new programs to better fit Lakewood's needs. Consider the use of HUD grants and low-interest loans to complement energy provider conservation programs.	1. Participate in PSE focus group discussions; 2. Request that the three energy purveyors participate in the Pierce County Sustainability Collaborative; 3. Review current energy conservation programs offered by energy purveyors; 4. Through the RHSP database, promote and advertise energy conservation programs offered by energy purveyors; 5. Discuss with Department of Commerce the availability of grants to reduce energy use and promote energy conservation in apartment complexes; 6. Lobby at the state level energy conservation grants programs for older commercial buildings.  Washington State Utilities & Transportation Commission: <a href="https://www.utc.wa.gov/regulated-industries/utilities/energy/conservation-and-renewable-energy-overview/company-conservation-programs">https://www.utc.wa.gov/regulated-industries/utilities/energy/conservation-and-renewable-energy-overview/company-conservation-programs</a>  Washington State Utilities & Transportation Commission & N.C. Clean Energy Technology Center at N.C. State University <a href="https://programs.dsireusa.org/system/program?state=WA">https://programs.dsireusa.org/system/program?state=WA</a>  Washington State Utilities & Transportation Commission/ Energy Assistance Programs: <a href="https://www.utc.wa.gov/consumers/energy/energy-assistance-programs">https://www.utc.wa.gov/consumers/energy/energy-assistance-programs</a>  Washington State Department of Commerce: <a href="https://www.commerce.wa.gov/growing-the-economy/energy/energy-independence-act/eia-reporting/">https://www.commerce.wa.gov/growing-the-economy/energy/energy-independence-act/eia-reporting/</a>	Energy & Built Environment	Washington State Utilities & Transportation Commission: Puget Sound Energy; Lakeview Light & Power; Tacoma Power.	3	0	0	4	0	0	0	7	0	2	\$0	9	Early action	Started	N/A	Unknown	Continual	Some initial conversations with PSE are underway.
4	Incorporate an environmental justice assessment into the climate change work plan. (Dependent upon completion of climate perception study.)	1. Complete the climate change perception study; 2. Develop a public engagement plan; 3. Consider conducting paid surveys and interviews with frontline communities; 4. Review survey data with state and county departments of health data; 5. Reevaluate/reprioritize climate change implementation measures; 6. Review plan with the city manager.  Providence, RI, Climate Justice Plan:	Education & Outreach	City's communication manager; Korean Women's Association; neighborhood associations; Community Services Advisory Board; Youth Council; Lakewood's Promise; Pierce County Sustainability Collaborative; Tacoma Pierce County Health Department; WA State Department of Health.	3	0	0	4	0	0	0	7	0	2	\$30,000	9	Early action	Not started	Unique	Jun 23	Oct 23	
9	<b>NEW</b> Use a supplemental greenhouse gas/climate change impact worksheet of climate change impacts and potential mitigation when conducting an environmental review process under the State Environmental Policy Act.	1. Instruction sheet; 2. Develop worksheet using spreadsheet; 3. Amend SEPA checklist; 4. Determine if the worksheet is to be used for mitigation purposes, to track emissions only, or if it is a voluntary tool only?  King County, WA: <a href="https://kingcounty.gov/-/media/depts/permitting-environmental-review/dper/documents/forms/SEPA-Greenhouse-Emissions-Worksheet-Instructions.ashx?la=en">https://kingcounty.gov/-/media/depts/permitting-environmental-review/dper/documents/forms/SEPA-Greenhouse-Emissions-Worksheet-Instructions.ashx?la=en</a>  City of Bremerton, WA: <a href="https://www.bremertonwa.gov/DocumentCenter/View/1588/Greenhouse-Gas-Brochure-PDF">https://www.bremertonwa.gov/DocumentCenter/View/1588/Greenhouse-Gas-Brochure-PDF</a>  City of Los Angeles, CA: <a href="https://planning.lacity.org/eir/SanPedro/DEIR/Vol%20II/04_AppC_GreenHouseGasEmissionsData.pdf">https://planning.lacity.org/eir/SanPedro/DEIR/Vol%20II/04_AppC_GreenHouseGasEmissionsData.pdf</a>	Energy & Built Environment	Pierce County Sustainability Collaborative; Puget Sound Clean Air Agency; Washington State Department of Ecology.	0	2	0	0	3	0	0	5	4	0	\$0	9	Early action	Not started	Unique	Dec 22	Mar 23	Some cities are already using a revised/modified checklist.
10	<b>NEW</b> Lakewood, as a member of the South Sound Military Communities Partnership (SSMCP), advocate at both the state and federal levels for improvements to the I-5 Nisqually Corridor. Project has multiple challenges: Transportation alternatives for I-5 traffic congestion; Sea level rise leading to increased flood potential; Mitigating salmon habitat degradation; Military readiness and national security; Environmental remediation; Population growth; and Treaty rights of the Nisqually Tribe.	1. Imperative that the I-5 Nisqually River projects is placed into the WA Transportation Improvement Program (TIP). 2. Determine the level of NEPA analysis required; 3. Emphasize strategies that require EA/EIS; 4. Conceptual project development; 5. Prepare environmental discipline reports related to EA/EIS process; 6. Ongoing coordination with partners and regulatory agencies; & 7. Support legislative advocacy for federal funding.	Energy & Built Environment; Transportation	SSMCP partnerships (multiple local, state, federal agencies, and private parties). Governor Inslee, Sen Cantwell and Congresswoman Strickland all support the project as a priority for the state.	3	0	0	4	0	0	0	7	0	2	\$125,000,000	9	Long term action	In process	Ongoing with multiple tasks at play at various government al layers	Dec 17	Multi-year; tentative construction dates, 2027/2028 (?)	State funding at this point. Most recently \$5M for NEPA and \$75M for engineering pre-design. Possible shortfall of \$50M for pre-design will require federal assistance for funding. Federal funding required in the near future should construction schedule stay in the 2027/2028 timeframe. The I-5 Nisqually Corridor is now defined as a WA State mega-project and is about to be listed on the state TIP, PSRC and TRPC TIPs. This is a
12	Conduct a sustainability audit that evaluates existing plans, ordinances, and development standards to identify regulatory barriers to infill development. (fee waivers, density bonuses, development impact fee, tax benefits, etc.).	1. Review with utility providers current infrastructure limitations; 2. Perform a regulatory process assessment regarding the City's land use and development codes; 3. Perform a regulatory process assessment for Lakewood Water District, Pierce County Public Works and Planning, West Pierce Fire District, and power purveyors; 4. Provide recommendations for suggested improvement; 5. Implement recommendations.  City of Tacoma Residential Infill Pilot Program <a href="https://www.cityoftacoma.org/UserFiles/Servers/Server_6/File/cms/Planning/Residential%20Infill%20Pilot%20Program/Handbook%202020.pdf">https://www.cityoftacoma.org/UserFiles/Servers/Server_6/File/cms/Planning/Residential%20Infill%20Pilot%20Program/Handbook%202020.pdf</a>  Berkeley Law Right Type Right Place Assessing the Environmental and Economic Impacts of Infill Residential Development through 2030 <a href="https://www.law.berkeley.edu/wp-content/uploads/2017/03/Right-Type-Right-Place.pdf">https://www.law.berkeley.edu/wp-content/uploads/2017/03/Right-Type-Right-Place.pdf</a>  Denver Council of Governments <a href="https://www.dco.org/Regulatory-Strategies-for-Encouraging-Infill-&amp;-Redevelopment">Regulatory Strategies for Encouraging Infill &amp; Redevelopment</a>	Energy & Built Environment	Pierce County Planning and Public Works (sewers); Lakewood Water District (water); SSHAP.	0	2	0	0	3	0	0	5	4	0	\$60,000	9	Early action	Started	Unique	Unknown	Unknown	Some information will be collected as part of the Housing Element update currently underway; may begin to see initial data September 2022.
16	Revise the Lakewood's tree preservation code.	1. Public participation plan; 2. Kickoff meeting and ongoing coordination; 3. Lakewood tree canopy situation assessment; 4. Lakewood tree code evaluation; 5. Tree advisory committee facilitation; 6. Stakeholder engagement; 7. Legislative review process.  City of Oak Harbor Garry oak tree protection <a href="https://www.codepublishing.com/WA/OakHarbor/html/OakHarbor20/OakHarbor2016.html">https://www.codepublishing.com/WA/OakHarbor/html/OakHarbor20/OakHarbor2016.html</a>  Island County Code <a href="https://library.municode.com/wa/island_county/codes/code_of_ordinances?nodeId=TITXVIIZO_CH17.03ISCOZOOCO_17.03.180L_AUSST">https://library.municode.com/wa/island_county/codes/code_of_ordinances?nodeId=TITXVIIZO_CH17.03ISCOZOOCO_17.03.180L_AUSST</a>  Pierce County Code, Table 181.15.030-1, Significant Trees	Energy & Built Environment and Carbon Sequestration	Internal; Ad hoc tree committee.	3	0	0	4	0	0	0	7	0	2	\$60,000	9	Early action	Started	Unique	Sep 21	Aug 22	General fund. Once the new code is adopted, depending on proposed regulations, additional staffing may be required. Cost for ½ FTE, \$45,432; for full FTE, \$90,864.

Implementation Measure #	Description	Action Steps	Category	Partners	Difficulty/ Effort			Priority				Subtotal points (D, P)	Financials (2022)			Total points (D,P,F)	Timing (Where budget constraints were identified, completion dates have been extended.)					Notes
					High 3	Medium 2	Low 1	Critical 4	Important 3	Normal 2	Low 1		In budget 4 (\$931,199)	Not in budget 2	Consulting services? (no points)		Timeframe	Progress	Frequency	Start Date	Completion Date	
20	Explore the feasibility of reducing the city hall footprint from three floors to two floors. (Potentially reducing energy consumption.)	1. Internal discussion/establish a review committee; 2. Collect city hall as-built drawings; 3. Release RFP; 4. Review proposals; 5. Select preferred candidate; 6. Enter into contract for services; 7. Perform a needs assessment and obtain the space needs for each department; 8. Produce three floor plans informed by the needs assessment results, categorized by low, medium, and high costs; 9. Produce cost estimates for each floor plan.  Designing Government Offices for the Post-COVID Era <a href="https://www.gensler.com/blog/designing-government-offices-for-the-post-covid-era">https://www.gensler.com/blog/designing-government-offices-for-the-post-covid-era</a>  7 Urban Planning Ideas for Smarter Workplace Design <a href="https://www.newdayoffice.com/blog/7-urban-planning-ideas-for-smarter-workplace-design">https://www.newdayoffice.com/blog/7-urban-planning-ideas-for-smarter-workplace-design</a>  Lake Oswego City Hall Facilities Assessment <a href="https://www.ci.oswego.or.us/sites/default/files/fileattachments/citymanager/cityprojects/19150/city_hall.pdf">https://www.ci.oswego.or.us/sites/default/files/fileattachments/citymanager/cityprojects/19150/city_hall.pdf</a>  City of Tukwila Facilities Needs Assessment and Feasibility Study <a href="https://www.tukwila.gov/departments/mayors-office/key-city-plans-and-projects/facilities-needs-assessment-and-feasibility-study/">https://www.tukwila.gov/departments/mayors-office/key-city-plans-and-projects/facilities-needs-assessment-and-feasibility-study/</a>  City of Leavenworth, WA	Energy & Built Environment	Internal.	0	2	0	0	3	0	0	5	4	0	\$130,000	9	Early action	Started	Unique	Jan 22	Aug 22	\$100,000 ARPA funds: \$30,000 General Fund: RFP in-process.
23	Regularly update the Downtown Subarea Plan and the Lakewood Station District as market conditions and climate conditions change.	David Bueher: ACTION STEPS - 1. Obtain docket approval; 2. Review, and revise where needed, relevant plans and regulations; 3. Conduct a public engagement process; 4. Perform SEPA: submit notice to the state; & 5. Take legislative action on proposed amendments.	Energy & Built Environment	Internal: Lakewood Water District; Pierce County Public Works; Pierce Transit; Lakeview Light & Power; Tacoma Power.	0	2	1	0	0	2	0	5	4	0	\$0	9	Early action	Started (underway)	Every 2 years	Sep 21	Aug 22	
30	Support the implementation of the Tacoma-Pierce County Solid Waste & Hazardous Management Plan.	1. Determine Planning Area and Responsibilities 2. Involve the local SWAC; 3. Develop scope of work; 4. Develop preliminary draft 5. Public review; 6. Ecology review; 7. SEPA; 8. Submit final draft to Ecology; 9. Adopt final draft; 10. Submit adopted plan to Ecology; 11. Implement the plan (new interlocal agreement);	Waste Consumption; Education & Outreach	Pierce County: Tacoma-Pierce County Health Department; Waste Connections; other Pierce County cities: Clover Park School District; Western State Hospital; Pierce College; Clover Park Technical College; Saint Clare Hospital	0	2	0	0	3	0	0	5	4	0	\$0	9	Early action	Started	Unique	Mar 22	Continual	Project underway. Original plan adopted in 2000 & updated in 2016. A new plan is under review. City Council was provided a presentation on March 14, 2022. City staff persons assigned to monitor plan's promulgation and eventual adoption. A new plan may require amendments to the City's current contract with Waste Connections.
2	Inform city residents and businesses, the city council, planning commission, staff, and other stakeholders of the city's emission reduction targets and overall progress. Add targets and progress to the Lakewood dashboard.	1. Review metrics of other jurisdictions; 2. Choose KPIs and metrics to track; 3. Select data sources; 4. Understand the intended audience; 5. Build reports and dashboard with meaningful and straightforward graphs. 6. Review the dashboard with stakeholders.	Education & Outreach	Not applicable in early stages; may establish a uniform reporting process through the Pierce County Sustainability Collaborative.	0	2	0	0	0	2	0	4	4	0	\$0	8	Early action	Not started	Annual	Dec 22	Continual	
8	Develop plans for key commercial corridors in the city to guide redevelopment of these areas into mixed-use, pedestrian and transit-oriented corridors and nodes. Possible corridors include South Tacoma Way, Steilacoom Boulevard SW, Bridgeport Way, and Union Avenue SW. Include development standards and urban design guidelines.	1. Determine which corridor goes first; 2. Establish a work program (including a public participation plan) and schedule; 3. Hire a consultant; 4. Develop corridor planning process 5. Review transportation topics (street classification, transit, pedestrian & bicycles, parking freight, proposed capital projects, TDM, & ITS); 6. Regulations & studies; 7. Conduct a public engagement process; 8. Submit notices to the state; & 9. Take legislative action on proposed amendments.  Corridor Planning Guide: <a href="https://www.dvrpc.org/reports/07028.pdf">https://www.dvrpc.org/reports/07028.pdf</a>  City of des Moines Corridor Management Plan: <a href="https://www.seatacwa.gov/home/showpublisheddocument/14703/636301021452800000">https://www.seatacwa.gov/home/showpublisheddocument/14703/636301021452800000</a>  City of Pasco Corridors & Gateway Plan: <a href="https://www.pasco-wa.gov/DocumentCenter/View/2555/Corridors-and-Gateways-Plan-11-17-2008-INFO-08-07?bidId=">https://www.pasco-wa.gov/DocumentCenter/View/2555/Corridors-and-Gateways-Plan-11-17-2008-INFO-08-07?bidId=</a>	Energy & Built Environment	Lakewood PWE; Pierce Transit; neighborhood groups affiliated with specific corridors; and utility companies/public agencies.	3	0	0	0	3	0	0	6	0	2	\$400,000	8	Early action	Not started	Unique	Unknown	Unknown	General Fund: currently not budgeted, but based on other subarea plan development, \$100,000 per corridor for a total of \$400,000.
17	Examine City practices for opportunities to reduce paper consumption in the workplace. Implement a document management information system.	1. Review/amend retention schedules; 2. Prepare the documents to be converted and stored in the document management software; documents may be paper or electronic ones stored in different folders, drives or cloud services. Ensure that you have all the documents ready to be converted into the electronic format; 3. Establishing a new set of practices to accommodate, and make use of new software; 4. Add users (city departments) to the document management database. Users are added one at a time; 5. Create user roles and assign privileges; 6. Define a document organization structure; 7. Scan paper documents including building construction documents; 8. Create standardized workflows; 9. Establish 'day-forward' filing systems; 10. Train employees.  Access, How to go Paperless at Your Office <a href="https://www.accesscorp.com/blog/4-steps-to-going-paperless/">https://www.accesscorp.com/blog/4-steps-to-going-paperless/</a>  Centric Business Systems, Be Green and Sustainable Using Digital Document Management and MPS <a href="https://www.centricbiz.com/be-green-and-sustainable-using-digital-document-management-and-mps/">https://www.centricbiz.com/be-green-and-sustainable-using-digital-document-management-and-mps/</a>	Waste Consumption	Internal.	0	2	0	0	0	2	0	4	4	0	\$300,000	8	Early action	Started	Unique	Feb 21	Feb 26	General fund.

Implementation Measure #	Description	Action Steps	Category	Partners	Difficulty/ Effort			Priority				Subtotal points (D, P)	Financials (2022)			Total points (D,P,F)	Timing (Where budget constraints were identified, completion dates have been extended.)					Notes
					High 3	Medium 2	Low 1	Critical 4	Important 3	Normal 2	Low 1		In budget 4 (\$931,199)	Not in budget 2	Consulting services? (no points)		Timeframe	Progress	Frequency	Start Date	Completion Date	
26	Adopt and enforce the 2018 Washington State Energy Code.	<p>1. SBCC Council &amp; Standing Committee Review;</p> <p>2. SBCC Legislative Review Committee;</p> <p>3. Technical &amp; Advisory Committees;</p> <p>4. WABO review;</p> <p>5. State legislative action; &amp;</p> <p>6. Local legislative action &amp; incorporation into LMC Title 15.</p> <p>Washington State Building Code Council, Energy Code <a href="https://sbcc.wa.gov/state-codes-regulations-guidelines/state-building-code/energy-code">https://sbcc.wa.gov/state-codes-regulations-guidelines/state-building-code/energy-code</a></p> <p>RDH, 2021 Update: Understanding the 2018 Washington State Energy Code and Seattle Energy Code Changes <a href="https://www.rdh.com/blog/2021-update-understanding-the-2018-washington-state-energy-code-and-seattle-energy-code-changes/">https://www.rdh.com/blog/2021-update-understanding-the-2018-washington-state-energy-code-and-seattle-energy-code-changes/</a></p> <p><i>Levelized Changes to Washington State Energy Code Requirements Cause Backlash From Contractors</i></p>	Energy & Built Environment; Consumption Management	Washington State Building Code Council (SBCC); Washington Association of Building Officials (WABO); Pierce County Master Builders Association	0	2	0	0	0	2	0	4	4	0	\$0	8	Early action	Started	Ongoing	Not applicable	Continual	New code became effective February 1, 2021. New codes have increased costs for new residential construction. Often difficult to incorporate new requirements into older residential structures. City's position is to apply flexibility in such situations.
27	Support the creation of a South Tacoma Way Bus Rapid Transit System (BRT) that connects Downtown Tacoma, Lakewood, and Joint Base Lewis McChord.	<p>1. June 2021, Pierce Transit allocates \$812,000 to study four BRT corridors, one of which includes Route 3, also known as BRT B. BTR B runs from Downtown Tacoma, along South Tacoma Way to the LakewoodSR-512 Park-and-Ride.</p> <p>2. Current project schedule (subject to change): Environmental 2028-2029; Final design 2030-2032; Final construction 2033-2034.</p> <p>3. City right-of-way permits.</p> <p>Lakewood City Council Agenda, April 11, 2022 <a href="https://cityoflakewood.us/wp-content/uploads/2022/04/2022-04-11-Council-Agenda.pdf">https://cityoflakewood.us/wp-content/uploads/2022/04/2022-04-11-Council-Agenda.pdf</a></p> <p>Pierce Transit, BRT Expansion Study <a href="https://www.piercetransit.org/brt-expansion-study/">https://www.piercetransit.org/brt-expansion-study/</a></p> <p>The Urbanist, Pierce Transit Plans 'Stream' BRT Expansion, Bus Lane Cutbacks on First Line</p>	Transportation	Pierce Transit, Lakewood neighborhood associations, Korean business community, City of Tacoma, & JBLM.	3	0	0	0	3	0	0	6	0	2	\$0	8	Long term action	Early planning stages	Ongoing	Jun 21	2034 (tentative)	See Lakewood City Council minutes, April 11, 2022.
32	Implement water conservation efforts for households, businesses, industries, and public infrastructure. Include measures to encourage installation of drought-tolerant and native vegetation.		Waste Consumption; Carbon Sequestration; Education & Outreach	Internal, Lakewood Water District	0	0	1	0	3	0	0	4	4	0	\$0	8	Early action	Started	Ongoing	Dec 20	Continual	Project completed: City's land use and development code already have provisions which require drought-tolerant and native plants.
13	Establish a trip reduction policy that includes a remote work strategy, and appropriate technology. Consider incorporation into the city's land use and development code.	<p>1. Determining whether measures should be compulsory or voluntary, and what the appropriate methods of enforcement should be for employers and developers that do not comply;</p> <p>2. Technical support programs to assist developers, businesses, and local agencies in implementing ordinances;</p> <p>3. Baseline understanding of existing employee commute behavior and the availability of alternatives (typically gained through surveys);</p> <p>4. Methods for collecting data on travel patterns, mode sharing, and other metrics to evaluate the effectiveness of trip reduction ordinances;</p> <p>5. Examine the types of remote work models currently in practice;</p> <p>6. Merge TDM with remote work models;</p> <p>7. Take legislative action on proposed amendments.</p> <p>Washington State Revised Code, RCW 70.94.531, Transportation demand management - Requirements for employers. <a href="http://app.leg.wa.gov/RCW/default.aspx?cite=70.94.531">http://app.leg.wa.gov/RCW/default.aspx?cite=70.94.531</a></p> <p>WSDOT Commute Trip Reduction (CTR) program website: <a href="https://www.wsdot.wa.gov/transit/ctr/overview">https://www.wsdot.wa.gov/transit/ctr/overview</a></p> <p>Harvard Business Analytics Services; Is Remote Work Actually Better for the Environment? <a href="https://hbr.org/2022/03/is-remote-work-actually-better-for-the-environment">https://hbr.org/2022/03/is-remote-work-actually-better-for-the-environment</a></p>	Transportation	WSDOT; Washinton Department of Commerce.	3	0	0	0	0	2	0	5	0	2	\$25,000	7	Early action	Not started	Unique	Unknown	Unknown	
15	Develop an urban forest management plan (public properties only).	<p>1. Authorization and scoping;</p> <p>2. Begin work plan development;</p> <p>3. Initial meeting(s) to gather input and assign responsibilities;</p> <p>4. Develop vision statement with input;</p> <p>5. Begin inventories and assessments: establish data collection parameters and protocols;</p> <p>6. Data collections;</p> <p>7. Strategic planning - data analysis and synthesis;</p> <p>8. Data presentation and initial goal setting meetings;</p> <p>9. Develop goals, objectives, and actions;</p> <p>10. Gain approval of the strategic plan;</p> <p>11. Implementation Plan - develop a matrix with who will complete the action and when;</p> <p>12. Monitoring plan - establish monitoring protocols, matrix;</p> <p>13. Compile draft plan;</p> <p>14. In-house review of draft plan;</p> <p>15. Public presentation of draft plan;</p> <p>16. Edit draft, compile/format final draft;</p> <p>17. Final plan approval;</p> <p>18. Begin implementation;</p> <p>19. Begin monitoring and adaptive management.</p> <p>Urban Forest Management Plan Toolkit <a href="https://ufmptoolkit.net/two/">https://ufmptoolkit.net/two/</a></p> <p>City of Tacoma Urban Forest Action Plan <a href="https://s3-usa.s3.amazonaws.com/c/308468772/media/30025e8e44288d21005853766553642/Tacoma%2C%20WA%20Urban%20Forest%20Master%20Plan%20-%20202019.pdf">https://s3-usa.s3.amazonaws.com/c/308468772/media/30025e8e44288d21005853766553642/Tacoma%2C%20WA%20Urban%20Forest%20Master%20Plan%20-%20202019.pdf</a></p> <p>City of Seattle 2020 Urban Forest Management Plan <a href="http://www.seattle.gov/Documents/Departments/Trees/Mangement/UrbanForestManagementPlanFinal.pdf">http://www.seattle.gov/Documents/Departments/Trees/Mangement/UrbanForestManagementPlanFinal.pdf</a></p>	Energy & Built Environment; Carbon Sequestration	Internal: Puget Sound Energy, Tacoma Power, Lakeview Light and Power, neighborhood associations, USDA Forest Service Urban and Community Forestry Program, and State of Washington Department of Natural Resources Urban and Community Forestry Program.	3	0	0	0	0	2	0	5	0	2	\$750,000	7	Early action	Not started	Unique	Unknown	Unknown	Possible funding sources to prepare a management plan may be available through the USDA Forest Service Urban and Community Forestry Program, administered through the State of Washington Department of Natural Resources Urban and Community Forestry Program. Cost to prepare plan, \$250,000. Annual maintenance costs, based on population, \$500,000.
19	Amend/revise the city council's goals that will help guide and focus city resources and program initiatives to: reduce greenhouse gas production and the carbon footprint of city government and the Lakewood community; and, reduce and minimize the potential risks of climate change.	<p>Biennially:</p> <p>1. Confirm or revise strategies advantages and disadvantages;</p> <p>2. Confirm or revise the assumptions about the future; &amp;</p> <p>3. Confirm or revise critical planning issues.</p> <p>City of Lakewood Work Plan</p>	ALL: Energy & Built Environment; Transportation; Consumption & Waste Management; Carbon Sequestration; Education & Outreach	Internal.	0	0	1	0	0	2	0	3	4	0	\$0	7	Early action	Not started	Annual	Dec 22	Continual	

Implementation Measure #	Description	Action Steps	Category	Partners	Difficulty/ Effort			Priority				Subtotal points (D, P)	Financials (2022)			Total points (D,P,F)	Timing (Where budget constraints were identified, completion dates have been extended.)					Notes
					High 3	Medium 2	Low 1	Critical 4	Important 3	Normal 2	Low 1		In budget 4 (\$931,199)	Not in budget 2	Consulting services? (no points)		Timeframe	Progress	Frequency	Start Date	Completion Date	
24	Enforce the Uniform Plumbing Code (IPC), which requires low-flow appliances and fixtures in all new development.	1. SBCC Council & Standing Committee Review; 2. SBCC Legislative Review Committee; 3. Technical & Advisory Committees; 4. WABO review; 5. State legislative action; & 6. Local legislative action & incorporation into LMC Title 15.  State Codes, Regulations & Guidelines <a href="https://sbcc.wa.gov/state-codes-regulations-guidelines">https://sbcc.wa.gov/state-codes-regulations-guidelines</a>  Water footprint calculator	Energy & Built Environment: Consumption & Waste Management	Washington State Building Code Council (SBCC); Washington Association of Building Officials (WABO); Lakewood Water District.	0	0	1	0	0	2	0	3	4	0	\$0	7	Early action	Started	Ongoing	Not applicable	Continual	Program funded through general fund & permit fees. 2018 code update was effective February 1, 2021.
29	Continue to support neighborhood events such as parks appreciation day, garage sales, and clean-up/recycling events.	1. Pick dates for events; 2. Coordinate with Waste Connections; 3. Review/revise cleanup rules; 4. Advertise; 5. Volunteers; 6. Security through LPD; 7. If feasible count volunteers or number of vehicles.  Waste Connections	Waste consumption: Education & Outreach	Waste Connections	0	0	1	0	0	2	0	3	4	0	\$0	7	Early action	Started	Ongoing	Not applicable	Continual	
14	Consider local amendments to the building codes to allow for, encourage, or require integration of passive solar design, green roofs, active solar, and other renewable energy sources.	1. Hire a consultant; 2. Initial/kick-off staff workshop; 3. Developer engagement workshop; 4. Public engagement exercises; 5. Develop design principles for "good" green development standards; 6. Update and review internal planning application review processes/staff training; 7. Develop implementation process; 8. Track and monitor the uptake of the sustainability metrics; 9. Develop incentive programs (requires coordination with utility companies); 10. Take legislative action to incorporate/expand green design principles into building, and land use and development codes.  Clean Air Partnership <a href="https://cleanairpartnership.org/cac/wp-content/uploads/2020/05/Green-Development-Standards-Implementation-CAC-May-22.pdf">https://cleanairpartnership.org/cac/wp-content/uploads/2020/05/Green-Development-Standards-Implementation-CAC-May-22.pdf</a>  City Lab, Hamilton, Ontario	Energy & Built Environment	Washington Association of Building Officials; Pierce County Master Builders Association; partnerships with surrounding cities and Pierce County; Puget Sound Energy; Tacoma Power; Lakeview Light and Power; Washington State Department of Commerce	3	0	0	0	0	0	1	4	0	2	\$300,000	6	Long term action	Not started	Unique	Unknown	Unknown	<b>NOT RECOMMENDED.</b> Assume an initial investment of a \$300,000 consultant contract plus additional building division staff. City of Olympia attempted green development standards, but dropped the program because of expense. Only available for new construction, not used for tenant improvement projects. Existing incentives will not sufficiently offset costs. Few building projects will incorporate voluntary green building techniques.
31	<b>NEW!</b> Map vulnerable community assets and disadvantaged neighborhoods.		ALL: Energy & Built Environment; Transportation; Consumption & Waste Management; Carbon Sequestration; Education &	Internal: Washington State Department of Health; Tacoma-Pierce County Health Department; West Pierce Fire & Rescue	0	0	1	0	3	0	0	4	0	2	\$0	6	Early action	Started	Ongoing	Not applicable	Continual	Project completed. Work performed by the Washington Department of Health.