



AGENDA

PLANNING COMMISSION

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

Wednesday, January 18, 2023 at 6:30 pm

Hybrid Meeting: In-Person & Virtual via ZOOM

City Council Chambers (6000 Main St. SW, Lakewood 1st floor)

Per the Lakewood City Council, the Planning Commission will meet in a hybrid in-person and virtual format.

Residents can attend in person at the Lakewood City Council Chambers; they can also attend virtually by watching them live on the City's YouTube channel @ <https://www.youtube.com/user/cityoflakewoodwa> or by calling in to listen by telephone at +1 (253) 215-8782 and by entering meeting ID: 817 9372 3141

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

Live Virtual Public Participation: To provide live virtual Public Comments or Public Hearing Testimony during the meeting, join the Zoom meeting as an attendee by calling by telephone Dial +1(253) 215- 8782 and enter participant ID: 817 9372 3141 or by going online at <https://us06web.zoom.us/j/81793723141>. Each speaker will be allowed (3) three minutes to speak during the Public Comment and during each Public Hearing. Outside of Public Comments and Public Hearings, attendees will not be acknowledged and their microphone will remain muted.

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

Online: For those using the ZOOM link <https://us06web.zoom.us/j/81793723141> to testify, upon entering the meeting, please enter your name or other chosen identifier. Use the "Raise Hand" feature to be called upon by the Chair during the Public Comments and/or Public Hearings portions of the agenda. When you are unmuted, please provide your name and city of residence.

1.	Call to Order
2.	Roll Call
3.	Approval of Minutes from December 7, 2022 and January 4, 2023
4.	Agenda Updates
5.	Public Comments
6.	Public Hearings <ul style="list-style-type: none">• None
7.	Unfinished Business <ul style="list-style-type: none">• None
8.	New Business <ul style="list-style-type: none">• 2024 Comprehensive Plan Periodic Review Process – Utilities and Public Services• Guests from Tacoma Power, Lakewood Water, and Clover Park Technical College
9.	Reports from Council Liaison, City Staff & Commission Members <ul style="list-style-type: none">• City Council Updates/Actions• City Staff Updates• Next meeting February 1, 2023

Meeting materials will be distributed and published no later than 24 hours prior to the meeting

1. Draft Meeting Minutes from December 7, 2022 and January 4, 2023
2. Staff Report: 2024 Comprehensive Plan Periodic Review Process – Utilities and Public Services

Members Only

Please email kdevereaux@cityoflakewood.us or call Karen Devereaux at 253.983.7767 no later than Tuesday, January 17, 2023 at noon if you are unable to attend. Thank you.



**PLANNING COMMISSION
MEETING MINUTES
January 04, 2023
Hybrid In-Person/Virtual Meeting via ZOOM
6000 Main Street SW, Lakewood, WA 98499**

Call to Order

Mr. Don Daniels, 2022 Chair called the hybrid ZOOM meeting to order at 6:30 p.m.

2022 Chair Daniels advised the following members their terms expired at the end of 2023: Mr. Paul Wagemann, Mr. Brian Parsons, Mr. Ryan Pearson, and Mr. Don Daniels.

Election of Chair and Vice Chair

Mr. Don Daniels opened the floor for nominations for Vice-Chair of the Planning Commission.

Mr. Ryan Pearson nominated himself. No further nominations were made. A voice vote was taken and Mr. Pearson won the vote unanimously; 7– 0.

Mr. Don Daniels opened the floor for nominations for Chair of the Planning Commission.

Mr. Ryan Pearson nominated Mr. Don Daniels. No further nominations were made. A voice vote was taken and Mr. Daniels won the vote unanimously; 7– 0.

Roll Call

Planning Commission Members Present: Don Daniels, Chair; Ryan Pearson, Vice-Chair; Paul Wagemann, Phillip Combs, Linn Larsen and Robert Estrada

Planning Commission Members Excused: Brian Parsons

Commission Members Absent: None

Staff Present: Tiffany Speir, Long Range & Strategic Planning Manager; Ms. Becky Newton, Economic Development Manager; and Karen Devereaux, Administrative Assistant

Council Liaison: Paul Bocchi (present)

Approval of Minutes

The approval for minutes of the meeting held on December 7, 2022 was tabled until the January 18th meeting.

Agenda Updates

None

Public Comments

No participants were online or in person wishing to comment.

Public Hearings

None

Unfinished Business

None

New Business

Review of Planning Commission 2023 Work Plan

Ms. Tiffany Speir reviewed the 2023 work plan and meeting schedule with commissioners explaining the commission's role in general planning issues regarding redevelopment and transportation. Ms. Speir shared the City had received confirmation from the University of Washington Evans School students for their involvement in the development of an Urban

Forestry Program for the City as it relates to the City Council adoption of the Climate Change Chapter of the Comprehensive Plan.

Ms. Speir will notify commissioners once a date is chosen for the Joint City Council / Planning Commission meeting.

2024 Comprehensive Plan Periodic Review Process – Economic Development Element

Ms. Tiffany Speir explained the Planning Commission began review of the 2024 Comprehensive Plan Periodic Review (24CPPR) process on September 21. It was noted the Commission is holding a series of study sessions focusing on parts of the required 24CPPR during fall of 2022 and into early 2023. The subject for January 4 is the Economic Development Element.

Mr. Jason Thibedeau, Puget Sound Regional Council, presented an overall view of what PSRC is needing the commission to achieve when completing the review and update. The commissioners were provided the presentation as well as additional resources to consider.

Ms. Becky Newton, City of Lakewood Economic Development Manager, presented information on specific City of Lakewood goals and the work of many projects being completed to reach the goals. She would be working with Ms. Speir to update the City's Economic Development Element as need for the 2024 Periodic Review.

Report from Council Liaison

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

City Council would discuss and assign Board and Commission liaisons at its next study session.

The Lakewood City Council was seeking qualified candidates to fill Position 6 after the seat was vacated by Councilmember Linda Farmer at the end of December 2022.

Reports from Commission Members and Staff

Mr. Don Daniels, Chair, requested that the council liaison provide a summary of Council actions versus the Planning Commission recommendation in order to help commissioners understand the Council decisions. Mr. Daniels stated this would be helpful in moving forward through the recommendations in the coming year.

The Next Regular Meeting would be held as a hybrid in-person/ZOOM meeting on Wednesday, January 18, 2023.

Meeting Adjourned at 8:22 p.m.

Don Daniels, Chair
Planning Commission 01/18/2023

Karen Devereaux, Recording Secretary
Planning Commission 01/18/2023



TO: Planning Commission

FROM: Tiffany Speir, Long Range & Strategic Planning Manager

DATE: January 18, 2023

SUBJECT: 2024 Lakewood Comprehensive Plan and Development Regulations Periodic Review Process – Utility and Public Services

ATTACHMENTS: Compilation of Current Comprehensive Plan Utility Goals, Policies and Maps (**Attachment A**); Compilation of Current Comprehensive Plan Public Services Goals, Policies, and maps (**Attachment B**)

BACKGROUND

The Planning Commission began review of the 2024 Comprehensive Plan Periodic Review (24CPPR) process on September 21. The Commission is holding a series of study sessions focusing on the required 24CPPR evaluation during fall 2022 and into early 2023. The subjects for January 18 are Utilities and Public Services.

DISCUSSION

Utilities:

Included in **Attachment A** are the Utility Element's 19 Goals, 84 Policies, and maps within the current Comprehensive Plan.

Lakewood does not own the sewer, water, or power utilities that serve Lakewood. Instead, the following utility provide service to the City:

Water	Lakewood Water District
Power	Lakewood Light & Power
	Puget Sound Energy
	Tacoma Power
Sewer	Pierce County Sewer Utility

Water: Lakewood Water serves the City. <https://www.lakewoodwater.org/>

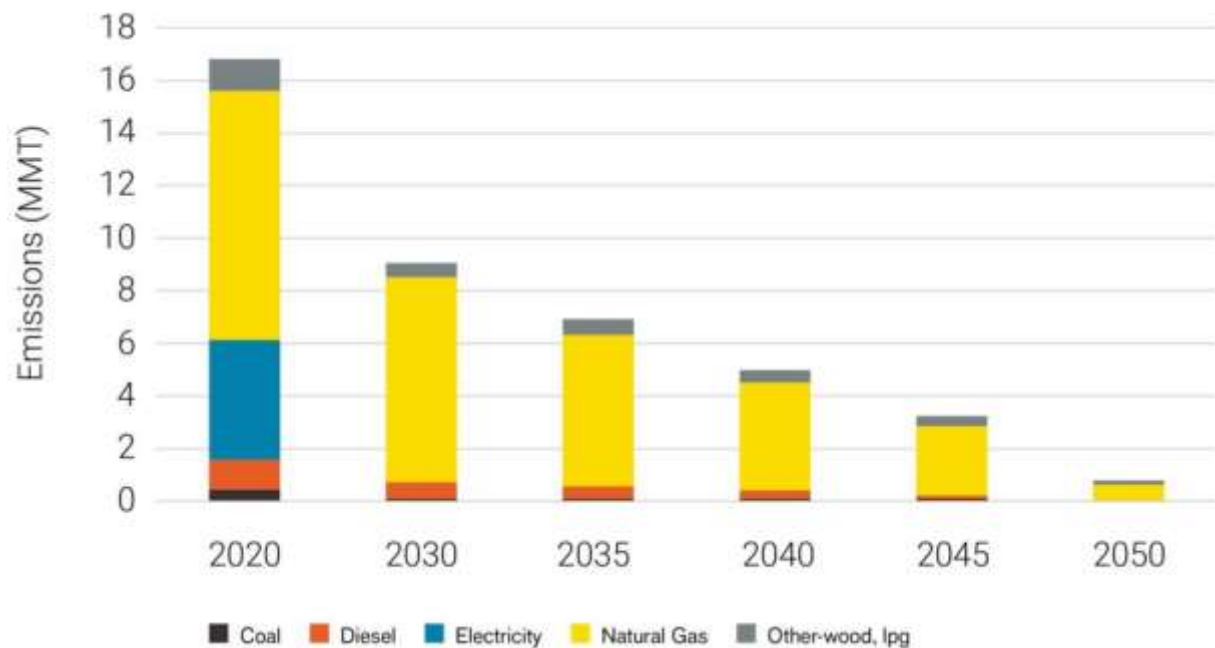
There are several major power and sewer issues that will be incorporated into the 2024 Periodic Review affecting the Utility Chapter:

Power: State law (the revised State Energy Code) requiring electric versus gas space heating, water heating, and cooking as of mid-2022.

Building Electrification

The [2021 State Energy Strategy](#) recommends building electrification as the least-cost pathway to decarbonizing Washington's building stock. The greatest portion of the building sector's emissions come from the direct combustion of natural gas and other fossil fuels in buildings for space heating, water heating, and cooking.

Building Emissions by Fuel Type



Source: [Appendix A Deep Decarbonization Pathways Modeling Report, Dec. 11, 2020 \(PDF\)](#)

Meeting the State's emissions goals

To meet the state's greenhouse gas reduction limits, emissions from gas in buildings must decline 14% by 2030 and continue to decline at an increasing rate through 2050. Findings from the 2021 State Energy Strategy are represented in the figure above.

Building electrification is not without its challenges and opportunities. Decarbonizing buildings depends on the electricity sector to provide clean electricity and increase the conversion of space and water heating to high-efficiency heat pumps. These shifts will require market and workforce transformation, capital investment, and equity at the forefront.

Financial Impact of Fuel Conversion on Consumer-Owned Utilities and Customers in Washington

- [Read the report by Energy and Environmental Economics, Inc. \(E3\) \(PDF\)](#)
- [Building Electrification Benefit Cost Analysis Model \(Excel\)](#)
- [Building Electrification Results Workbook \(Excel\)](#)

Greenhouse gas (GHG) emissions from direct use of fossil fuels in buildings currently represent about 10% of Washington's statewide total emissions. In order to achieve

Washington’s climate target of economy-wide carbon neutrality by 2050, those direct emissions will need to be reduced.

The WA State Department of Commerce retained Energy and Environmental Economics, Inc. (E3) to identify near-term opportunities and challenges for building electrification in Washington, with a specific focus on consumer-owned utilities (COUs). E3 conducted an analysis for each COU that assesses building electrification cost-effectiveness and the potential system load impacts when building electrification occurs at scale. E3 and Commerce engaged the COUs throughout the study to receive data support and feedback for the analysis and this report.

Each utility must submit by January 1, 2022, and every four years thereafter, a Clean Energy Implementation Plan (CEIP) using a form provided by the Department of Commerce. The utility must provide opportunity for public input on the CEIP and must be adopted by the utility’s governing body.

Read about **Puget Sound Energy’s (PSE’s)** Clean Energy Implementation Plan:

<https://www.cleanenergyplan.pse.com/>

<https://www.cleanenergyplan.pse.com/ceip-library#ViewCEIP>

Read about **Tacoma Power’s** Clean Energy Implementation Plan:

<https://www.mytpu.org/wp-content/uploads/CleanEnergyImplementationPlan.pdf>

<https://www.mytpu.org/wp-content/uploads/CEIP-FINAL.pdf>

Due to the size of **Lakewood Light & Power** and its being a “firm purchaser” from Bonneville Power Administration (BPA) (LL&Ps fuel mix is greater than 95% carbon free), LL&P does not fall under the CEIP requirement.

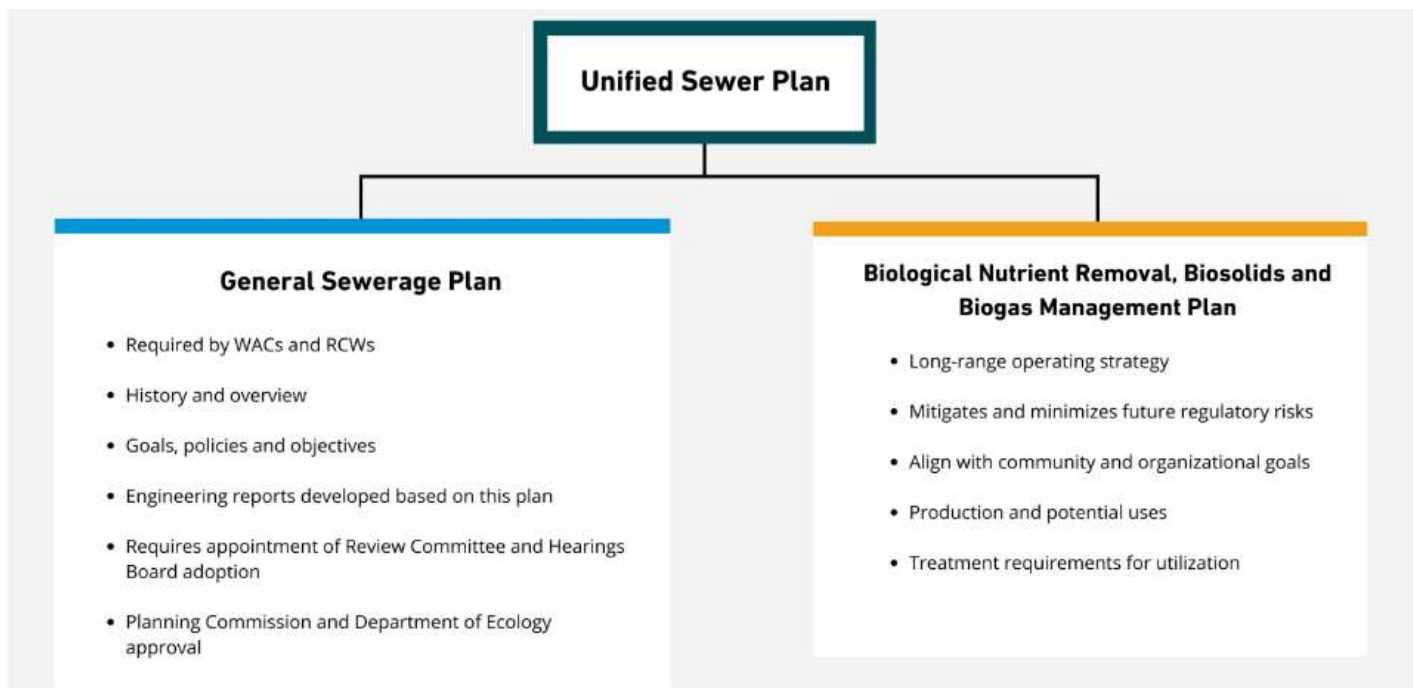
Sewer: A Pierce County Unified Sewer Plan update is scheduled for completion by 12/31/24. Lakewood is engaged with this process and will provide information and recommendations to serve the City’s current population and businesses as well as future growth targeted in the Downtown and Station District subareas. Further detail is included below.

About the USP

What is the Unified Sewer Plan?

Pierce County Planning and Public Works is currently updating the Unified Sewer Plan, which is a comprehensive plan that will guide the Pierce County Sewer Division for the next 20 years. The plan describes the sewer service area, existing collection and treatment system and outlines policies, goals and approaches that will guide future expansion and improvements.

The Unified Sewer Plan will also address elements required by the Department of Ecology, including the general sewerage planning, expansion of sustainability, resource recovery efforts (biosolids and biogas management), and improved treatment to reduce nutrients in outflow.



Phase 1: Establish Baseline and Boundary Conditions (2020-2023) Develop guiding criteria for the USP, based on long-term needs of the County. They include:

- Identify stakeholder expectations.
- Develop external drivers' summary (forecasted regulatory requirements and flows/loading based on population/employment data).
- Define existing financial/organizational capacity.

Phase 2: Develop and Assess Program Options (2023 – 2024) Identify policy and program options and select preferred alternatives, including:

- Environmental review.
- Business case evaluations.
- Testing of technical approaches with stakeholders.

Phase 3: Develop Implementation Framework (2025)

- Document selected projects, prioritization, and finance strategy.
- Synthesis of the planning document.
- Stakeholder engagement.

Adoption (2025) Established to dovetail with the [Comprehensive Plan](#) adoption required to be completed by December 31, 2024.

Public Services:

Lakewood's current Comprehensive Plan contains an optional element titled "Public Services" that has 21 goals with 90 policies covering a variety of topics, including:

- Fire and Life Safety services and code compliance
- Police services and crime reduction
- Public and private primary, secondary, and higher education systems
- Library services
- Human services
- Community identification and building
- Revitalizing neighborhoods
- Expanding economic opportunities for historically low income communities
- Public engagement in City vision, policy, and regulatory development

These goals and policies are included in **Attachment B**. As the 24CPPR process occurs, some or all of these policies may be moved to within other elements of the Comprehensive Plan or updated in partnership with outside agencies.

ATTACHMENT A

14.0 UTILITIES

Goal U-1: Designate the general location and capacity of existing and proposed utility facilities.

Policies:

U-1.1: Add utility corridor and facility information to the Geographic Information System (GIS) system. The City shall consult periodically with private utility providers to obtain up-to-date system information.

U-1.2: Coordinate with utility providers to ensure that the general location of existing and proposed utility facilities is consistent with other elements of the Comprehensive Plan.

GOAL U-2: Provide an adequate level of public utilities in response to and consistent with land use, environmental protection, and redevelopment.

Policies:

U-2.1: Utility services and facilities must be consistent with the growth and development concepts directed by the comprehensive plan.

U-2.2: Where appropriate, encourage conservation in coordination with other utility providers and jurisdictions.

U-2.3: Encourage the appropriate siting, construction, operation, and decommissioning of all utility systems in a manner that reasonably minimizes impacts on adjacent land uses.

GOAL U-3: Provide and maintain safe, reliable, and adequate utility facilities and services for the city's current and future service area to meet anticipated peak demands in an efficient, economically, and environmentally responsible manner.

Policies:

U-3.1: Condition development approval on capacity of utility systems to serve the development without decreasing established LOS, or on a financial commitment to provide service within a specified time frame.

U-3.2: Coordinate the extension of utility services with expected growth and development.

U-3.3: Coordinate with service providers and other utilities using rights-of-way on the timing of improvements to reduce impacts to communities and to lower the cost of improvements.

U-3.4: Protect the City's rights-of-way from unnecessary damage and interference and ensure restoration to pre-construction condition or better.

GOAL U-4: Provide efficient, cost-effective, and environmentally sound surface water and flood control facilities to protect existing and future land uses to preserve public safety and protect surface and groundwater quality.

Policies:

U-4.1: Ensure that adequate storm drain and flood-control facilities are provided and properly maintained to alleviate surface flooding during storm events.

U-4.2: Undertake a stormwater management program that meets or exceeds the standards of the National Pollutant Discharge Elimination System (NPDES).

U-4.3: Provide for maintenance and upgrade of existing public storm drainage systems and flood control facilities and for construction of expanded public storm drain systems and flood control facilities to protect existing and future development.

U-4.4: Implement flood-control improvements that maintain the integrity of significant riparian and other environmental habitats.

U-4.5: Develop public works policies and design standards which encourage minimizing the development of impervious surfaces.

U-4.6: Seek land acquisition opportunities in areas of the City targeted for future growth and increasing density for stormwater storage functions to compensate for increasing impervious surface.

U-4.7: Support lake management studies for Lake Steilacoom, Gravelly Lake, and Lake Louise to determine pollutant sources.

U-4.8: Participate in ongoing water quality monitoring programs for all public drainage systems that discharge into lakes and streams.

U-4.9: Develop and implement a state-approved Comprehensive Storm Water Management Program.

U-4.10: Cooperate with the Pierce County Conservation District Stream Team Program to provide water quality education to the community.

GOAL U-5: Ensure that the costs of improvements to the storm drain and flood-control system are borne by those who both contribute and benefit.

Policies:

U-5.1: Require that on-site treatment of stormwater generated by new development is adequate to meet the requirements of the City's stormwater management and site development manual and that such facilities are constructed coincident with new development.

U-5.2: Costs for improvements to existing storm drain and flood control facilities associated with a new development shall be borne by the developer through payment of fees or by actual construction of the improvements.

U-5.3: Consider formation of benefit assessment districts and community facilities districts, where appropriate, in which those who benefit from specific local storm drain and flood-control improvements pay a proportionate share of the costs.

GOAL U-6: Minimize the impact of poor storm drain performance upon transportation infrastructure.

Policies:

U-6.1: Ensure the timely removal of debris from storm drains.

U-6.2: Consider and seek funding for public projects to resolve roadway flooding problems in areas that are poorly served by storm drains.

U-6.3: Require adequate storm drainage in conjunction with new development.

GOAL U-7: Ensure efficient, cost-effective, and environmentally sound sewage collection and treatment to protect public health and maintain safe and high quality groundwater reserves and protect riparian and other wildlife habitat.

Policies:

U-7.1: Provide leadership to Pierce County to ensure that sewer connection fees and monthly charges are adequate to fund maintenance of existing facilities, and collect monies toward operation, maintenance, repair and replacement of existing facilities.

U-7.2: Provide leadership to Pierce County in evaluating and accommodating increased demand by upgrading existing facilities and/or constructing new collection and treatment improvements.

GOAL U-8: Ensure that new growth is served by sewers, and pursue a citywide system to eliminate current service deficits.

Policies:

U-8.1: Ensure that public sewage treatment and collection systems are installed and available for use coincident with new development.

U-8.2: Continue current efforts to extend sewers throughout all of Woodbrook and Tillicum.

U-8.3: Encourage extension of sewer service to Woodbrook and portions of Tillicum slated for density increases or changes in use consistent with the adopted Comprehensive Plan Future Land Use Map (see Policy LU-62.5).

- U-8.4: Enforce Ordinance No. 530, requiring sewer mandatory sewer connections throughout the city.
- U-8.5: Work with Pierce County to develop a plan that would provide sewer services to pockets of unsewered properties interspersed throughout the city's core.
- U-8.6: Work with Pierce County to establish a priority for sewer properties located within the Arrowhead-Partridge Glen Neighborhood, Lakewood's westerly urban growth area.
- U-8.7: Identify locations along the city's northeasterly edge where sewer services are either provided by the City of Tacoma or Pierce County. Where sewer services are not provided to properties by either agency, work with the appropriate agency to connect these properties to sewers. U-8.8 Where feasible, utilize grant funding sources to extend major sewer lines.
- U-8.9: Require projects located beyond the reasonable reach of existing sewer service construct dryline sewers within roadways and adopt covenants requiring that they connect to sewers when available. U-8.10 Issue building permits in sewer areas only when sewer capacity is available.
- U-8.11: Enable existing uses to continue utilizing individual and/or community septic systems, provided that soil conditions will support their use, until sewers are available.
- U-8.12: Ensure that sewer permits are processed in a timely manner by Pierce County.
- U-8.13: Solicit private industrial developers willing and able to finance the extension of sanitary sewers to Woodbrook.
- U-8.14: Ensure that public sewage treatment and collection systems are installed and available for use concurrent with new development.

GOAL U-9: Ensure a safe and adequate water supply for the citizens of Lakewood with adequate storage and distribution treatment facilities to support projected growth in demand.

Policies:

- U-9.1: Ensure that new growth does not exceed adequate water supply and appropriate infrastructure levels. Appropriate water pressure shall require a minimum of 40 pounds per square inch (psi) and a maximum of 85-90 psi, and fire flows of 1,500 gallons per minute (gpm).
- U-9.2: Coordinate with other entities to conduct studies to evaluate the aquifer and its long-term capabilities.

U-9.3: Coordinate with private water providers and appropriate governmental agencies prior to approval of new development entitlements.

U-9.4: Coordinate the construction of interties with adjoining water purveyors to enhance the City's water supply and fire flow capacity.

GOAL U-10: Minimize water consumption through site design, the use of efficient systems, and other techniques.

Policies:

U-10.1: Require incorporation of water conservation features such as low-flow toilets, showerheads, and faucets in the design of all new construction.

U-10.2: Promote drought-tolerant landscaping (xeriscaping) through development standards.

U-10.3: Encourage industrial and commercial users to incorporate appropriate water conservation measures such as recycling into their operations.

GOAL U-11: Ensure that the costs of new water facilities are borne by those who benefit.

Policy:

U-11.1: Work with private water purveyors and the City of Tacoma to ensure that new developments pay the cost of construction of capital facilities needed to serve new development.

Goal U-12: Ensure that an adequate electrical supply at a fair and reasonable cost is available to support existing and future land uses in the city.

Policies:

U-12.1: Require that new development be contingent on the ability to be served with adequate electrical facilities and service.

U-12.2: The City hereby incorporates by reference PSE's GMA Electrical Facilities Plan into this utilities element as now existing or hereafter amended or adopted.

GOAL U-13: Provide appropriate locations for electrical service lines and facilities while protecting public health and safety from associated hazards.

Policies:

U-13.1 Prevent encroachment of housing and other incompatible uses under power lines and into electrical utility corridors.

U-13.2: Regulate development to protect public health and welfare in areas containing electrical facilities that generate significant electro-magnetic fields.

U-13.3: Coordinate with local purveyors to develop future facility maps for the location of transmission lines, high-voltage distribution lines, and substations.

U-13.4: Work with local purveyors to ensure that existing electrical facilities are protected from encroachment, that electrical facilities do not cause negative aesthetic or health impacts on the community, and that adequate electrical facilities are available to meet the needs of future development.

U-13.5: Pursue the undergrounding of existing above-ground electrical facilities and ensure the undergrounding of new electrical facilities.

GOAL U-14: Coordinate utilities undergrounding with new development, redevelopment, and street projects.

Policies:

U-14.1: Where feasible, time undergrounding of utilities to coincide with major street projects.

U-14.2: Seek financing for utilities undergrounding in conjunction with road improvement financing.

U-14.3: To the maximum extent possible and based upon applicable regulations, the City should require the undergrounding of utility distribution lines in new subdivisions, new construction, and significantly reconstructed facilities, consistent with all applicable laws.

U-14.4: To the maximum extent possible and based upon applicable regulations, the City should work with the utility companies in preparing a plan for undergrounding utilities in areas where their visual impact is critical to improving the appearance of the City, such as the Downtown and the 1-5 Corridor (Pacific Highway SW and South Tacoma Way).

GOAL U-15: To the extent practical, screen major utility structures/fixtures.

Policies:

U-15.1: The City should work with utility providers in preparing a right-of-way vegetation plan that ensures that the needs of landscaping and screening are balanced with the need to prevent power outages.

U-15.2: The City should require that site-specific utility facilities such as antennas and substations, be reasonably and appropriately sited and screened to mitigate adverse aesthetic impacts.

U-15.3: The City should work with the utility companies and also support statewide efforts by the Washington Utility and Transportation Commission (WUTC) to devise a method of paying for improvements associated with environmental and aesthetic impacts.

GOAL U-16: Promote energy conservation.

Policies:

U-16.1: The City shall, at minimum, ensure that its buildings comply with state and federal standards for energy conservation.

U-16.2: The City will endeavor to work with utility companies to promote and educate the public about strategies for conserving energy.

U-16.2: The city will work with local utility purveyors to convert existing traffic signals to light-emitting diode (LED) lamps and develop a policy to install LED in future traffic signals.

GOAL U-17: Accommodate ongoing improvements in communications systems and promote state-of-the-art facilities.

Policies:

U-17.1 Ensure that development regulations are consistent with public service obligations imposed upon private utilities by federal and state law.

U-17.2: Process permits for private utility facilities in an efficient and timely manner, in accordance with franchise agreements, development regulations, the Lakewood Comprehensive Plan, and adopted codes.

U-17.3: The City will encourage and work with telecommunication and cable companies to develop fiber optic cable networks and to increase interconnectivity between different networks.

U-17.4: The City will endeavor to work with utility companies and other public institutions, such as the school district, and local community and technical colleges to develop a full range of community information services, available to citizens and businesses through the telecommunication network.

U-17.5: Support new advances in telecommunications systems that will create a better informed public, foster economic vitality, and reduce demand on the region's street system.

U-17.6: Ensure that zoning regulations do not unnecessarily hinder establishment of in-home offices and businesses that take advantage of electronic communications.

U-17.7: Encourage the use of smaller telecommunications facilities that are less obtrusive and can be attached to existing utility poles other structures without increasing their height.

U-17.8: Develop programs to protect communications facilities during disasters or emergencies.

U-17.9: Promulgate regulations to meet federal requirements yet protect the community from undesirable impacts of cell towers, public and private satellites dishes, and other similar facilities.

U-17.10 Through its development regulations, the City shall continue to address the siting, screening, and design standards for wireless/cellular facilities, substations, and antenna facilities in such a manner as to allow for reasonable and predictable review while minimizing potential land use and visual impacts on adjacent property.

GOAL U-18: Provide for an economical, convenient, environmentally balanced, and integrated solid waste reduction, recycling, and disposal system.

Policies:

U-18.1: Develop and implement comprehensive residential and commercial recycling and composting programs that are convenient and efficient, and that divert the broadest possible range of materials from the landfill.

U-18.2: Promote public and private recycling efforts and organizations.

U-18.3: Support and participate in interagency cooperative efforts with governments, businesses, and institutions in planning and implementing solid waste management programs.

U-18.4: Develop and implement a safe, convenient, and environmentally sound residential hazardous waste collection, recycling, and disposal program.

GOAL U-19: Ensure an adequate, safe, and orderly supply of gas energy to support existing and future land uses in the city.

Policies:

U-19.1: Work with the purveyor to ensure that adequate natural gas facilities are available to meet the demands of existing and new development.

U-19.2: Work with the purveyor to ensure that facilities are designed and sited to be compatible with adjacent land uses in the city of Lakewood.

U-19.3: Prepare land-use ordinances to protect gas line utility corridors.

U-19.4: Encourage joint trenching among gas and other utility purveyors.

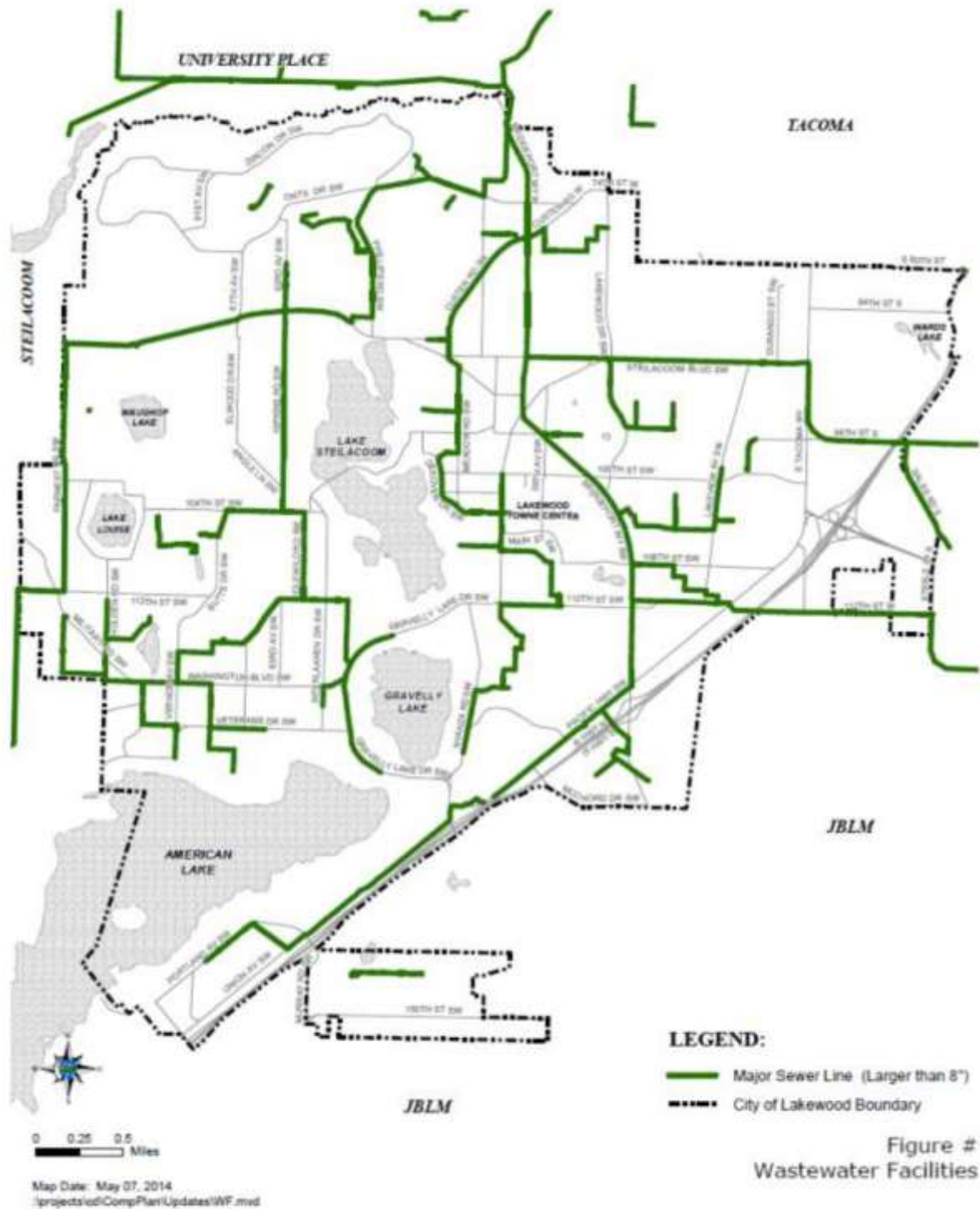


Figure 3.12

Figure 7.1
Stormwater Systems

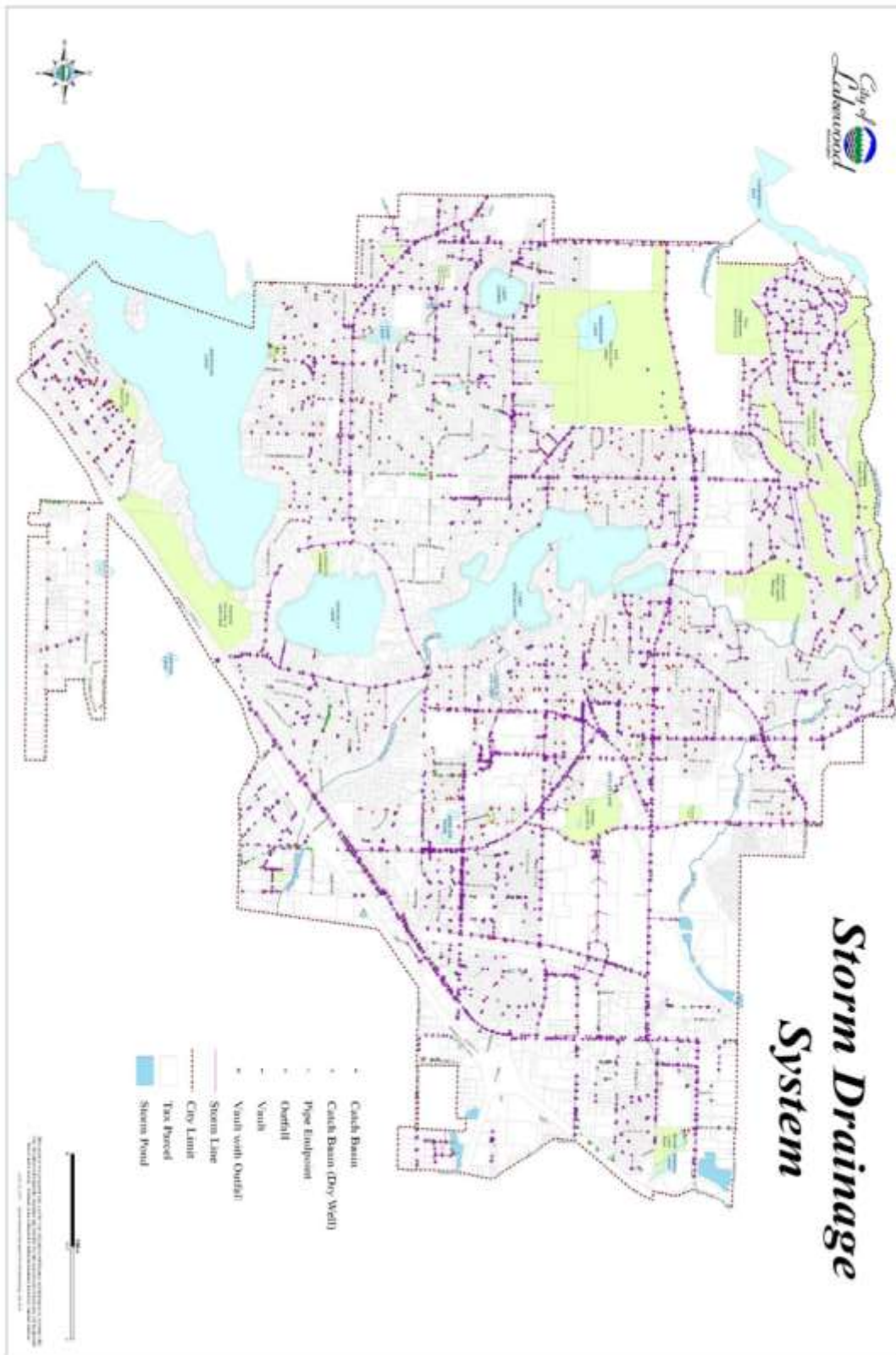
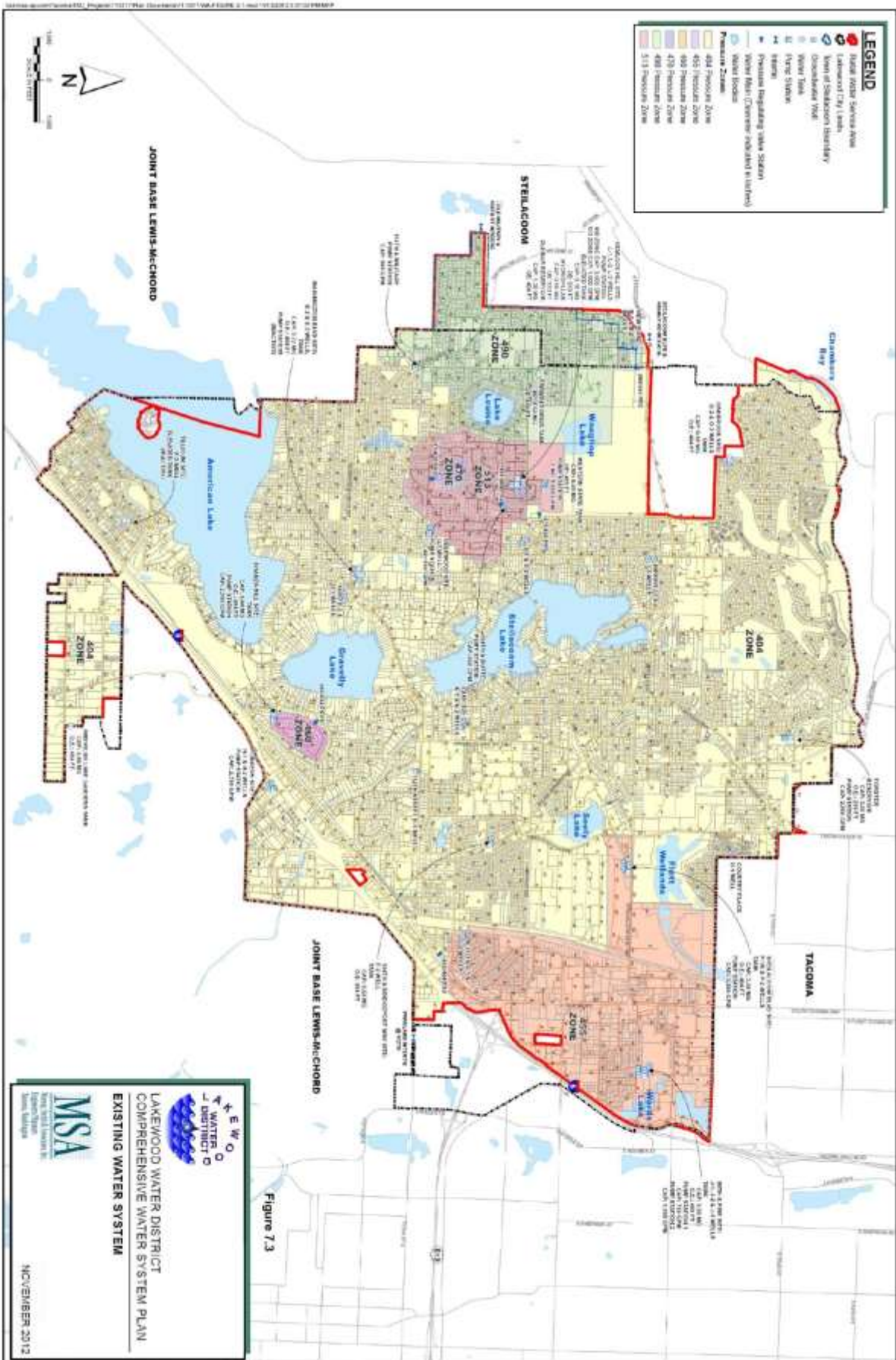


Figure 7.2 - Sanitary Sewer System





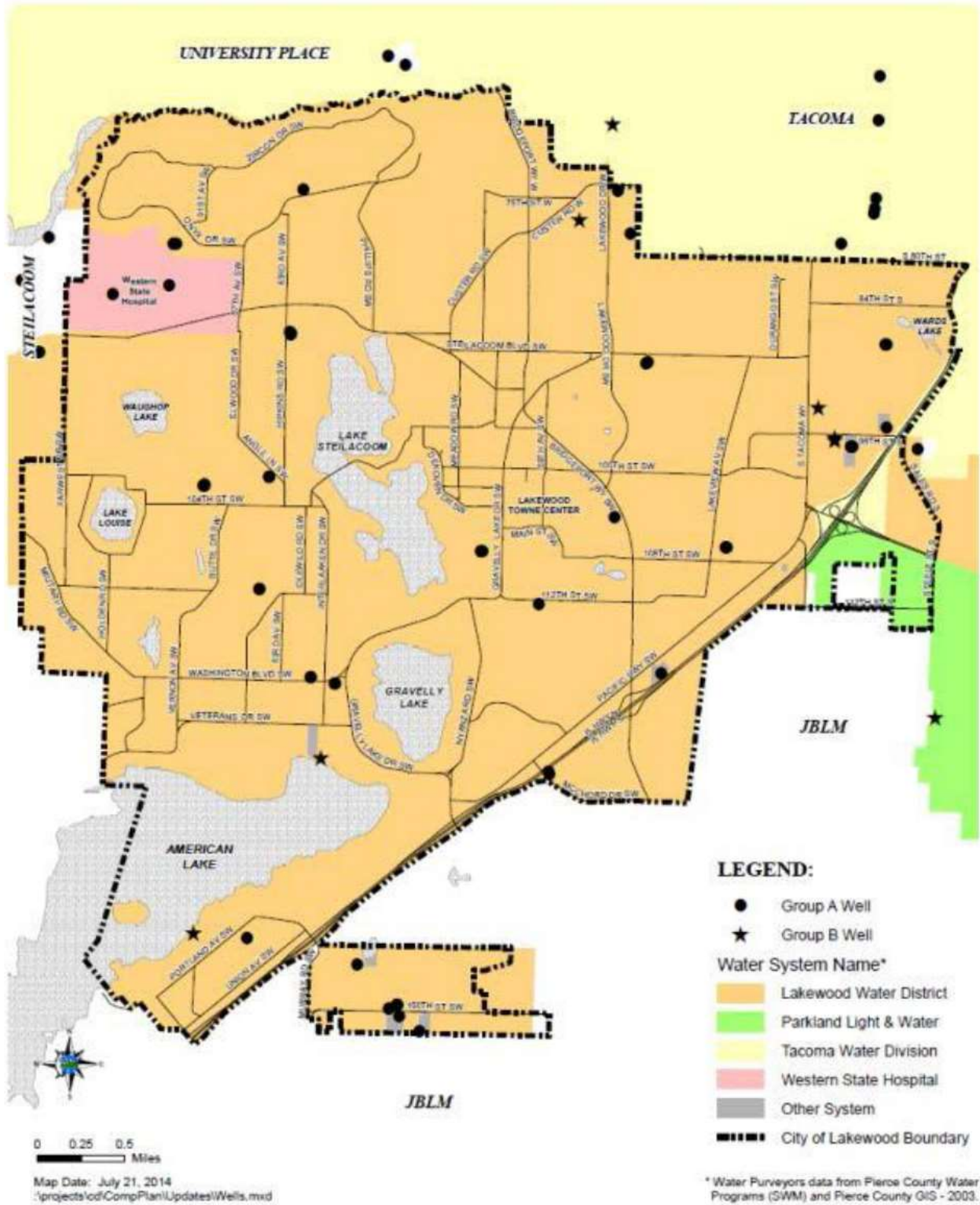


Figure 7.4

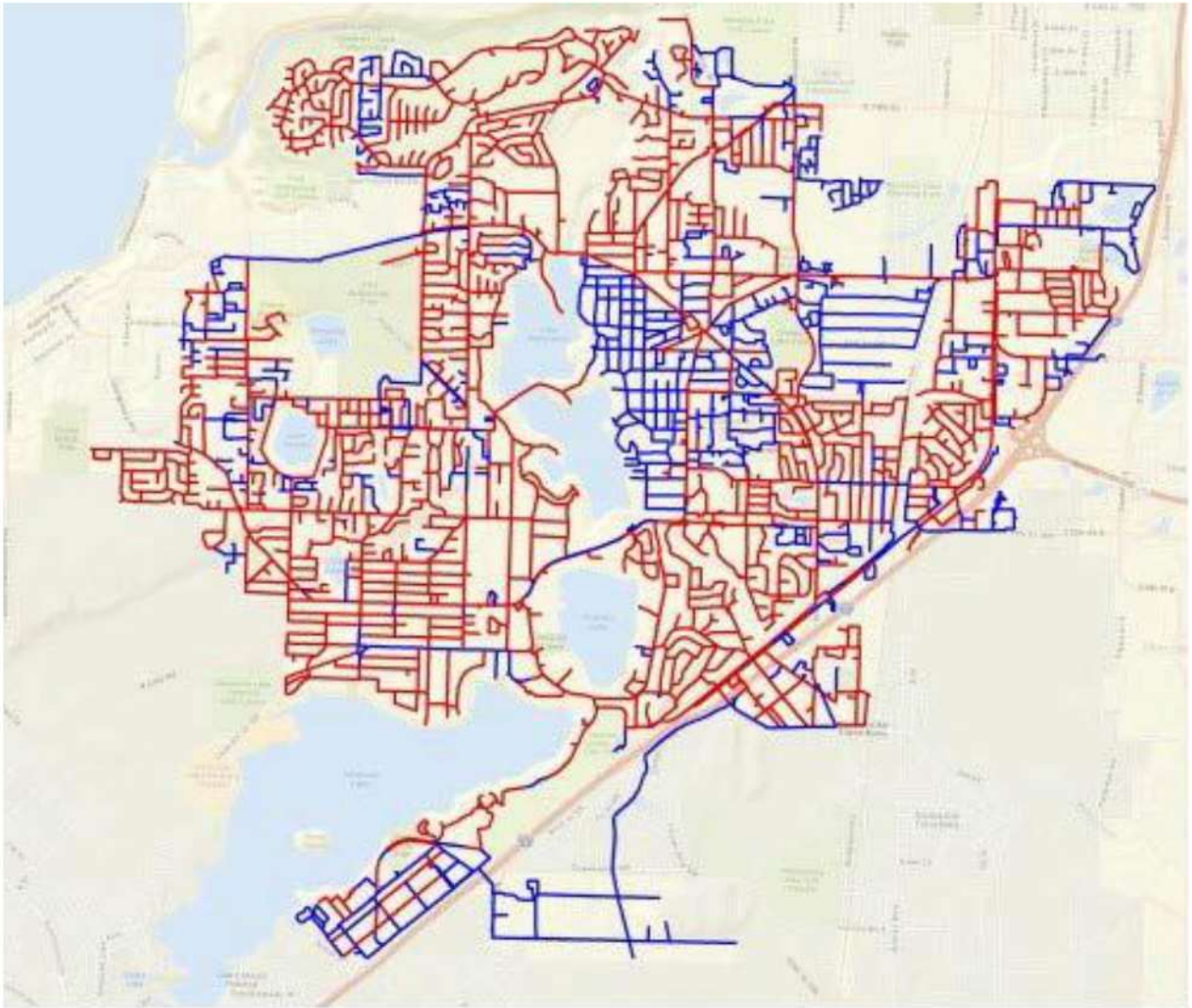


Figure 7.5
Waterline Replacement

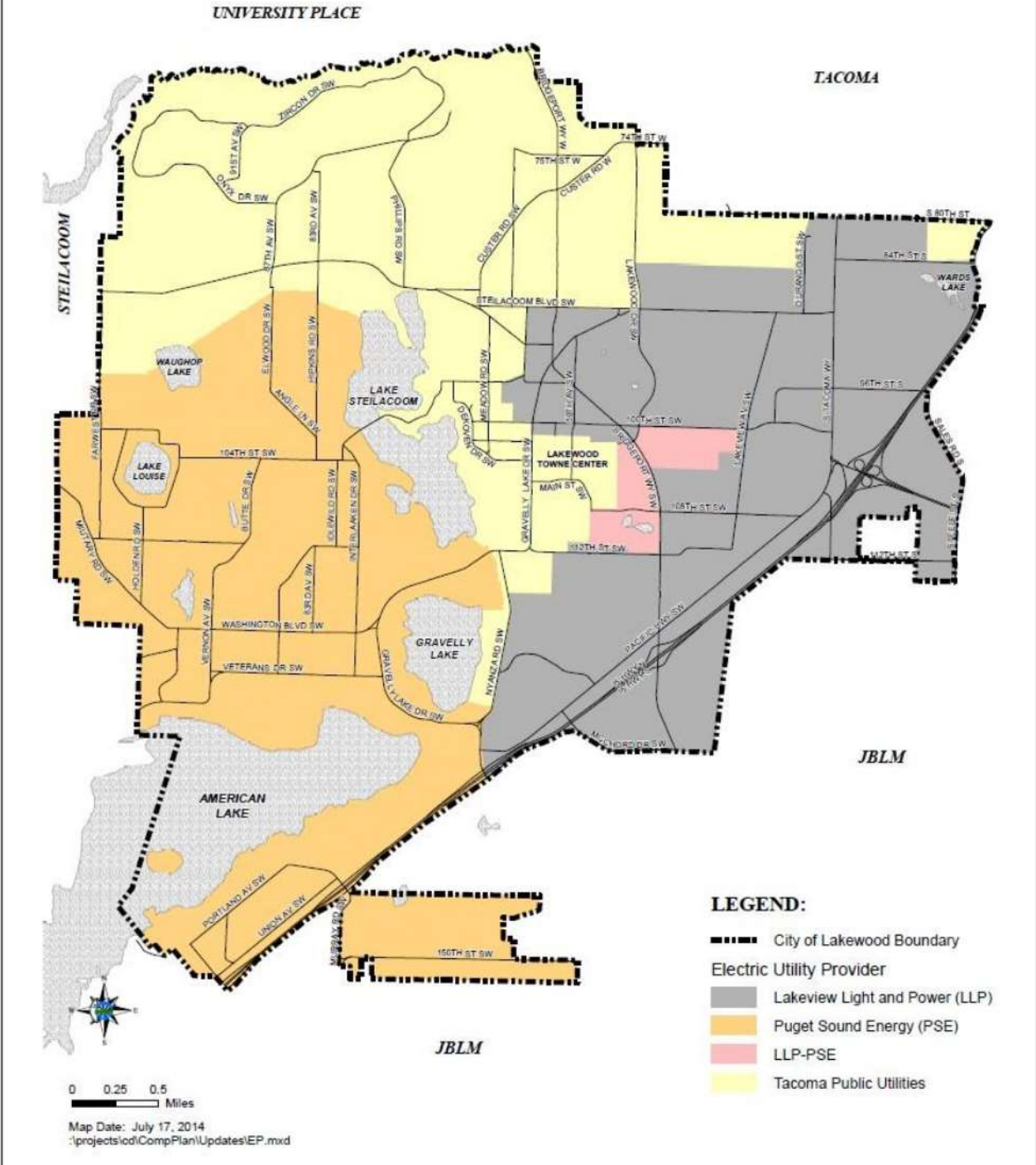


Figure 7.6
City of Lakewood Electrical Power Purveyors

ATTACHMENT B

10.0 PUBLIC SERVICES

GOAL PS-1: Protect the community through a comprehensive fire and life safety program.

Policies:

PS-1.1: Maintain a Washington Surveying and Rating Bureau (or successor agency) rating of ISO Class 3 or better.

PS-1.2: Install and maintain traffic signal control devices responsive to emergency vehicles.

PS-1.3: Where possible, and mutually beneficial, coordinate land acquisition for emergency services facilities with other departments (e.g., Parks, Public Works, Police) to maximize benefits to the City.

PS-1.4: Continue the utilization of the West Pierce Fire & Rescue Fire Marshal and staff to provide fire and life safety inspections of occupancies as a means of identifying and remedying potential fire hazards before fires occur.

PS-1.5: Educate and inform the public on fire safety and hazardous materials to further protect the community and the environment from unnecessary damage.

GOAL PS-2: Ensure that fire facilities and protective services are provided in conjunction with growth and development.

Policies:

PS-2.1: Periodically evaluate population growth, community risks, emergency response times, apparatus deployment, and staffing levels to identify future service and facility needs.

PS-2.2: Incorporate the fire department in evaluation of proposed annexations to determine the impact on response standards.

PS-2.3: Provide fire station locations, apparatus deployment, and staffing levels that support the core fire service provisions and response time objectives as approved in Resolution by the Board of Fire Commissioners.

GOAL PS-3: Ensure built-in fire protection for new development and changes or additions to existing construction.

Policies:

PS-3.1: Require all new development to provide minimum fire flow requirements as prescribed in the International Fire Code.

PS-3.2: Continue to require that all structures and facilities under City jurisdiction adhere to City, state, and national regulatory standards such as the International Building and Fire Codes and any other applicable fire safety guidelines.

PS-3.3: Require developers to install emergency access control devices to gated communities as approved by the public works director.

PS-3.4: Consider requiring assessment of a hazardous material impact fee for industrial uses.

GOAL PS-4: Protect citizens through a comprehensive EMS program that maximizes available resources.

Policies:

PS-4.1: The fire department will serve as the primary and lead Basic Life Support (BLS) and Advanced Life Support (ALS) provider within the city.

PS-4.2: Provide a four-minute initial time standard for EMS calls.

PS-4.3: Provide fire station locations, apparatus deployment, and staffing levels that support the core EMS service provisions and response time objectives as approved in Resolution by the Board of Fire Commissioners.

PS-4.4: Maintain criteria-based dispatch system for determining appropriate levels of response.

PS-4.5: Implement citizen CPR training programs with existing personnel and resources.

PS-4.6: Implement and maintain a local physician advisor program in conjunction with the Pierce County EMS Medical Program Director to ensure the medical quality of emergency medical services.

GOAL PS-5: Protect community members from criminal activity and reduce the incidence of crime in Lakewood.

Policies:

PS-5.1: Provide police protection with a three-minute response time for life-threatening emergencies (Priority 1), a six-minute response time for crimes in progress or just completed (Priority 2), and a routine/non-emergency response time of 20 minutes (Priority 3).

PS-5.2: Maintain a level of police staffing, services, and command that is adequate to serve Lakewood's current needs and future growth.

PS-5.3: Where appropriate, participate in innovative programs and funding strategies to reduce community crime.

GOAL PS-6: Enhance the ability of citizens and the Police Department to minimize crime and provide security for all developed properties and open spaces.

Policies:

PS-6.1: Support and encourage community-based crime-prevention efforts through interaction and coordination with existing neighborhood watch groups, assistance in the formation of new neighborhood watch groups, and regular communication with neighborhood and civic organizations.

PS-6.2: Implement a crime prevention through environmental design program that results in the creation of well-defined and defensible spaces by reviewing such things as proposed developments' demographic settings; intended uses; and landscaping, lighting, and building layout as a means of access control.

PS-6.3: Seek ways to involve police with youth education, such as bike safety training, anti-drug courses, "cop in school" program, etc.

GOAL PS-7: Protect the community through a comprehensive emergency management program.

Policies:

PS-7.1: Adopt and maintain a comprehensive emergency management plan consistent with federal and state requirements.

PS-7.2: Continue to fund and support the emergency management program, ensuring that emergency management plans, equipment, and services are sufficient for potential disaster response.

PS-7.3: Maintain personnel, resources, and training necessary within all appropriate City departments to provide the disaster response called for in the emergency management disaster response plans.

PS-7.4: Coordinate with appropriate state agencies when preparing disaster response plans and when considering floodplain or seismic ordinance standards.

PS-7.5: Develop an interagency communications network incorporating all public service agencies within the City for use during disasters.

PS-7.6: Maintain and enhance rescue capabilities that include extrication, trench rescue, water rescue, high-angle rescue, and urban rescue.

PS-7.7: Develop and implement additional public education activities that promote water safety.

GOAL PS-8: Support the maintenance and enhancement of the public education system, placing a strong emphasis on providing quality school facilities that function as focal points for family and community activity.

Policies:

PS-8.1: Support efforts of the school district to ensure that adequate school sites are provided and that the functional capacity of schools is not exceeded.

PS-8.2: Work with the school district to prepare/update a master plan for all its facilities and a capital improvement plan.

PS-8.3: Consider the impact on school enrollment and capacities when reviewing new development proposals, higher density infill projects, zoning changes, and Comprehensive Plan amendments.

PS-8.4: Require that developers assist in donating or purchasing school sites identified on the facilities map in correlation to the demand that their developments will create.

PS-8.5: Ensure that new school sites include room for future expansion if needed.

PS-8.6: Request student generation factors from the school district for the City's use in analyzing the impact of project proposals on schools.

GOAL PS-9: Accommodate the maintenance and enhancement of private school opportunities for area students and residents.

Policies:

PS-9.1: Subject to specific regulatory standards, allow existing private schools to expand and new private schools to develop.

PS-9.2: Ensure that the Comprehensive Plan and development standards provide sufficient accommodation for the operation and expansion of private school opportunities.

GOAL PS-10: Ensure that both public and private schools are safe and accessible to students, generate a minimal need for busing, and are compatible with and complementary to surrounding neighborhoods.

Policies:

PS-10.1: Prohibit development of public and private schools on sites that present hazards, such as within Accident Potential Zones and industrial zoning districts, nuisances, or other limitations on the normal functions of schools that are unable to be mitigated.

PS-10.2: Work with schools and neighborhoods to explore options for access to elementary and secondary schools via local streets and/or paths.

PS-10.3: Develop specific regulatory standards to ensure that new residential development located near public schools provides adequate pedestrian and bicycle connections, signage, and traffic control measures where needed to ensure the safety of students traveling between the development and the school.

PS-10.4: Apply improvement responsibilities to school district or private school operator developing new school sites equivalent to that applied to other types of development.

PS-10.5: Retrofit existing neighborhoods with sidewalks, crosswalks, special signage, and other traffic control measures near schools as funding becomes available or as land uses are redeveloped.

PS-10.6: Co-locate public school grounds and public parks whenever possible.

PS-10.7: Encourage as appropriate the school district or private school operator to reduce high school student generated traffic impacts by implementing transportation demand management mechanisms such as limited student parking, public bus routes, and other appropriate tools.

PS-10.8: Encourage the school district to continue to make schools available for civic functions when classes are not in session.

PS-10.9: Establish limited parking zones around schools where parking capacity problems exist.

PS-10.10: Work with the CPSD to reuse/redevelop surplus school properties with appropriate uses consistent with the Comprehensive Plan.

GOAL PS-11: Maintain and enhance top-quality institutions of higher education that will meet the changing needs of Lakewood's residents and business community.

Policies:

PS-11.1: Work with colleges to prepare a master plan and policy guide addressing the location of existing and proposed on- and off-site campus structures and uses.

PS-11.2: Require new construction to be subject to requirements of the City's development standards, including adequate fire protection and emergency access, and generally consistent with the master plan.

PS-11.3: Work with colleges to enhance area infrastructure to better serve college facilities, such as improved pedestrian, bike and bus connections, and more student housing and support services in the surrounding area.

GOAL PS-12: Maximize the ability of higher educational institutions to provide quality services while minimizing impacts on area residents and businesses.

Policies:

PS-12.1: Participate with institutions of higher education in master planning efforts, transit programs, neighborhood plans, and other programs intended to facilitate the provision of quality education in a manner compatible with surrounding uses.

GOAL PS-13: Ensure that high quality library services are available to Lakewood residents.

Policies:

PS-13.1: Work with the Pierce County Library System to address current service deficits, continued population growth, changing library services, increased and changing customer needs and expectations within the Lakewood service area.

PS-13.2: Promote the construction [of] a new main library facility within the City's downtown core.

PS-13.3: Assist the Pierce County Library System in the reuse/sale of the existing library building/property located at 6300 Wildaire Rd SW.

PS-13.4: Work with the Library System to ensure that its facilities are located and designed to effectively serve the community.

PS-13.5: Support the Pierce County Library System's service levels (seating, materials and shelving, technology guidelines, meeting rooms, square feet per capita, and parking) as outlined in the Pierce County Library 2030 report and as may be updated from time-to-time.

PS-13.6: Work with the Library System to identify non-capital alternatives such as specialized programs, new technologies, and other alternatives to provide up-to-date library services.

PS-13.7: Establish a three- to five-mile service radius for library coverage.

PS-13.8: Continue and expand bookmobile services to underserved and/or isolated areas such as Springbrook, Tillicum, and Woodbrook.

GOAL PS-14: Create a community in which all members have the ability to meet their basic physical, economic, and social needs, and the opportunity to enhance their quality of life.

Policies:

PS-14.1: Assess and anticipate human services needs and develop appropriate policy and program responses.

PS-14.2: Convene and engage others, including the Youth Council, the Lakewood Community Collaboration, and Lakewood's Promise, in community problem-solving to develop and improve social services.

PS-14.3: Disburse Community Development Block Grant and General Fund dollars to support a network of services which respond to community needs.

PS-14.4: Promote awareness of needs and resources through strengthened dialogue, effective marketing strategies, and public relations activities.

PS-14.5: Encourage services that respect the diversity and dignity of individuals and families, and foster self-determination and self-sufficiency.

PS-14.6: Foster a community free of violence, discrimination and prejudice.

PS-14.7: Encourage the location of medical clinics and services near transit facilities.

GOAL PS-15: Ensure the City's Human Services Funds are effectively and efficiently managed.

Policies:

PS-15.1: The City's role is to fund, advocate, facilitate, plan, and inform by continually engaging service providers and community organizations in dialogue regarding the functioning of the present service systems, the emerging needs of the community and the building of a comprehensive system of services.

PS-15.2: Develop and maintain a strategic plan to direct collaborative services efforts.

PS-15.3: Assess community needs and administer a funding allocations process to address identified community needs.

PS-15.4: Develop contract performance measures and monitor contracting agencies performance.

GOAL PS-16: Give a broad range of Lakewood citizens a voice in decision making about how we can create a safer, healthier community.

Policies:

PS-16.1: Ensure the representation of culturally and economically diverse groups, including youth, people of color, seniors, and the disabled, in publicly appointed committees working on human services needs.

PS-16.2: Develop decision-making processes that include regular feedback from the community and health/human services consumers.

GOAL PS-17: Participate in regional and local efforts that address human services needs in the region and in the City.

Policies:

PS-17.1: Support and actively coordinate with local, regional, and national efforts that address local human services needs and ensure that local services are compatible with other programs provided at the state and federal levels.

PS-17.2: Continue the City's active participation in the Pierce County Continuum of Care, the Pierce County Human Services Coalition, and the 2060 and 2163 Funding Programs.

GOAL PS-18: Provide decent affordable housing.

Policies:

PS-18.1: Preserve existing owner-occupied housing stock.

- Provide a range of home repair assistance to qualified lower-income homeowners.

PS-18.2: Expand/sustain affordable homeownership opportunities.

- Reduce the financial burden of new homeowners through assistance with down payment for home purchases.
- Provide housing counseling to homeowners and potential homebuyers.
- Collaborate with partners and housing providers toward the goal of expanding homeownership opportunities.

PS-18.3: Provide assistance to preserve the quality and habitability of affordable rental housing.

- Provide incentives to improve properties.
- Collaborate with partners and housing providers to develop and implement strategies to preserve affordable rental housing.
- Support the crime-free housing activities.
- Support fair housing activities such as landlord/tenant counseling.

PS-18.4: Provide assistance for a continuum of housing for persons with special needs, homeless persons and people at risk of homelessness.

- Develop partnerships with housing providers and human services agencies providing emergency shelters, permanent supportive, and repaid re-housing assistance.
- Support the efforts of the Continuum of Care and its current Plan to End homelessness in Pierce County.

PS-18.5: Reduce barriers to affordable housing by supporting fair housing activities such as outreach and education.

- Support fair housing activities such as outreach and education.

PS-18.6: Develop new affordable housing options as new funding opportunities become available.

GOAL PS-19: Revitalize targeted neighborhoods.

Policies:

PS-19.1: Assist with sewer connections for single family owner-occupied units in targeted areas.

PS-19.2: Support code violation enforcement activities and activities to remove slums and blight.

GOAL PS-20: Maintain/improve community facilities and public infrastructure, particularly in underserved areas or neighborhoods.

Policies:

PS-20.1: Support public infrastructure such as streets, sidewalks, street-lighting, street-related improvements, and park facilities and improvements, and the removal of architectural barriers that impede American Disabilities Act accessibility.

PS-20.2: Support community facilities providing emergency services and basic needs.

PS-20.3: Support the delivery of human services to, and sustain a community safety net for, identified vulnerable populations.

PS-20.4: Develop and improve parks and open space in low income residential neighborhoods.

GOAL PS-21: Expand economic opportunities.

Policies:

PS-21.1: Support economic development activities that provide or retain livable wage jobs for low and moderate income persons.

- Develop a low-interest loan program, tax credits and other mechanisms to serve as incentives for businesses to create or retain jobs for low and moderate income persons.
- Develop a technical assistance program for supporting businesses for the purpose of creating or retaining jobs for low and moderate income individuals.
- Provide businesses with access to low-interest loans to expand economic opportunities through on-site infrastructure improvements, rehabilitation, acquisition, and other commercial improvements for the purpose of creating or retaining jobs for low and moderate income persons.

PS-21.2: Focus investment on housing development and infrastructure improvements in support of economic development in targeted neighborhoods.