



LAKWOOD CITY COUNCIL STUDY SESSION AGENDA

Monday, October 10, 2016

7:00 P.M.

City of Lakewood

City Council Chambers

6000 Main Street SW

Lakewood, WA 98499

Page No.

CALL TO ORDER

ITEMS FOR DISCUSSION:

- (3) 1. Joint Lakewood Arts Commission meeting.
- (5) 2. Review of Title 12A amendments to the Lakewood Municipal Code relative to low impact developments. – (Memorandum)
- (43) 3. Review of the 2016 Comprehensive Plan and zoning amendments. – (Memorandum)
- (135) 4. Review of Chapter 18A.80 of the Lakewood Municipal Code relative to wireless telecommunications. – (Memorandum)
- (229) 5. Review of Six Year Financial Forecast (2017-2022) – (Memorandum)

REPORTS BY THE CITY MANAGER

- (300) City days use at McGavick Center. – (Memorandum)

ITEMS TENTATIVELY SCHEDULED FOR THE OCTOBER 17, 2016 REGULAR CITY COUNCIL MEETING:

- 1. Presentation of the 2016-2017 Stormwater Pollution Prevention and Water Conservation Calendar
- 2. Business showcase.
- 3. Reappointing Phillip Raschke and Jackeline Juy to the Lodging Tax Advisory Committee through November 1, 2019. – (Motion- Consent Agenda)

The City Council Chambers is accessible to persons with disabilities. Equipment is available for the hearing impaired. Persons requesting special accommodations or language interpreters should contact the City Clerk's Office, 589-2489, as soon as possible in advance of the Council meeting so that an attempt to provide the special accommodations can be made.

<http://www.cityoflakewood.us>

The Council Chambers will be closed 15 minutes after adjournment of the meeting.

4. This is the date set for a public hearing on the proposed 2016 Comprehensive Plan and zoning amendments. – (Public Hearings and Appeals – Regular Agenda)
5. Amending Title 12A of the Lakewood Municipal Code relative to low impact developments. – (Ordinance – Regular Agenda)
6. Creating Chapter 18A.80 of the Lakewood Municipal Code relative to wireless telecommunications. – (Ordinance – Regular Agenda)
7. Adopting the Fiscal Year 2017 Community Development Block Grant and HOME Investment Partnership Act grant funding policy and proposed use of funds. – (Resolution – Regular Agenda)

COUNCIL COMMENTS

ADJOURNMENT

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Arts Commission Work Plan 2016-2017

Members:

Susan Coulter, Chairperson
John Munn, Vice Chair
Kurtiss Erickson
Kathy Flores
Robert Fox
Retha Hayward
Ed Kane
Tony Lamb
Robert Lawrence
Peggy Leach
Connie Perra
Phillip Raschke
Barbara Vest
Jean Witte

Council Liaison:

Councilmember Marie Barth

Youth Council Liaison:

Diana Carney

Meeting Schedule:

First Monday of each month in the Mt. Rainier room from 4:30 to 6:00 p.m.

Significant Accomplishments to Date:

- ML King Jr. Celebration: Student Essay Contest, "The Dream in Action"
- Pierce County Reads: Supported the Pierce County Library System with this month long event. The 2016 author was: Sherman Alexie showcasing five books: Flight, The Absolutely True Diary of a Part-Time Indian, Reservation Blues, The Lone Ranger and Tonto fight in Heaven.
- MayFest: Juried Art Show
 - 7th year of partnering with Lakewold Gardens
- Asian Film Festival
 - Fourth year featuring 5 films:
 - The Rocket
 - Wolf Totem
 - English – Vinglish
 - Anna and the King
 - The Lover
 - 419 attendees (increase of 17.7%)
 - Multiple local sponsors
- ArtsFest: Juried Art Show, Six awards were given in various categories.
- City Hall Rotating Art Exhibit
 - Photo display by Arts Commission members: Barbara Vest and Susan Coulter
 - Cindy Baij
 - Jane Montequin
- Dedicated funding stream for Public Art from McGavick Ctr. Rentals
 - Total to date: \$21,000

2016-17 Goals:

Promotion of the Visual, Performing & Literary Arts

Continue the events that are currently being held

- ML King Jr. Celebration: Student Essay Contest (Jan. 2017)
- ArtsFest (2017)
- MayFest: Juried Art Show (May 2017)
- Asian Film Festival (Aug. 2017)
 - Lodging Tax grant application
- Lakewood: "A City that Reads" (September 2017)
- City Hall Rotating Art Exhibit (Quarterly)

Encourage the Creative Contribution of Local Artists

- Continue the recruitment of local artists for our events and for new events
 - Potential free public concert by the American Legion Band
- Continue to work with the Clover Park School District to encourage young artists

Public Art installation

- Secure matching funds for public art
 - Tacoma Community Foundation
 - Pierce County Arts Commission
 - National Endowment for the Arts
- Public Art Site
 - Washington & Gravelly Lake Drive.
- Recommendation to Council from RFP's



To: Mayor and City Councilmembers

From: Don Wickstrom, Public Works Director

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

Date: October 10, 2016

Subject: Amending Title 12A to Incorporate Low Impact Development Requirements

Background:

The City of Lakewood is mandated by Washington State and the federal government to comply with the requirements of the Western Washington Phase II Municipal Stormwater Permit (the Permit). One condition of the Permit is for affected municipalities to “review, revise and make effective their local development-related codes, rules, standards, or other enforceable documents to incorporate and require Low Impact Development (LID) principles and LID Best Management Practices.” These changes need to be adopted by December 31, 2016.

Discussion:

Public Works is the lead department responsible for implementing the requirements of the Permit. In April 2015, Public Works staff assembled a team from the Planning, Building, and Legal Departments, the City Manager’s office, and the Fire Marshal’s office. The team met in April and June of 2015. The team identified what codes, policies, standards, and other documents needed to be updated to integrate LID and make it “the preferred and commonly-used approach to site development.” The documents identified for review were Titles 12A (Public Works), 14A (Critical Areas) and 18A (Zoning) of the Lakewood Municipal Code, the Engineering Standards Manual, which is incorporated by reference into Title 12A, and the Shoreline Master Program.

Between June 2015 and May 2016 the above documents were reviewed for consistency with Low Impact Development principles and standards as identified in the Permit. The bulk of proposed changes are contained in Chapter 12A.11, Stormwater Management, and the Engineering Standards Manual. The other documents were found to be generally consistent with LID principles and standards. A couple of small changes were recommended for Title 18A.

The full team met again in May 2016 to review the proposed changes to the codes and standards. The decision of the team was to move forward with the proposed changes with the goal of eventual adoption by the City Council.

In June 2016, Public Works and Planning staff met with several representatives from local engineering and planning consulting firms to review the proposed changes. The consultants overall were supportive of the proposed changes and also understood the changes are mandated by the state and federal governments.

A SEPA Environmental Review Application was prepared which addressed the proposed changes. The application was open to public review and comment until September 15, 2016. No comments were received.

Staff presented the proposed changes to the Planning Commission on September 21, 2016. The Planning Commission concurred with moving the proposed changes forward to the City Council.

ORDINANCE NO. XXX

An Ordinance of the City Council of the City of Lakewood, Washington, amending Chapter 12A of the Lakewood Municipal Code relative to Low Impact Developments.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON DO ORDAIN as follows:

Section 1: Section 12A.4.080 Lakewood Municipal Code (LMC) entitled, “Miscellaneous Permits,” is amended to read as follows:

See Section 12A.08.000 for details on Parades, Motorcades, Runs, and Assemblies.

Any permit work not covered by the fee schedule, if performed by an employee, will be based on actual hourly costs, plus benefits at ~~29~~ 30%, ~~plus 15% overhead~~ operating costs at 16%, and central services costs at 16%.

Section 2: Section 12A.10.040 Lakewood Municipal Code (LMC) entitled, “Erosion,” is amended to read as follows:

All proposed projects that will clear, grade, or otherwise disturb a site shall provide erosion and sediment controls to prevent, to the maximum extent possible, the transport of sediment from the project site to downstream drainage facilities, water resources, and adjacent properties. Both temporary and permanent erosion and sediment controls shall be designed, implemented, and maintained as described in Chapters 5 and 11 of this Title and the Engineering Standards Manual.

Section 3: Section 12A.10.063 Lakewood Municipal Code (LMC) entitled, “Emergency Vehicle (EV) Access Standards,” is amended to read as follows:

The following provisions are required for property access roads and shall be approved by the City Engineer and Fire Marshall:

- A. Length. Approved emergency vehicle (EV) access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the facility.

- B. Width. EV Access servicing not more than two dwelling units shall not be less than fifteen (15) feet wide. EV Access for all other projects shall not be less than 24 feet with no parking, twenty-eight (28) feet with parking on one side and thirty-two (32) feet with parking on both sides.
- C. Vertical Clearance. EV Access shall have an unobstructed vertical clearance of not less than thirteen feet, six inches (13' 6"). The City, after conferring with the Fire Marshal, may allow a reduction in the vertical clearance, provided such reduction does not impair access by emergency vehicles, and approved signs are installed and maintained indicating the established vertical clearance.
- D. Surface Requirements. EV Access shall be designed and maintained to support the imposed loads of fire apparatus and shall be paved with asphalt or concrete so as to provide all-weather driving capabilities. Exception: access designated "Emergency Vehicles Only" may be designed by a professional engineer and can be alternative surfacing, as approved by the City Engineer or designee.
- E. Turning Radii. A minimum outside turning radius of forty-five (45) feet shall be provided for all EV Access.
- F. Number of Accesses. More than one EV access may be required for commercial developments when it is determined by the Pierce County Fire District No. 2 that access by a single street may be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access unless mitigation acceptable to the City and the Fire District is provided.
- G. Grade. The maximum grade (vertical profile grade) of an EV access shall be fifteen (15) percent. All sections of EV accesses with grades over twelve (12) percent shall be paved with 0.17 feet compacted asphalt concrete or its cement concrete equivalent.
- H. Dead End Road Access. Dead-end emergency access roads or drive aisles in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. The turnaround shall be as follows:
- ~~1. Hammerhead turnarounds may be used when the required EV access road serves four (4) or fewer residential units.~~
 - ~~2. Cul-de-sac turnarounds or through-street access shall be used when the required EV access road serves more than four (4) residential units.~~
 - ~~3.1.~~ New additions; alterations or tenant improvements, on a dead end street or interior drive access aisle, that increase the number of uses to the site shall construct an EV turnaround.
 - ~~4.2.~~ A hammerhead turnaround or a cul-de-sac shall be provided within all new commercial/industrial projects whose EV access meets the "Dead End Access Road" criteria.
 - ~~5.3.~~ Hammerhead turnarounds and cul-de-sac design shall comply with the latest edition of the Engineering Standards Manual.

- I. Modifications to the Standards. The Fire Marshal may modify the emergency vehicle access requirements of this section in accordance with the latest edition of the International Fire Code (IFC) or as amended by City Ordinance.

Section 4: Section 12A.11.030 Lakewood Municipal Code (LMC) entitled, “Development Proposal Requirements,” is amended to read as follows:

A drainage review and approval is required when any development proposal is subject to a City permit. All proposals for development or redevelopment, whether public or private, which are submitted to the City for review and approval, shall conform to these Requirements which are to be used as the basis for review and approval of design and construction.

Development projects that capture and infiltrate all stormwater on site are also subject to these regulations, since these projects contribute to groundwater and have a probability of contributing stormwater to the City stormwater system in the event the design capacity is exceeded; or the system is compromised or fails.

Not all of the minimum requirements apply to every development or redevelopment project. The applicability varies depending on the type and size of the project. The flow charts in Figures 11.1 and 11.2 shall be used to determine which of the Minimum Requirements apply.

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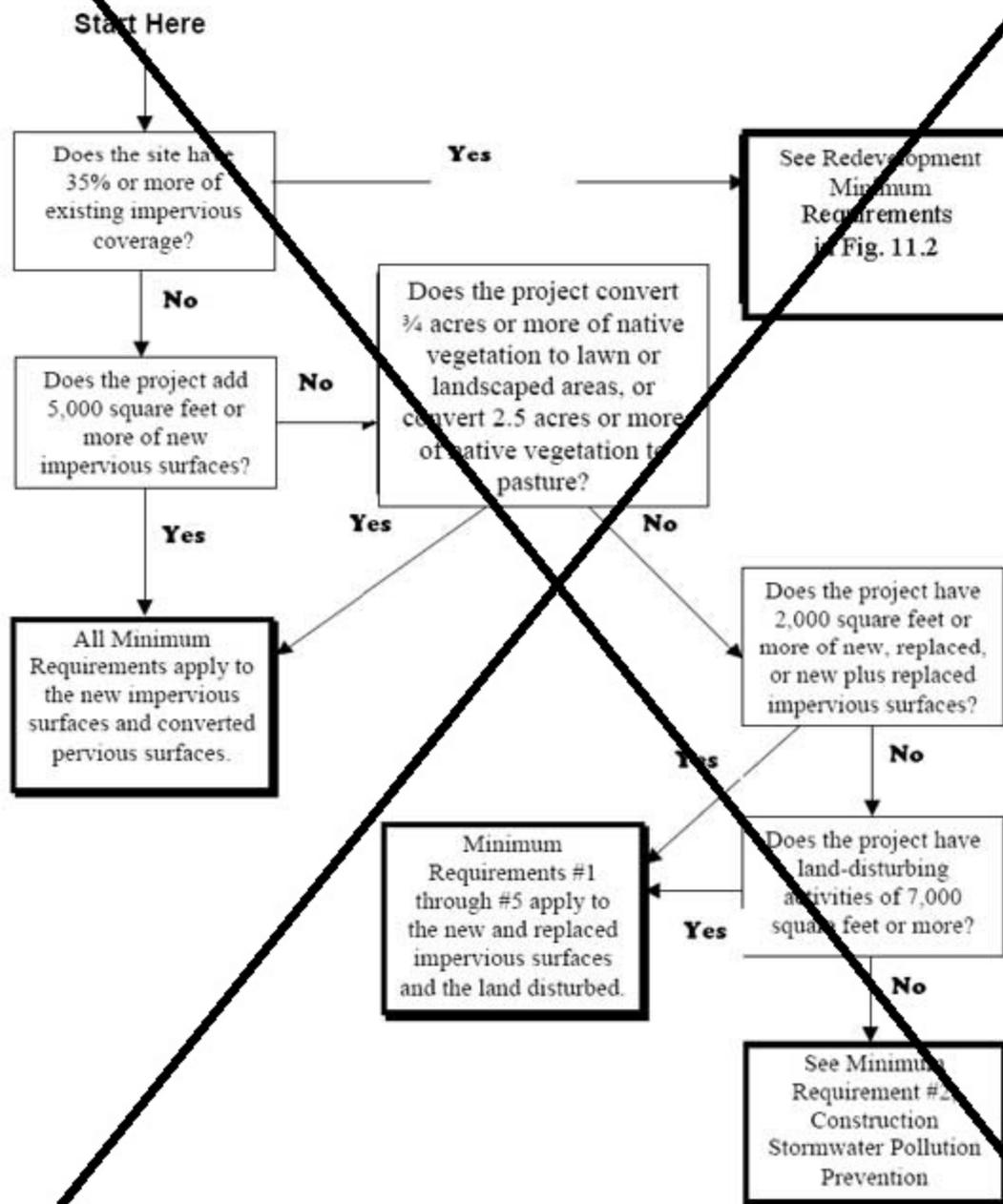


Figure 11.1: Flow Chart for Determining Requirements for New Development

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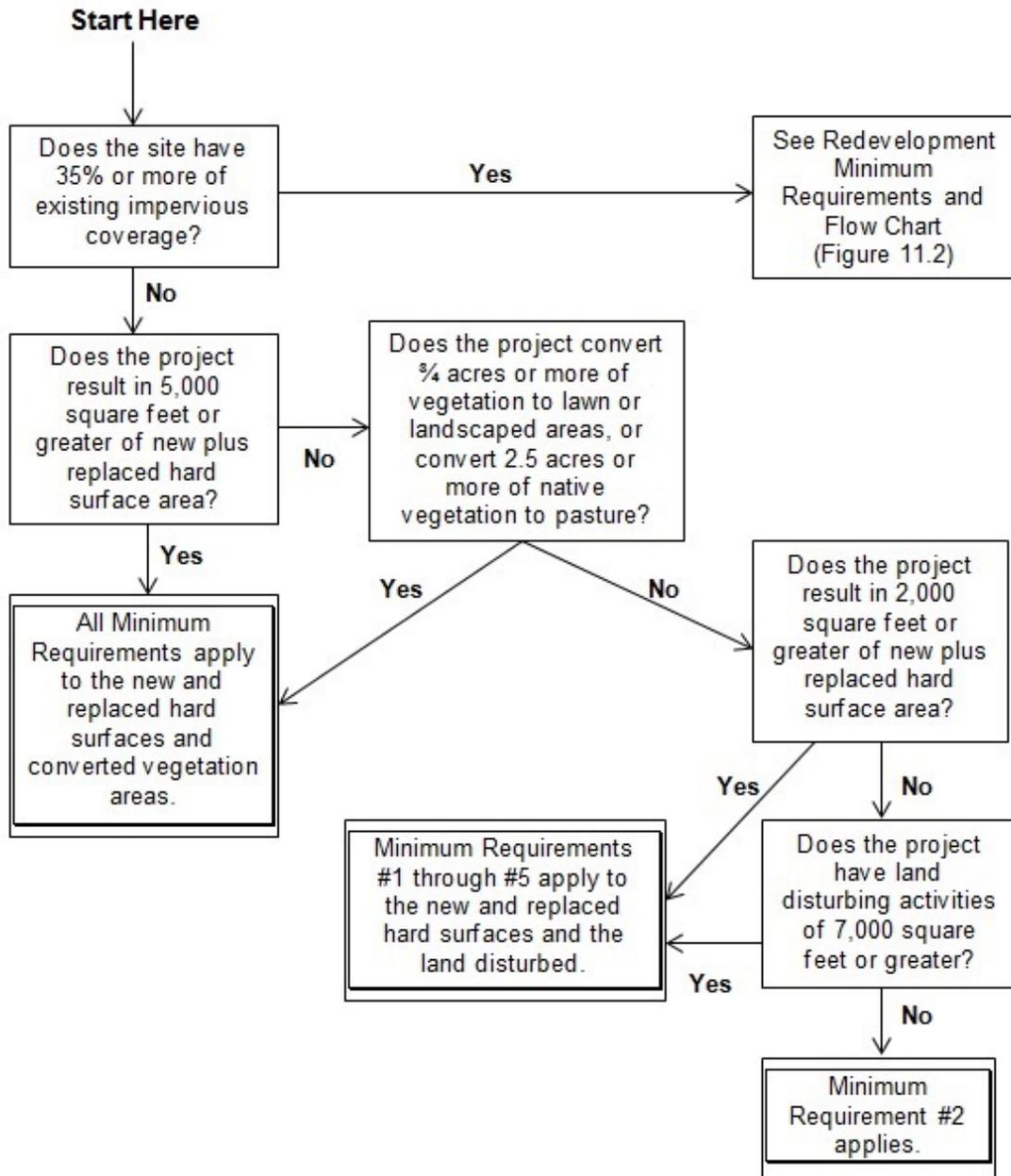


Figure 11.1: Flow Chart for Determining Requirements for New Development

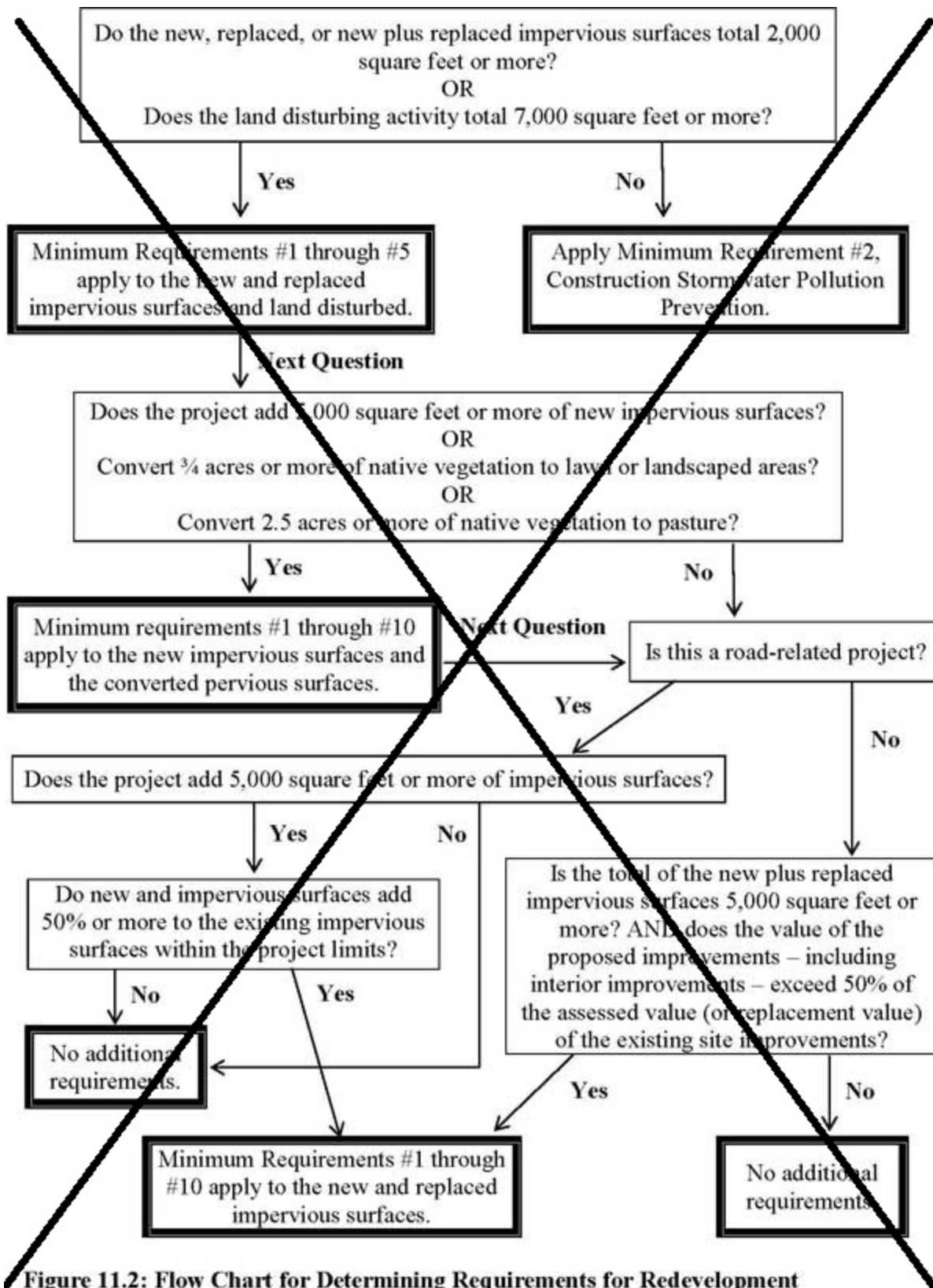
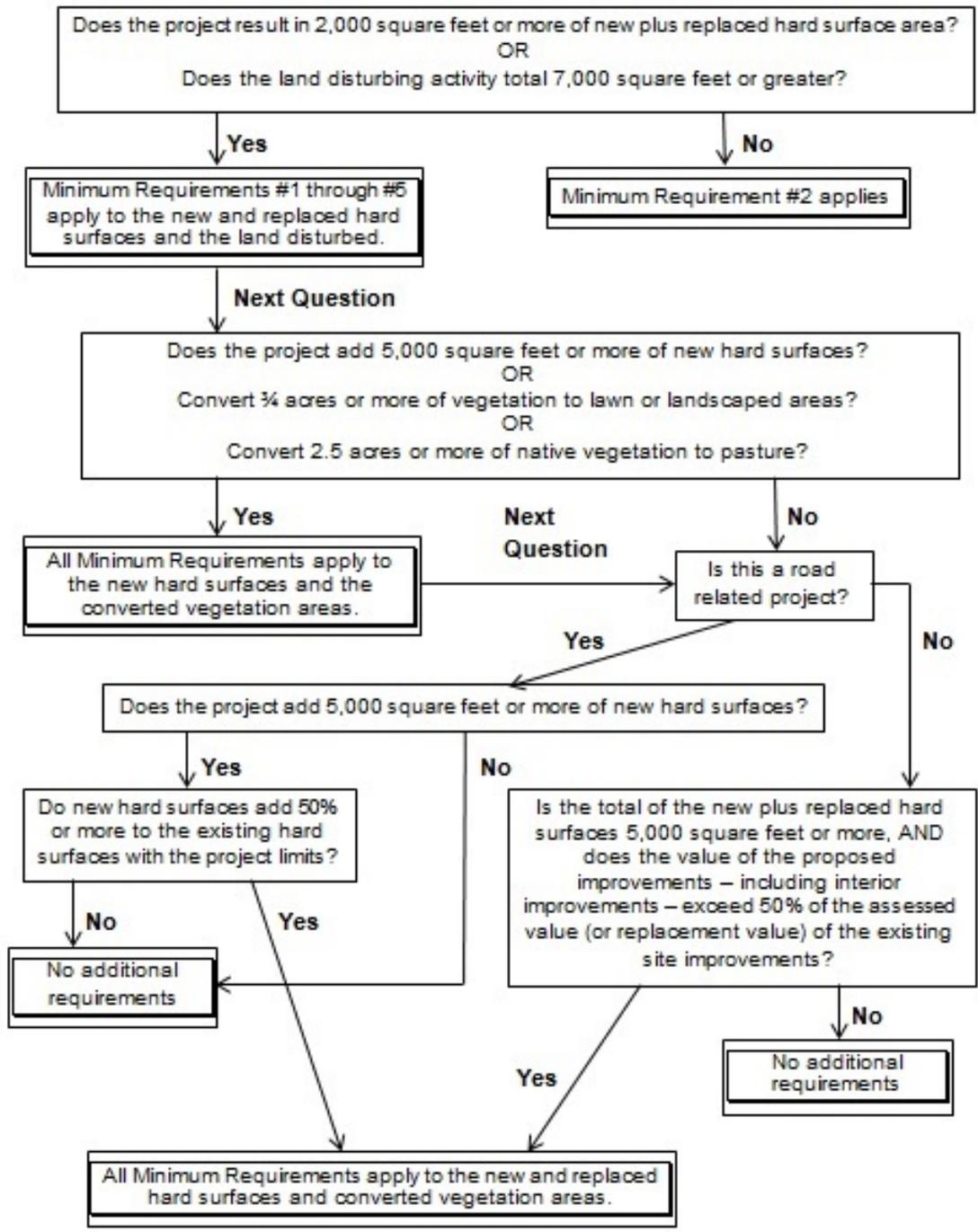


Figure 11.2: Flow Chart for Determining Requirements for Redevelopment



Section 5: Section 12A.11.040 Lakewood Municipal Code (LMC) entitled, “Minimum Requirement # 1: Stormwater Site Plans,” is retitled, “Minimum Surface Water and Stormwater Requirements,” and amended to read as follows:

When drainage review and approval is required the City requires at a minimum, full compliance with the LMC 12A.11.040A - 12A.11.049.

Minimum Requirement #1: Preparation of Stormwater Site Plans

~~All projects meeting the thresholds in LMC 12A.11.030, figure 11.1 or 11.2 shall prepare a Stormwater Site Plan for City review. Stormwater Site Plans shall be prepared in accordance with the DOE Stormwater Manual as amended by the Engineering Standards Manual.~~

Section 6: A new Section 12A.11.040A Lakewood Municipal Code (LMC) entitled, “Minimum Requirement # 1: Stormwater Site Plans,” is created to read as follows:

All projects meeting the thresholds in LMC 12A.11.030, Figure 11.1 or 11.2, shall prepare a Stormwater Site Plan for City review. Stormwater Site Plans shall be prepared in accordance with the DOE Stormwater Manual as amended by the Engineering Standards Manual.

Section 7: Section 12A.11.041 Lakewood Municipal Code (LMC) entitled, “Minimum Requirement #2: Construction Stormwater Pollution Prevention,” is amended to read as follows:

All new development and redevelopment projects are responsible for preventing erosion and discharge of sediment and other pollutants leaving the site. Projects meeting the thresholds described in LMC 12A.11.030 ~~Figure 11.1 or 11.2 and not qualifying for an Erosivity Waiver, as described below,~~ shall prepare a Construction Stormwater Pollution Prevention Plan (SWPPP) as part of the Stormwater Site Plan (see LMC 12A.11.040A-01, Minimum Requirement #1). ~~Projects that will not discharge stormwater to waters of the state are not required to prepare a SWPPP nor need apply for an erosivity waiver. However,~~**In addition,** projects greater than one acre that have the potential to discharge to waters of the state, as determined by the City Engineer, shall apply for a Construction Stormwater General Permit through the DOE.

The SWPPP shall be implemented beginning with initial soil disturbance and until final stabilization. The SWPPP shall meet the following objectives:

- A. To implement Best Management Practices (BMPs) to prevent erosion and sedimentation, and to identify, reduce, eliminate or prevent stormwater contamination and water pollution from construction activity;
- B. To prevent violations of surface water quality, ground water quality or sediment management standards; and
- C. To control peak volumetric flow rates and velocities of stormwater discharges.

Erosivity Waiver

~~Qualifying projects may apply for an Erosivity Waiver from the DOE. Projects approved to use the Erosivity Waiver would be waived from the requirement to submit a SWPPP for review. Applicants may apply for a waiver from the requirement to submit a SWPPP if the following conditions are met:~~

- ~~A. The site will result in the disturbance of less than 5 acres; and the site is not a portion of a common plan of development or sale that will disturb 5 acres or greater; and~~
- ~~B. The project's rainfall erosivity factor ("R" Factor) is less than 5 during the period of construction activity, as calculated using the Texas A&M University online rainfall erosivity calculator at: <http://ei.tamu.edu/>. The period of construction activity begins at initial earth disturbance and ends with final stabilization; and~~
- ~~C. The entire period of construction activity falls between June 15 and September 15; and~~
- ~~D. The site or facility has not been declared a significant contributor of pollutants; and~~
- ~~E. There are no planned construction activities at the site that will result in non-stormwater discharges; and~~
- ~~F. The City Engineer deems the waiver appropriate.~~

~~Applicants shall notify the local jurisdiction at least one week prior to commencing land disturbing activities. The waiver shall include a certified statement that:~~

- ~~A. The operator will comply with issued permit requirements; and~~
- ~~B. The operator will implement appropriate erosion and sediment control BMPs to prevent violations of water quality standards.~~

Section 8: Section 12A.11.042 Lakewood Municipal Code (LMC) entitled, "Minimum Requirement #3: Source Control of Pollution," is amended to read as follows:

All known, available and reasonable source control BMPs shall be applied to all projects. Source control BMPs shall be selected, designed, and maintained ~~according to~~ in accordance with the DOE Stormwater Manual and as amended by the Engineering Standards Manual.

Section 9: Section 12A.11.044 Lakewood Municipal Code (LMC) entitled, "Minimum Requirement #5: On-Site Stormwater Management," is amended to read as follows:

Projects shall employ On-site Stormwater Management BMPs in accordance with the project thresholds, standards, and lists found in Section 4.5 of Appendix 1 of the Western Washington Phase II Municipal Stormwater Permit (Municipal NPDES Permit) to infiltrate, disperse, and retain stormwater runoff onsite to the maximum extent feasible without causing flooding or erosion impacts. ~~Roof Downspout Control BMPs and Dispersion and Soil Quality BMPs shall be required to reduce the hydrologic disruption of developed sites.~~

Section 10: Section 12A.11.045 Lakewood Municipal Code (LMC) entitled, "Minimum Requirement #5: On-Site Stormwater Management," is amended to read as follows:

The following require construction of stormwater treatment facilities(see ~~Table 11.6 in this section~~):

- A. Projects in which the total of ~~effective~~, pollution-generating ~~impervious~~ hard surface (PGIS~~PGHS~~) is 5,000 square feet or more in a threshold discharge area of the project, or
- B. Projects in which the total of pollution-generating pervious surfaces (PGPS) – not including permeable pavements is ~~0.75~~ three-quarters (3/4) of an acres or more in a threshold discharge area, and from which there is will be a surface discharge in a natural or manmade conveyance system from the site.

Treatment-type thresholds, facility sizing and facility selection, design and maintenance are as described in Section 4.6 of Appendix 1 of the Municipal NPDES Permit.

Table 11.6 Treatment Requirements by Threshold Discharge Area

	<0.75 acres of PGPS	>0.75 acres PGPS	<5,000 sf PGIS	>5,000 sf PGIS
Treatment Facilities		X		X
Onsite Stormwater BMPs	X	X	X	X

PGPS = ~~pollution-generating pervious surfaces~~
 PGIS = ~~pollution-generating impervious surfaces~~
 sf = square feet

Treatment Types and Facilities are described in the DOE Stormwater Manual.

Section 11: Section 12A.11.046 Lakewood Municipal Code (LMC) entitled, “Minimum Requirement #7: Flow Control,” is amended to read as follows:

Projects shall provide flow control to reduce the impacts of stormwater runoff from ~~impervious~~ hard surfaces and land cover conversions. This requirement shall be interpreted as follows within the City of Lakewood:

- This minimum requirement applies to projects that discharge stormwater directly or indirectly through a conveyance or overflow system, into ~~waters of the state~~ a fresh water body.
- This minimum requirement applies to projects that discharge stormwater to a City-owned conveyance system which subsequently infiltrates stormwater. However, for this scenario, the level of control required for such discharges will be approved on a site-by-site basis by the City Engineer. The intent is to ensure that drainage from the project site will not exceed the capacity of the downstream conveyance and/or the downstream infiltration system.
- This minimum requirement is waived for sites that will infiltrate on-site all runoff from ~~impervious~~ hard surfaces and converted ~~pervious surfaces~~ vegetation areas.

Thresholds

The following require construction of flow control facilities and/or land use management BMPs that will achieve the standard requirements of the DOE Stormwater Manual:

- A. Projects in which the total of effective impervious surfaces is 10,000 square feet or more in a threshold discharge area, or
- B. Projects that convert ~~0.75~~ three quarters (3/4) of an acres or more of native vegetation to lawn or landscape, or convert 2.5 acres or more of native vegetation to pasture in a threshold discharge area, and from which there is a surface discharge in a natural or man-made conveyance system from the site, or
- C. Projects that through a combination of ~~effective impervious~~ hard surfaces and converted ~~pervious surfaces~~ vegetation areas cause a 0.10 cubic feet per second or greater increase in the 100-year flow frequency from a threshold discharge area as estimated using the Western Washington Hydrology Model or other approved model and one-hour time steps (or a 0.15 cfs increase or greater using 15 minute time steps).

~~That portion of any development project in which the above thresholds are not exceeded in a threshold discharge area shall apply Onsite Stormwater Management BMPs in accordance with Minimum Requirement #5.~~

Standard Flow Control Requirement

Stormwater discharges shall match developed discharge durations to pre-developed durations for the range of pre-developed discharge rates from 50 percent of the 2-year peak flow up to the full 50-year peak flow. The pre-developed condition to be matched shall be a forested land cover unless either of the following occur:

- A. Reasonable, historic information is provided that indicates the site was prairie prior to settlement (modeled as “pasture” in the Western Washington Hydrology Model); or,
- B. The drainage area of the immediate stream and all subsequent downstream basins have had at least 40 percent total impervious area since 1985. In this case, the pre-developed condition to be matched shall be the existing land cover condition. The map in Appendix I-G of the DOE Stormwater Manual depicts those areas which meet this criterion. Where basin-specific studies determine a stream channel to be unstable, even though the above criteria is met, the pre-developed condition assumption shall be the “historic” land cover condition or a land cover condition commensurate with achieving a target flow regime identified by an approved basin study.

This standard requirement is waived for sites that will reliably infiltrate on-site all the runoff from ~~impervious~~ hard surfaces and converted ~~pervious surfaces~~ vegetation areas.

Alternative Requirement

An alternative requirement may be established through application of watershed-scale hydrological modeling and supporting field observations. Possible reasons for an alternative flow control requirement include the following:

- A. Establishment of a stream-specific threshold of significant bed load movement other than the assumed 50 percent of the 2-year peak flow;
- B. Zoning and Land Clearing Ordinance restrictions that, in combination with an alternative flow control standard, maintain or reduce the naturally occurring erosive forces on the stream channel; or
- C. A duration control standard is not necessary for protection, maintenance, or restoration of designated beneficial uses or Clean Water Act compliance.

See Section 7 Basin/Watershed Planning of Appendix 1 of the Municipal NPDES Permit for details on how alternative w control requirements may be established.

Additional Requirement

Flow Control BMPs shall be selected, designed, and maintained in accordance with Volume III of the DOE Stormwater Manual or an approved equivalent.

Section 12: Section 12A.11.047 Lakewood Municipal Code (LMC) entitled, “Minimum Requirement #8: Wetlands Protection,” is amended to read as follows:

Applicability

The requirements below apply only to projects whose stormwater discharges into a wetland, either directly or indirectly through a conveyance system. These requirements shall be met in addition to meeting Minimum Requirement #6, Runoff Treatment; and Minimum Requirement # 7, Flow Control; and comply with the provisions of LMC Chapter 14A.162, Wetlands Areas.

Thresholds

~~The thresholds identified in Minimum Requirement #6 ? Runoff Treatment, and Minimum Requirement #7 ? Flow Control shall also be applied for discharges to wetlands.~~

Standard Requirement

~~Discharges to wetlands shall maintain the hydrologic conditions, hydrophytic vegetation, and substrate characteristics necessary to support existing and designated uses. Projects shall comply with Guide Sheets # 1 and # 3 in Appendix I-D of the DOE Stormwater Manual. The hydrologic analysis shall use the existing land cover condition to determine the existing hydrologic conditions unless directed otherwise by a regulatory agency with jurisdiction. ~~A wetland can be considered for hydrologic modification and/or stormwater treatment in accordance with the DOE Stormwater Manual specified by and as modified by the Engineering Standards Manual.~~~~

Additional Requirements

The standard requirement does not excuse any discharge from the obligation to apply whatever technology is necessary to comply with state water quality standards, Chapter 173-201A WAC, or state groundwater standards, Chapter 173-200 WAC. Additional treatment requirements to meet those standards may be required by federal, state, or local governments.

Stormwater treatment and flow control facilities shall not be built within a natural vegetated buffer, except for necessary conveyance systems as approved by the ~~local government~~ City Engineer or as allowed in wetlands approved for hydrologic modification and/or treatment in accordance with ~~the Stormwater Manual~~ Guide Sheet # 2 in Appendix I-D of the DOE Stormwater Manual.

An adopted and implemented basin plan (~~Minimum Requirement #9~~), or a ~~Total Maximum Daily Load (TMDL)~~, also known as a ~~Water Clean-up Plan~~ prepared in accordance with provisions of Section 7 of Appendix 1 of the Municipal NPDEX Permit, may be used to develop requirements for wetlands that are tailored to a specific basin.

Section 13: Section 12A.11.049 Lakewood Municipal Code (LMC) entitled, “Minimum Requirement #10: Operation and Maintenance,” is retitled, “Minimum Requirement #9: Operation and Maintenance” amended to read as follows:

An operation and maintenance manual consistent with the provisions in Volume V of the DOE Stormwater Manual shall be provided for all proposed stormwater facilities and BMPs, and ~~the~~ party (or parties) responsible for maintenance and operation shall be identified in the operation and maintenance manual. At private facilities, a copy of the manual shall be retained onsite or within reasonable access to the site, and shall be transferred with the property to the new owner. For short plats and subdivisions, a plat agreement to follow the long term operation and maintenance plan shall be signed. For public facilities, a copy of the manual shall be retained in the appropriate department. A log of maintenance activity that indicates what actions were taken shall be kept and be available for inspection by the City.

Section 14: Section 12A.11.060 Lakewood Municipal Code (LMC) entitled, “Illicit Discharge,” is amended to read as follows:

- A. Prohibited Discharges. It is unlawful for any individual, person, firm or corporation to discharge into the public storm drainage system directly or indirectly any liquid or solid foreign substances of biodegradable or other nature which may cause or tend to cause water pollution, including but not limited to the following items:
1. Petroleum and automotive products including but not limited to oil, gasoline, diesel fuel, grease, fuel oil and heating oil, antifreeze or other automotive products;
 2. Trash, waste and debris including but not limited to food waste, garbage, pet wastes, sanitary sewage, bark and other fibrous material, lawn clippings, leaves or branches, animal carcasses, silt, sand, dirt or rock;
 3. Chemicals, paints, paint chips, steam cleaning wastes, laundry wastes, soaps, pesticides, herbicides or fertilizers, degreasers and/or solvents, acids or alkalis, or dyes;
 4. Heated water, chlorinated water or chlorine;

5. Construction materials including waste from washing of fresh concrete for cleaning and/or finishing purposes or to expose aggregates, mortar, gypsum, paint, or any other building materials.
- B. Discharging of the following non-stormwater into the public storm drainage system directly or indirectly is illegal unless the stated conditions are met:
1. Discharges from potable water sources that have not been dechlorinated, including water line flushing, hyperchlorinated water line flushing, fire hydrant system flushing, and pipeline hydrostatic test water. Planned discharges shall be dechlorinated to a concentration of 0.1 ppm or less, pH-adjusted, if necessary, and volumetrically and velocity controlled to prevent re-suspension of sediments in the City drainage system;
 2. Dechlorinated swimming pool discharges. The discharges shall be dechlorinated to a concentration of 0.1 ppm or less, pH-adjusted and reoxygenized if necessary, volumetrically and velocity controlled to prevent re-suspension of sediments in the City drainage system. Swimming pool cleaning wastewater and filter backwash shall not be discharged to the City drainage system;
 3. Street and sidewalk wash water, water used to control dust, and routine external building wash down water at active construction sites. Street sweeping must be performed prior to washing the street;
 4. Discharges shall be in compliance with the requirements of the stormwater pollution prevention plan reviewed by the City, which addresses control of construction site de-watering discharges.
- C. Permissible Discharges. Discharges from the sources listed below shall only be considered illicit discharges if the City Engineer, or designee thereof, determines that the type of discharge, whether singly or in combination with others, is a significant source of water pollution:
Natural uncontaminated groundwater; uncontaminated air conditioning condensation; natural springs; uncontaminated water from crawl space pumps; irrigation runoff from agricultural sources that is comingled with urban stormwater; discharges in compliance with an NPDES permit; ~~and~~ discharges from approved footing drains and foundation drains; diverted stream flows; flows from riparian habitat and wetlands; uncontaminated pumped groundwater; and rising groundwater.
- D. Exemption. Discharges resulting directly from public firefighting activities, but not from such as the maintenance or cleaning of firefighting equipment, are exempt from regulation under this section.
- E. Enforcement. The City Engineer, or the designee thereof or enforcement inspector or official, is authorized to enforce the regulations of this section through the following process or procedure:
1. Notice to Correct Violation. Whenever the code enforcement official or other authorized enforcement official, or his/her designee, determines that a violation of this section is occurring or has occurred, a written notice may be issued to correct

the violation, with such notice being posted upon the property or delivered to the to the property owner(s) and/or tenant(s) and/or to any person(s) causing or allowing or participating in the violation.

2. Service of Notice. Such notice shall be served by posting the property, personally serving a copy of the notice upon a party responsible for the property, or by certified mail to the property owner or taxpayer of record for the property.
3. Notices pursuant to this section shall be in writing, shall state the specific violation to be remedied, the location of the violation, and the property owner and/or persons responsible for the property.
4. The code enforcement officer or inspecting official shall require the violation to be corrected within one to fifteen (15) working days from the issuance of the notice to correct. The length of time to correct shall be determined, in the sole discretion of the code enforcement official or other authorized enforcement official, or his/her designee, by the scope of violation, the history of prior violations by the same persons and/or at the same location and method needed to correct violation. All violations, in any event, shall be corrected expediently.
5. Failure to remedy a violation of this section after proper service of a Notice to Correct is a misdemeanor crime, punishable by up to ninety (90) days in jail, a \$1,000 fine or any combination thereof.
6. Public Nuisance. Violations of this section are public nuisances and may be abated by the City. LMC 12A.02.050 Public Nuisance.

Section 15: Section 12A.14.000 Lakewood Municipal Code (LMC) entitled, “Definitions and Abbreviations” is amended to read as follows:

Except for chapters with identified definition sections or specific definitions provided, the following definitions and abbreviations apply to Title 12A:

40 CFR means Title 40 of the Code of Federal Regulations, which is the codification of general and permanent rules published in the Federal Register by the executive departments and agencies of the federal government.

ADT. Average Daily Traffic

AKART means all known, available and reasonable methods of prevention, control and treatment refers to the State Water Pollution Control Act, chapter 90.48.010 RCW and chapter 90.48.520 RCW.

APPLICANT. The person, party, firm, corporation, or other legal entity that proposes to develop property in the City of Lakewood by submitting an application for any of the activities covered by these Regulations on a form furnished by the City and paying the required fees.

Arterial. A road or street primarily for through traffic. The term includes roads or streets considered collectors. It does not include local access roads which are generally limited to providing access to abutting property.

Average Daily Traffic or ADT. The total traffic during a given time period (in whole days), greater than one (1) day and less than one (1) year, divided by the number of days in that time period. To determine potential ADT for a local access City street, it will be assumed, for the purposes of this Chapter only, that each dwelling unit or each existing or proposed segregated lot that accesses onto the street will generate ten (10) traffic trips per day. Traffic generation for other uses will be in accordance with the publication "Trip Generation", by the Institute of Traffic Engineers, or other approved sources and will include the traffic generated by the proposed development unless otherwise noted. Projects submitted to the City for review and approval will be considered to be proposed projects.

Base Flood Elevation. The water surface elevation, in feet, above mean sea level for the base flood and referenced to the National Geodetic Vertical Datum of 1929 (or Pierce County Datum or United States Coast and Geodetic Survey 1929 Datum which are the same).

Base Flood. The flood having a one percent chance of being equaled or exceeded in any given year, also referred to as the "100-year flood." Designation on maps will always include the letter "A" or "V".

Bench. A relatively level step excavated into natural earth or fill material.

Best Management Practices ("BMPs"). The schedules of activities, prohibitions of practices, maintenance procedures, and structural and/or managerial practices approved by the Washington State Department of Ecology that, when used singly or in combination, prevent or reduce the release of pollutants and other adverse impacts to waters of Washington State.

BMP. Best Management Practice(s).

Building. means any structure used or intended for supporting or sheltering any use or occupancy.

Certification. A written engineering opinion, stamped, signed, and dated by an engineer, concerning the progress or completion of work.

Change of Use. A change of use shall be determined to have occurred when it is found that the general character of the use in question has been modified. This determination shall include review of but not be limited to: hours of operation, materials processed or sold, required parking, traffic generation, impact on public utilities, clientele, general appearance and location or a change in use type.

City. The City of Lakewood or an official representative of the City of Lakewood.

CITY ENGINEER. The individual appointed to be the City Engineer for the City of Lakewood or his/her designee.

CITY ENVIRONMENTAL OFFICIAL. The individual appointed to be the Environmental Official for the City of Lakewood or his/her designee.

Clearing. The cutting, moving on site, or removal of standing or fallen timber (including stumps); 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.

Compaction. The densification of a fill by mechanical means.

Cul-De-Sac. A circular pavement symmetrical or offset about the centerline of a dead-end street.

CLEAN WATER ACT (formerly referred to as the Federal Water Pollution Control Act or Federal Water Pollution Control Act Amendments of 1972) Pub.L. 92-500, as amended Pub. L. 95-217, Pub. L. 95-576, Pub. L. (6-483 and Pub. L. 97-117, 33 U.S.C. 1251 *et.seq.*

DEDICATION. A conveyance of land by the owner of the land to some public use through a clause or conveyance in a deed or some other instrument of conveyance or a duly filed plat.

Detention. The short-term storage of storm drainage runoff that has been artificially collected and then released at a predetermined rate.

Development. Any action taken either in conjunction with a use or to make a use possible. Activities do not in and of themselves result in a specific use. Most activities may take place in conjunction with a variety of uses.

DEVIATION. A deviation from the engineering standards is a mechanism to allow the City Engineer to grant an adjustment in the application of engineering standards.

DOE. Washington State Department of Ecology.

DOE STORMWATER MANUAL. Stormwater Management Manual for Western Washington published by the Washington State Department of Ecology, 2005 edition.

Drainage. Rainfall runoff from a basin or contributing area which flows on the surface of the ground.

Driveway. Any area, construction, or facility between a public road and private property which provides access for vehicles from the public roadway to or from private property.

Dwelling Unit. Any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and sanitation for not more than one family.

Dwelling. A building or portion thereof designed exclusively for human habitation, but not including hotels or motel units.

Earth/Earth Material. Naturally occurring rock, soil, stone, dirt, or a combination thereof.

Earthwork. Any operation involving the excavation, grading, filling, or moving of earth materials.

EASEMENT. A grant by the property owner of the use of a strip of land by the public, corporation, or persons for specific purposes.

EFFECTIVE IMPERVIOUS SURFACE. Those impervious surfaces that are connected via sheet flow or discrete conveyance to a drainage system. Impervious surfaces ~~on residential development sites~~ are considered ineffective if (1) the runoff is dispersed through at least one hundred feet of native vegetation in accordance with BMP T5.30 "Full Dispersion," as described in Chapter 5 of Volume V of the Stormwater Management Manual for Western Washington (SMMWW)(2005); (2) residential roof runoff is infiltrated in accordance with Downspout Full Infiltration Systems in BMP T5.10A in Volume III of the SWMMWW; or (3) approved continuous runoff modeling methods indicate that the entire runoff file is infiltrated.

Emergency Vehicle (EV) Access. An all-weather drivable surface constructed and maintained in accordance with this Chapter that provides emergency access between a public or private street and one hundred fifty (150) feet of all portions of an exterior wall of the first story of any structure requiring EV Access as measured by an approved route around the exterior of the building.

Engineer. Also PROJECT ENGINEER. A professional civil engineer, currently licensed in the State of Washington, retained by and acting on behalf of the applicant.

Erodible or Leachable Materials. Wastes, chemicals, or other substances that measurably alter the physical or chemical characteristics of runoff when exposed to rainfall. Examples include erodible soils that are stockpiled, uncovered process wastes, manure, fertilizers, oily substances, ashes, kiln dust, and garbage dumpster leakage.

Erosion. The wearing away of the earth's surface as a result of the movement of wind, water, or ice.

EV ACCESS. See Emergency Vehicle Access

EXCAVATE. The removal by man of sand, sediment, or other material from an area of land or water for other than commercial or industrial use.

Fill. The placement by man of sand, sediment or other material to create new uplands or raise the elevation of the land.

Filling. The act of transporting or placing (by any manner or mechanism) earth material, including temporary stockpiling.

FINANCIAL GUARANTEE. An assignment of funds, surety bond, cash guarantee, escrow account assignment of savings, irrevocable letter of credit, or other means acceptable to or

required by the City Engineer or Director of Community Development to guarantee work is in compliance with all applicable requirements.

Flood or Flooding. A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters, and/or the unusual and rapid accumulation of runoff of surface waters from any source.

Floodfringe. 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. The total area subject to inundation by the base flood, including the floodfringe and the floodway areas.

Floodway. The channel of a river, or other watercourse, and the adjacent land areas that shall 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.

FRONTAGE. Frontage refers to length of a property line along a public street or right-of-way.

GATE (At Driveway Entrance). A moveable fence or other blockade designed to prevent general purpose traffic from entering a private development.

Grading. Any excavating, filling, or creating of impervious surfaces or combination thereof.

Groundwater. Subsurface water in the subsoil or in a zone of saturation.

Grubbing. The removal and disposing of all unwanted vegetative matter from underground, such as sod, stumps, roots, buried logs, or other debris.

Hard Surface. An impervious surface, a permeable pavement, or a vegetated roof.

HEARING EXAMINER. A person appointed by the City to carry out the functions authorized under LMC 18A.02, Administration, and Chapter 35A.63 RCW.

Hyperchlorinated means water that contains more than 10 mg/L chlorine.

IBC. International Building Code.

IFC. International Fire Code.

Impervious Surface. A ~~hard surface area which~~ non-vegetated surface area that either prevents or retards the entry of water into the soil mantle as it entered under natural conditions ~~preexistent prior~~ preexistent to development, ~~or that hard surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from that present under natural conditions preexistent to development.~~ Common impervious surfaces include but are not limited to rooftops,

concrete or asphalt paving, paved walkways, patios, driveways, parking lots or storage areas, grasscrete, and oiled, macadam or other surfaces, which similarly impede the natural infiltration of surface water. Open, uncovered retention/detention facilities shall not be considered impervious surfaces. For purposes of determining whether the thresholds for application of minimum requirements are exceeded. Open uncovered retention/detention facilities shall be considered impervious surfaces for purposes of runoff modeling.

~~INTERNATIONAL Building Code (IBC). The most recent version of the International Building Code adopted by the City of Lakewood.~~

Land Disturbing Activity. Any activity that results in a change in the existing soil cover (both vegetative and non-vegetative) and/or the existing soil topography. Land disturbing activities include, but are not limited to clearing, grading, filling, and excavation. Compaction that is associated with stabilization of structures and road construction shall also be considered a land disturbing activity. Vegetation maintenance practices, including landscape maintenance and gardening, are not considered land-disturbing activity. Stormwater facility maintenance is not considered land disturbing activity if conducted according to established standards and procedures.

Land Surveyor. A professional land surveyor currently licensed by the State of Washington.

Landscaping. The improvement or installation on a parcel or portion thereof of objects or vegetation for decorative or ornamental effect. Examples include: trees, bushes, shrubs, flowers, grass, weeds, ornamental rocks or figures, and low-lying ground cover, sprinkler systems, sidewalks, and lighting fixtures.

Large Lot. As defined by the City of Lakewood Subdivision Code.

LEVEL OF SERVICE. A way to measure the level of traffic congestion, with 'A' being the best level of service, and 'F' the lowest.

LOCAL IMPROVEMENT DISTRICT. A special assessment district whereby a capital improvement is financed and paid for over a period of time through assessments on the benefitting properties.

LOS. Level of service.

LOT. A fractional part of divided lands having fixed boundaries, being of sufficient area and dimension to meet minimum zoning requirements for width and area, and developed or built upon as a unit. The term shall include 'tracts' or 'parcels.'

Maintained City Street. A road dedicated to the City through various legal instruments or processes, or claimed through usage, and maintained by City maintenance forces on a periodic and regular basis, or as determined by the City. The road shall be listed on the City of Lakewood most recent Road Log or accepted by the City for inclusion into the City's road system and not yet shown on the Road Log.

Maintenance. The regular and continual preservation of the private street and appurtenant features within the easement in an "as new" condition.

Major Municipal Separate Storm Sewer Outfall. A municipal separate storm sewer outfall from a single pipe with an inside diameter of 36 inches or more, or its equivalent (discharge from a single conveyance other than circular pipe which is associated with a drainage area of more than 50 acres); or for municipal separate storm sewers that receive stormwater from lands zoned for industrial activity (based on comprehensive zoning plans or the equivalent), an outfall that discharges from a single pipe with an inside diameter of 12 inches or more or from its equivalent (discharge from other than a circular pipe associated with a drainage area of 12 acres or more).

Maximum Extent Practicable. (MEP) refers to paragraph 402(p)(3)(B)(iii) of the federal Clean Water Act which reads as follows: Permits for discharges from municipal storm sewers shall require controls to reduce the discharge of pollutants to the maximum extent practicable, including management practices, control techniques, and system, design, and engineering methods, and other such provisions as the Administrator or the State determines appropriate for the control of such pollutants.

Median. The portion of a divided street separating the traveled way for traffic in opposing directions.

MEP. Maximum Extent Practicable

MOTOR VEHICLE. Motor vehicle includes every device capable of being moved upon a public highway and in, upon, or by which any persons or property is or may be transported or drawn upon a public highway except for mopeds, bicycles and other devices moved by human or animal power or used exclusively upon stationary rails or tracks.

Municipal Separate Storm Sewer. (MS4) means a conveyance, or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, manmade channels, or storm drains) ~~that is~~ (i) owned or operated by a state, city, town, borough, county, parish, district, association, or other public body (created by or pursuant to State Law) having jurisdiction over disposal of wastes, storm water, or other wastes, including special districts under State Law such as a sewer district, flood control district or drainage district, or similar entity, or an Indian tribe or an authorized Indian tribal organization, or a designated and approved management agency under section 208 of the Clean Water Act that discharges to waters of the United States; (ii) designed or used for collecting or conveying stormwater; ~~(iii) and that which~~ is not a combined sewer; ~~and~~ (iv) which is not part of a Publicly Owned Treatment Works (POTW) as defined at 40 CFR 122.2; and (v) which is defined as "large," or "medium" or "small" or otherwise designated by the Department of Ecology pursuant to 40 CFR 122.26.

MUTCD. Manual on Uniform Traffic Control Devices

National Pollutant Discharge Elimination System (NPDES). means the national program for issuing, modifying, revoking, and reissuing, terminating, monitoring and enforcing permits, and imposing and enforcing pretreatment requirements, under sections 307, 402, 318, and 405 of the

Federal Clean Water Act, for the discharge of pollutants to surface waters of the state from point sources. These permits are referred to as NPDES permits and, in Washington State, are administered by the Washington Department of Ecology.

NATIVE VEGETATION. Vegetation comprised of plant species, other than noxious weeds, that are indigenous to the coastal region of the Pacific Northwest and which reasonably could have been expected to naturally occur on the site. Examples include trees such as Douglas Fir, western hemlock, western red cedar, alder, big-leaf maple, and vine maple; shrubs such as willow, elderberry, salmonberry, and salal; and herbaceous plants such as sword fern, foam flower, and fireweed.

NEW DEVELOPMENT. Land disturbing activities, including Class IV -general forest practices that are conversions from timber land to other uses; structural development, including construction or installation of a building or other structure; creation of impervious surfaces; and subdivision, short subdivision and binding site plans, as defined and applied in Chapter 58.17 RCW. Projects meeting the definition of redevelopment shall not be considered new development.

OCCUPANCY. The purpose for which a building is used or intended to be used. The term shall also include the building or room housing such use. Change of occupancy is not intended to include change of tenants or proprietors.

Outfall. Point source as defined by 40 CFR 122.2 at the point where a ~~municipal separate storm sewer~~ discharges leaves the MS4 and discharges to waters of the state and does not include open conveyances connecting two municipal separate storm sewers, or pipes, tunnels, or other conveyances which connect segments of the same stream or other waters of the state and are used to convey waters of the state.

OWNER. The owner of record of real property as shown on the tax rolls of the Pierce County Assessor, or a person who is purchasing a piece of property under contract.

Parcel. Any portion, piece, or division of land. Fractional part or subdivision of block, according to plat or survey; portion of platted territory measured and set apart for individual and private use and occupancy.

PARKING AREA. An area accessible to vehicles, which area is provided, improved, maintained, and used for the sole purpose of accommodating a motor vehicle.

Paved Road. A road that has been treated or covered with asphalt to create an oil mat surface; a road that has a bituminous surface treatment, asphalt, or cement concrete surface.

Paved Surface. Minimum of two inches of hot mix asphalt per Washington State Department of Transportation specifications, or six inches of portland cement concrete.

Percolation. The downward or lateral movement of water through soil under either saturated or unsaturated ground conditions.

Permanent Erosion Control. Continuous onsite and offsite control measures that are needed to control conveyance and/or the deposit of earth, turbidity, or pollutants after construction or development.

Person. An individual, partnership, corporation, or other legal entity.

PLAT. A map or representation of a subdivision, showing thereon the division of a tract or parcel of land into lots, blocks, streets, and alleys or other division and dedications.

Pollution-generating hard surface (PGHS). Those hard surfaces considered to be a significant source of pollutants in stormwater runoff. See the listing of surfaces under pollution-generating impervious surface.

Pollution-Generating Impervious Surface (PGIS). Those impervious surfaces considered to be significant sources of pollutants in stormwater runoff. Such surfaces include those that are subject to vehicular use, industrial activities, or storage of erodible or leachable materials, wastes or chemicals, and that receive direct rainfall or run-on or blow-in of rainfall. Metal roofs are considered to be PGIS unless coated with an inert, non-leachable material. Roofs that are subject to venting of indoor pollutants from manufacturing, commercial or other operations or processes are also considered PGIS. A surface, whether paved or not, shall be considered PGIS if it is regularly used by motor vehicles. The following are considered regularly used surfaces: roads, unvegetated road shoulders, bike lanes within the traveled lane of a roadway, driveways, parking lots, unfenced fire lanes, vehicular equipment storage yards, and airport runways.

POLLUTION-GENERATING PERVIOUS SURFACES (PGPS). Any non-impervious surface subject to vehicular use, industrial activities or storage of erodible or leachable materials, wastes or chemicals, and that receive direct rainfall or run-on or blow-in of rainfall, use of pesticides and fertilizers or loss of soil. Typical PGPS include permeable pavement subject to vehicular use, lawns, landscaped areas, golf courses, and parks.

Pre-developed Condition. The native vegetation and soils that existed at a site prior to the influence of Euro-American settlement. The pre-developed condition shall be assumed to be a forested land cover unless reasonable, historic information is provided that indicates the site was prairie prior to settlement.

Private Drainage System. A system that is totally owned and maintained by an individual, joint venture, partnership, corporation, or other legal entity.

Private Street Easement. An easement or parcel which creates a legal source of access from a public street to an existing or proposed lot or lots of record or project, across other parcels of property.

Private Street. A street which is owned, controlled, and maintained by one or more property owners.

Process Wastewater. Any water which, during manufacture or processing, comes into direct contact with or results from the production or use of any raw material, intermediate product, finished product, byproduct, or waste product.

PROJECT ENGINEER. A professional civil engineer, currently licensed in the State of Washington, retained by and acting on behalf of the applicant.

PROJECT SITE. That portion of a property, properties, or right-of-way subject to land disturbing activities, new impervious surfaces, or replaced impervious surfaces.

Public Drainage System. A system that is owned by the City of Lakewood or exists through accepted easements.

RCW. Revised Code of Washington

RECEIVING WATERS. Bodies of water or surface water systems to which surface runoff is discharged via a point source of stormwater or via sheet flow. Groundwater to which surface runoff is directed by infiltration.

RECORD DRAWINGS. Drawings that reflect changes made during the construction process, recording differences between the original design and the completed structure.

RECORDED. Unless otherwise stated, filed for record with the Auditor of the County of Pierce, State of Washington.

REDEVELOPMENT. On a site that is already substantially developed (i.e., has 35% or more of existing impervious surface coverage), the creation or addition of impervious surfaces; the expansion of a building footprint or addition or replacement of a structure; structural development including construction, installation or expansion of a building or other structure; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities.

Replaced Hard Surface: For structures, the removal and replacement of hard surfaces down to the foundation. For other hard surfaces, the removal down to bare soil or base course and replacement.

Replaced impervious surface. For structures, the removal and replacement of any exterior impervious surfaces or foundation; or, for other impervious surfaces, the removal down to bare soil, or base course, and replacement. Exemptions and partial exemptions are defined in Appendix 1 of the City's NPDES Permit.

Retention. The long-term storage of water on site with the dissipation of said water into the ground by means of percolation.

Right-of-Way (ROW). That area of land dedicated for public road uses including all road appurtenances, secured by the County or the public for purposes of public traffic, drainage, and/or franchised utilities.

~~Runoff. Water that travels across the land surface and discharges to water bodies either directly or through a collection and conveyance system. See also "Stormwater?".~~

Runoff. That portion of the precipitation on a drainage area that is discharged in the form of overland flow from the area to downhill properties, watercourses, or pipe systems.

Safety Concern. Geometric or design conditions on an existing, maintained City street that does not meet the standards of these regulations or the City Engineering Standards Manual.

Sensitive Area. Those areas designated by resolution or ordinance of the City of Lakewood City Council pursuant to LMC 14A and the Washington Administrative Code 197-11-908.

SEPA. Washington State Environmental Policy Act

Significant contributor. A discharge that contributes a loading of pollutants considered to be sufficient to cause or exacerbate the deterioration of receiving water quality or instream habitat conditions.

Site Development Permit. A permit issued by the City of Lakewood authorizing the applicant to access the property; fill, grade or create an impervious surface or any combination thereof.

Site Development Plan. Site development plans shall include the following, as specifically required by the City in each instance: Site plan, erosion and sedimentation control plan, grading plan, storm drainage plan, stormwater drainage control report, soils report, flood study, entering sight distance variances and verifications, and other documents required in the review of proposed development of the property.

Site. Any parcel or combination of contiguous parcels where grading, filling, clearing, or creation of an impervious surface is proposed, and which may be controlled by more than one property owner.

Site-Specific Traffic. That traffic generated by a development. This traffic volume(s) shall be used to determine measures necessary to mitigate significant impacts on the City's street system.

Slope. An inclined earth surface, the inclination of which is expressed as the ratio of horizontal distance to vertical distance.

Soils Engineer. A professional civil engineer, licensed by the State of Washington, and experienced and knowledgeable in geotechnical engineering.

SOURCE CONTROL BMP. A structure or operation that is intended to prevent pollutants from coming into contact with stormwater through physical separation of areas or careful management

of activities that are sources of pollutants. The SWMMWW separates source control BMPs into two types. Structural Source Control BMPs are physical, structural, or mechanical devices, or facilities that are intended to prevent pollutants from entering stormwater. Operational BMPs are non-structural practices that prevent or reduce pollutants from entering stormwater. See Volume IV of the SWMMWW for details.

Stockpiling. The placement of material that will be removed within a six month period or material that is placed on the property of a licensed business for sale.

Stormwater Management Manual for Western Washington (DOE STORMWATER MANUAL). The 5-volume technical manual (Publication Nos. ~~99-11 through 15 for the 2001 version and~~ ~~Publication Nos. 05-10-029-033 for the 2005 version~~ (The 2005 version replaces the 2001 ~~version~~ number 14-10-055 for the 2012 version amended in December 2014) prepared by Ecology for use by local governments that contains BMPs to prevent, control, or treat pollution in stormwater.

Stormwater. Runoff during and following precipitation and snowmelt events, including surface runoff ~~and drainage~~ or interflow.

STREET FRONTAGE IMPROVEMENTS. The construction, reconstruction or repair of the following right-of-way facilities:

- Curbs, gutters and sidewalks;
- Storm drainage facilities;
- Patching the street from its preexisting edge to the new curb line;
- Overlayment of the existing public street to its centerline;
- Relocating utilities as necessary;
- Street frontage landscaping;
- Street lights;
- Other such improvements deemed necessary by the City Engineer.

The improvements may be required to be installed along the entire length of abutting public street frontage of property being developed, or for a greater length, as determined by the City Engineer as a condition of project approval for a new construction, new subdivision, short plat, or addition, alteration or tenant improvement project, a Local Improvement District, or City project. All such frontage improvements shall be constructed to city specifications.

Structure. Anything that is constructed in or on the ground or over water, including any edifice, gas or liquid storage tank, and any piece of work artificially built up or composed of parts and joined together.

Subdivision or Formal Plat. As defined in the City of Lakewood Subdivision Code.

Subdivisions. Any division or redivision of land into lots, tracts, parcels, or sites for the purpose of sale, lease, or transfer of ownership by formal plat, short plat, large lot division, or planned development district, or other subdivisional process.

Surveyor. A professional land surveyor, currently licensed in the State of Washington and retained and acting on behalf of the applicant.

THRESHOLD DISCHARGE AREA. An onsite area draining to a single natural discharge location or multiple natural discharge locations that combine within one-quarter mile downstream (as determined by the shortest flow path). The examples in Figure 14.1 below illustrate this definition. The purpose of this definition is to clarify how the thresholds in Figures 5.1 and 5.2 are applied to project sites with multiple discharge points. For projects where stormwater will be infiltrated on-site the threshold discharge area shall be defined as the entire project area.

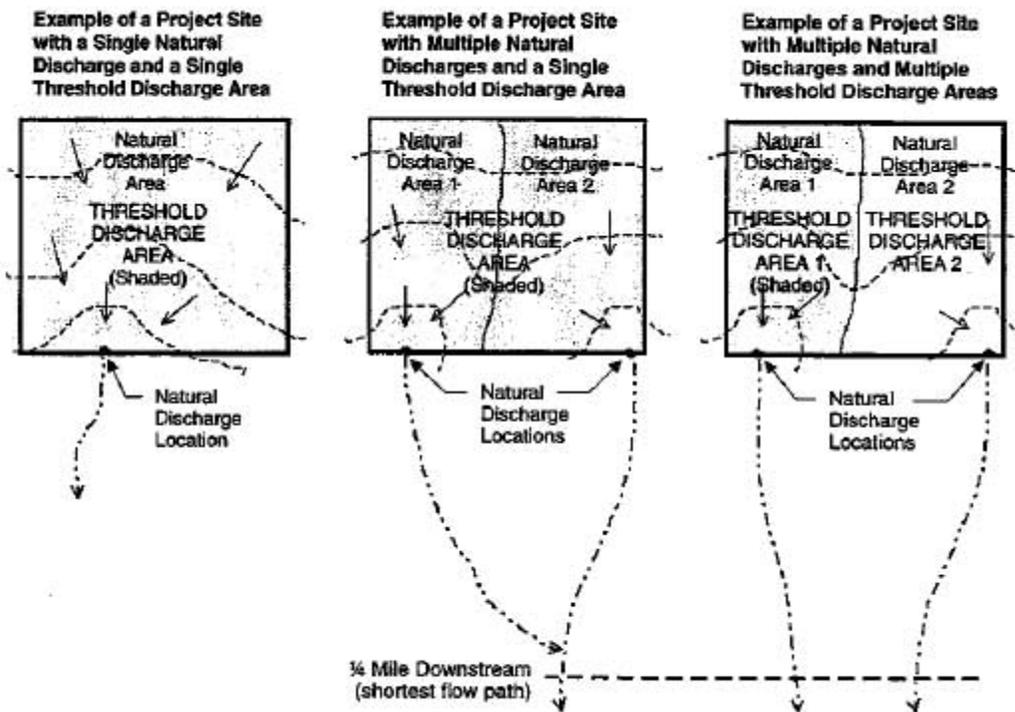


Figure 14.1 Threshold Discharge Area

Total Maximum Daily Load (TMDL). A water cleanup plan, TMDL is a calculation of the maximum amount of a pollutant that a water body can receive and still meet water quality standards, and an allocation of that amount to the pollutant's sources. A TMDL is the sum of the allowable loads of a single pollutant from all contributing point and nonpoint sources. The calculation shall include a margin of safety to ensure that the water body can be used for the purposes the state has designated. The calculation shall also account for reasonable variation in water quality. Water quality standards are set by states, territories, and tribes. They identify the uses for each water body, for example, drinking water supply, contact recreation (swimming),

and aquatic life support (fishing), and the scientific criteria to support that use. The Clean Water Act, section 303, establishes the water quality standards and TMDL programs.

Tract. Any parcel of land, lot, building site, or contiguous combination thereof devoted to or intended to be devoted to a principal use and any other uses customarily accessory thereto.

Traffic Impact Area. All public roads within an area which would be impacted by the proposed project.

Traveled Way. The improved driving surface of the road normally used by the traveling vehicle.

TRIP GENERATION ANALYSIS. A reporting of the number of vehicular trips generated, both average daily traffic (ADT) and PM peak hour, by proposed new development, redevelopment or increase of traffic related trips due to change of use. The data may be obtained from the latest edition of the Institute of Transportation Engineers (ITE) manual. Data does not need to be presented by a traffic engineer unless, due to its absence in the ITE manual, traffic data shall be collected.

TRAFFIC IMPACT ANALYSIS. An in-depth analysis of the traffic generated by a new development, redevelopment or increase of traffic related trips due to change of use and its impacts on the surrounding street system. Data shall be presented by a licensed engineer who has special training in and practices in the profession of traffic engineering.

USC & GS. United States Coast and Geodetic Survey

USGS. United States Geodetic Survey

UTILITIES. Public or private facilities including electrical substation, electrical generation facilities, electrical transmission, telephone or communication lines, pipelines, sewer lines, water lines, natural gas lines, or similar transmission facilities, natural gas gate valve and storage facilities, sewage collection and treatment facilities, waste disposal facilities, waste transfer facilities, and water supply facilities.

VARIANCE. A modification of regulations of this title when authorized by the hearing examiner after finding that the literal application of the provisions of this title would cause undue and unnecessary hardship in view of certain facts and conditions applying to a specific parcel of property.

Water Quality Standards. Surface Water Quality Standards, Chapter 173-201A WAC, Ground Water Quality Standards, Chapter 173-200 WAC, and Sediment Management Standards, Chapter 173-204 WAC.

Watercourse. A river, stream, creek, or other course of flowing water which flows intermittently or perennially and discharges into another watercourse or body of water.

Waters of the State. Those waters as defined as "waters of the United States" in 40 CFR Subpart 122.2 within the geographic boundaries of Washington State and "waters of the state" as defined in Chapter 90.48 RCW which includes lakes, rivers, ponds, streams, inland waters, underground waters, salt waters and all other surface waters and water courses within the jurisdiction of the State of Washington.

Wetland or Wetlands. An area or 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 soils conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities or those wetlands created after July 1, 1990 that were unintentionally created as a result of the construction of a road, street, or highway. However, wetlands include those artificial wetlands intentionally created to mitigate conversion of wetlands.

WSDOT. Washington State Department of Transportation

Section 16: Section 15A.05.080 Lakewood Municipal Code (LMC) entitled, "Amendments to International Fire Code," is amended to read as follows:

The following sections of the International Fire Code are amended as follows:

- A. **104.1.1 Coordination with other departments.** a new section 104.1.1 is added to read as follows:

When requested and authorized to do so by the fire code official, the chief of police may assign such available police officers and the code compliance supervisor may assign such available code compliance officers as may be necessary to assist the community development department and/or the fire department in enforcing provisions of this code.

- B. **104.1.2 Inspection authority.** a new section 104.1.2 is added to read as follows:

The fire code official and members of the fire prevention division have limited police powers for the purpose of enforcing the International Fire Code. Such powers shall include the ability to issue verbal and written notices of violation, to determine appropriate times within which violations shall be removed or repaired, to issue infraction and criminal citations for violations of the International Fire Code and all applicable state and local fire regulations, and to enter, as necessary, buildings and premises for the purposes of inspection as necessary to and as described within the International Fire Code.

- C. **104.1.3 Special limited commission.** a new section 104.1.3 is added to read as follows:

The scope of the special limited commission herein shall not grant the fire code official or any member of the fire prevention bureau any power of arrest and this special limited commission shall not grant any member, of the fire prevention division, authority to carry firearms or other weapons while conducting activities related to enforcement of the International Fire Code.

D. **105.6.50 Special operation permit.** a new section 105.6.50 is added to read as follows:

The fire code official is authorized to require and issue a special operational permit for any operation determined to have the potential for presenting a hazardous condition. The operational permit will provide the ability to track and monitor the situation.

E. **105.7.20 Underground supply piping for automatic sprinkler system.** is amended to read as follows:

A construction permit is required for the installation of the portion of the underground water supply piping, public or private, supplying a water-based fire protection system. The permit shall apply to all underground piping and appurtenances downstream of the first control valve on the lateral piping or service line from the distribution main to one foot above finished floor of the facility with the fire protection system. Maintenance performed in accordance with this code is not considered to be a modification and does not require a permit.

Exception:

1. Underground piping serves a fire protection system installed in accordance with NFPA 13D.

F. **107.2 Testing and operation.** is amended to read as follows:

Equipment requiring periodic testing or operation to ensure maintenance shall be tested or operated as specified in this code and references. To ensure all fire and life safety systems are free of deficiencies and current on testing the fire code official may utilize a third party confidence testing coordination and tracking method

G. **110.5 Securing property.** a new section 110.5 is added to read as follows:

The owner, occupant or other person having under his/her control any property or materials on a property damaged by fire or explosion shall, when ordered by the chief, immediately secure the property against entry or unauthorized access by the public, by boarding up all openings, fencing, barricading or utilizing other appropriate measures.

H. **113.3 Work commencing before permit issuance.** is amended to read as follows:

A person who commences any work, activity or operation regulated by this code before obtaining the necessary permits shall be subject to double the fees identified for such work, activity or operation as set forth in the adopted City fee schedule

I. 113.6 Non-profit organizations. a new section 113.6 is added to read as follows:

Operational permits submitted by non-profit organizations will be charged fifty percent of fees. Non-profit organizations are organizations that have established a non-profit exemption from the Internal Revenue Service.

J. 113.7 Permit re-inspection fee. a new section 113.7 is added to read as follows:

All initial fees include two field inspections. Inspections required in excess of two may incur additional fees. Re-inspections fees must be paid prior to scheduling an inspection

K. 202 General Definitions. is amended as follows:

The term of **False Alarm** is revised to read as follows:

A fire alarm causing emergency response by the fire department, which was initiated by one of the following:

1. A fire alarm system malfunction.
2. Improper maintenance of a fire alarm or an automatic fire suppression system.
3. Improper use or misuse of a fire alarm system or an automatic fire suppression system.
4. Damage to a fire alarm system or automatic fire suppression system due to carelessness while performing other procedures in the building.
5. The initiation of a fire alarm system during construction, painting, or other procedure in which care should have been taken to protect initiating devices from sending a false signal

The term **Fire Apparatus Access Road** is renamed **Emergency Vehicle Access**.

L. 319 False Alarms. add a new section to read:

False alarms causing response by emergency response shall be managed in accordance with 319.1 and 319.2.

M. 319.1 False Alarm Complaints. False alarm complaints shall be filed with the Fire Prevention Division by either the responding fire companies or by the Fire Communication Center.

N. **319.2 Notification and invoicing.** Upon receiving and verifying the validity of a false alarm complaint, the fire code official will notify the owner or manager of the premises to take corrective measures to eliminate problems causing the false alarms. The notice will state that future false alarms at the referenced address occurring within twelve months of the original complaint, will result in an invoice for costs in accordance with the city's master fee schedule.

O. **503 Fire Apparatus Access Roads.** as published in the IFC (unamended by WAC) is adopted and is renamed **Emergency Vehicle (EV) Access** and is amended as follows:

P. **503.2.1 Width.** is renamed **503.2.1 Dimensions** and amend to read as follows:

EV access servicing not more than two dwelling units shall not be less than fifteen (15) feet wide. EV access for all other projects shall not be less than 24 feet with no parking, twenty-eight (28) feet with parking on one side and thirty-two (32) feet with parking on both sides. Unobstructed vertical clearance of not less than 13 feet 6 inches shall be provided. With approval of the City and Fire Marshal a reduced vertical clearance may be approved provided such reduction does not impair EV Access and approved signs are installed and maintained.

Q. **503.2.3 Surface.** is amended to read as follows:

EV access shall be designed and maintained to support the imposed loads of fire apparatus and shall be paved with asphalt or concrete so as to provide all-weather driving capabilities. Exception: access designated "Emergency Vehicles Only" may be designed by a licensed engineer and can be alternative surfacing, as approved by the City engineer.

R. **503.2.4 Turning Radii.** is amended to read as follows:

A minimum outside turning radius of forty-five (45) feet shall be provided for all EV Access.

S. **503.2.5 Dead ends.** is amended to read as follows:

Dead-end emergency access roads in excess of 150 feet in length shall be provided with an approved area for turning around emergency vehicles. Dead end turn around specifications shall comply with sections 503.2.5.1 through 503.2.5.5.

T. **503.2.5.1 Commercial.** Commercial/industrial projects may utilize a roundabout or hammerhead design.

U. ~~**503.2.5.2 Residential less than 4.** Hammerhead turnarounds may be used when the required emergency vehicle access road serves four (4) or fewer residential units.~~ Reserved

V. ~~503.2.5.3 Residential more than 4.~~ Cul-de-sac turnarounds or through street access shall be used when the required emergency vehicle access road serves more than four (4) residential units. Reserved

W. **503.2.5.4 Additions or alterations.** Alterations or tenant improvements, on a dead end access road or interior dead end access drive aisle, that increase the number of uses to the site shall construct an EV turnaround.

X. **503.2.5.5 Turn around design.** Hammerhead turnarounds and cul-de-sac design shall comply with the latest edition of the City of Lakewood Engineering Standards Manual

Y. **503.2.6 Bridges and elevated surfaces.** is not adopted

Z. **503.2.7 Grade.** The maximum grade (vertical profile grade) of an EV access shall be fifteen (15) percent. All sections of EV accesses with grades over twelve (12) percent shall be paved with 0.17 feet compacted asphalt concrete or its cement concrete equivalent.

AA. **503.3 Marking.** is amended to read as follows:

Approved striping or signs shall be provided and maintained for fire apparatus roads to identify such roads and prohibit the obstruction thereof. Signs and striping shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility

1. **Striping.** Painted lines of red traffic paint shall mark fire apparatus access six (6) inches in width to show the boundaries of the lane. The words “NO PARKING FIRE LANE” shall appear in four (4) inches of white letters at 25 foot intervals on the red boarder markings along both sides of the fire lanes. Where a curb is available, the striping shall be on the vertical face of the curb.
2. **Signs.** Signs shall read “NO PARKING FIRE LANE” and shall be twelve (12) inches wide and eighteen (18) inches high. The signs shall have letters and background of contrasting colors, readily legible from a fifty (50) foot distance. Signs shall be permanently affixed to a stationery post and bottom of the sign shall be six feet, six inches (6’6”) above finished grade. Signs shall be spaced not more than fifty (50) feet apart. Signs may be installed on permanent buildings or walls or as approved by the code official

BB. **503.6 Security gates.** is amended to read as follows:

The installation of security gates across EV access ways shall be approved by the fire code official and meet the requirements in 503.6.1 through 503.6.3.

CC. **503.6.1 Residential development access.** Gates which serve ten (10) or more dwelling units shall have an Opticom activation system or an equivalent and compatible system that is approved by the fire chief

DD. **503.6.2 Knox key access.** Gates shall have rapid-entry key capabilities compatible with the local fire district per IFC, Section 506.

EE. **503.6.3 Automated gate.** All electrically-activated gates shall have default capabilities to the unlocked position

FF. **503.7 Modifications.** add a new section 503.7 Modifications to read as follows:

Where site conditions do not allow full compliance, the fire code official may modify emergency vehicle access requirements as necessary to ensure adequate accessibility for emergency responders.

GG. **505.1 Address identification.** is amended to read as follows:

Building address identification shall comply with sections 505.1.1 and 505.1.2

HH. 505.1.1 Commercial. New and existing commercial buildings shall have approved address numbers, building numbers or approved building identification placed high on the building to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of twelve (12) inches high. Individual unit/suite or space numbers or letters shall be four (4) inches in size and contrasting with the background and visible from the approach side or angle.

II. 505.1.2 Residential. .New and existing residential structures shall have approved address numbers placed in the position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be a minimum of four (4) inches high with a minimum stroke of one half (0.5) inch for buildings that are under fifty (50) feet of the street, six (6) inches high with a minimum stroke of one half (0.5) inch for buildings that are over fifty (50) feet of the street. Where access is by means of a private road or driveway and the building cannot be viewed from a public way, a monument, pole or other sign shall be used to identify the structure

JJ. **507.3.1 Residential fire flow limitations.** a new section is added to read as follows:

Residential additions that add more than 50% of the original square footage, which fail to meet required fire flow and/or hydrant distances shall be required to install a fire sprinkler system complying with Section 903.3.1.3.

KK. **507.5.1 Where required,** is amended to read as follows:

Any facility or building hereafter constructed or moved into or within the jurisdiction shall be required to provide a hydrant(s), where required by the fire code official, in accordance with appendix C.

Exceptions:

A.

1. For Group R-3 and Group U occupancies, the distance requirements shall be 350 feet.
2. For Group R-1 and R-2 occupancies, no point of the building shall exceed a 500-foot hose lay distance using a fire department access route between the hydrant and building.
3. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 500 feet.

LL. **507.5.1.2** is added to read as follows:

507.5.1.2 Hydrant for fire department connection. A fire hydrant shall be installed no more than 100 feet from any fire department connection.

MM. **507.5.7** is added to read as follows:

Section 507.5.7 Hydrant setback. All fire hydrants shall be installed at least two (2) feet, but not more than nine (9) feet, from the curb face of a paved street or edge of a designated approved fire access roadway.

All fire hydrants placed **507.5.1.2** is added to read as follows:

507.5.1.2 Hydrant for fire department connection. A fire hydrant on private property shall be adequately protected by either curb stops or concrete post or other approved methods. Such stops shall be the responsibility of the landowner on which the fire hydrant is installed.

NN. **507.5.9** is added to read as follows:

Section 507.5.9 Hydrant marking. An approved blue, two (2) sided reflector shall be utilized to identify each hydrant location. The reflector shall be affixed to the centerline of each roadway or fire access lane.

OO. **507.5.10** is added to read as follows:

Section 507.5.10 Hydrant distance to building. Fire hydrants shall not be closer than fifty (50) feet to a structure or one and one half (1/2) times the height of the structure, whichever is greater.

PP. **901.7 Systems out of service**, is renamed **Fire watch personnel** and amended to read as follows:

The Fire Chief or his or her designee, shall determine when Fire Department personnel must conduct a fire watch due to code requirements, excessive occupant load, the unusual nature of the event, the use of pyrotechnics or fireworks, the existence of hazardous

condition, the inoperability of the fire protection system, or other conditions affecting the safety at the event or at the property. The person responsible for the facility shall pay a fee per the fee schedule for associated costs. If more than one person is required for the fire watch, the person responsible for the facility shall pay a fee per the fee schedule. The Fire Chief or designee may notify the responsible person of the period of the fire watch and the resulting fee prior to the event.

QQ. 1103.8.1 Where required. is amended with the addition of the following sentence:

The use of listed exceptions shall not apply to Group R-2 occupancies.

RR. LMC 15.05.060 (E)-(K) inclusive shall be considered to also amend collocated references in the International Fire Code.

Section 17 Severability: If any sections, sentence, clause or phrase of this Ordinance shall be held to be invalid or unconstitutional by a court of component jurisdiction, or its application held inapplicable to any person, property or circumstance, such invalidity or unconstitutionality or inapplicability shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance or its application to any other person, property or circumstance.

Section 18 Effective Date: This Ordinance shall be in full force and effect thirty (30) days after publication of the Ordinance Summary.

ADOPTED by the City Council this 3rd day of October, 2016.

CITY OF LAKEWOOD

Don Anderson, Mayor

Attest:

Alice M. Bush, MMC, City Clerk

Approved as to Form:

Heidi A. Wachter City Attorney



TO: Mayor and City Councilmembers
THROUGH: John Caulfield, City Manager *John E. Caulfield*
FROM: Dave Bugher, Assistant City Manager, Development Services
DATE: October 10, 2016 (Study Session)
SUBJECT: 2016 Comprehensive Plan/ Zoning Text Amendments

PURPOSE: The purpose of this presentation is to provide the City Council with an update and review of the 2016 Comprehensive Plan Amendments. A Public Hearing to discuss the amendments is currently scheduled for October 17, 2016. The Planning Commission reviewed and voted to approve of Resolution 2016-02 (attached) on September 21, 2016, which recommends Council approve the following amendments.

BACKGROUND: The Growth Management Act, which mandates that the City of Lakewood generate and adopt a Comprehensive Plan, also requires that there be in place a process to amend the Comprehensive Plan. The amendment process for the Comprehensive Plan must be available to the citizens of this City (including corporation and other business entities) on a regular basis. In accordance with RCW 36.70A.130, Comprehensive Plan amendments can be considered “no more frequently than once a year.” Privately initiated Comprehensive Plan amendments were submitted between January 2016 and May 18, 2016. The Lakewood Comprehensive Plan was initially adopted in 2000, and with major updates in 2004 and 2015. Specific amendments and obvious updates have occurred annually since the initial adoption.

On December 7, 2015 the City Council reviewed Ordinance No. 629 to adopt the 2015 Comprehensive Plan Amendments and land use zoning map. Meeting minutes from the December 7, 2015 show:

“COUNCILMEMBER BRANDSTETTER MOVED TO AMEND ORDINANCE NO. 629 BY TABLING SECTION 2 OF ORDINANCE NO. 629. SECONDED BY COUNCILMEMBER SIMPSON. VOICE VOTE WAS TAKEN AND CARRIED UNANIMOUSLY.”

Section 2 of the ordinance included one amendment to change the comprehensive plan and zoning designation at Veterans Drive/Gravelly Lake Drive from Residential One (R1) to Residential Three (R3).

Upon further staff review, the direct language from Council Member Brandstetter at the December 7, 2015 Council meeting was:

“I move to table comprehensive plan amendment 2015-02 to the 2016 Comprehensive Plan amendment cycle, and further direct the Planning Commission the task of promulgating, conducting public hearings, and providing recommendations to the City Council on Ordinance establishing a City Wide Planned Unit Development Overlay District. In part the ordinance should include regulations that allow greater flexibility in zoning and subdivision regulations, in exchange for flexibility the City and the community seeks increased oversight in the review process of a planned development project. By way of example the Planned Unit Development Overlay District, should include requirements for frontage improvements, enhanced design, compatibility treatment, provision for common open space, ownership association requirements, where applicable, modification and density, in variation in lot sizes, building space and height, improvement coverage and yard requirements. Prior to initiating public hearings, the Planning Commission shall submit the proposed regulations to the City Council for early review.”

When the amendment was tabled by Council, Council requested two things to occur:

- 1) The first was that comprehensive plan amendment 2015-02 would return as part of the 2016 Comprehensive Plan amendment cycle for action by the City Council; and
- 2) That the proposed amendment, No. 2015-02, would be predicated on consideration of a draft Planned Unit Development Overlay (PUD) proposal to include in the 2016 comprehensive plan amendments, as an alternative way to provide opportunities for future residential development. CPA-2016-16 has been provided in response to that request.

PROJECT DESCRIPTION: The proposed 2016 Comprehensive Plan Amendments includes fifteen city-initiated comprehensive plan/zoning map amendments and two privately initiated amendments. The proposed amendments are labeled CPA 2016-01 through CPA-2016-17. Several of the amendments involve the same project and for the purposes of review, have been grouped together for a more detailed review. Basic information about the proposed amendments is provided below, followed by a detailed discussion of each group of amendments.

CPA-2016-01– MAP AMENDMENT (Land adjacent to Springbrook Park)

1. Amend the Comprehensive Plan land-use map to designate the subject property *Open Space and Recreation*; and
2. Amend the zoning map to correspondingly zone the subject property *Open Space and Recreation One (OSR1)*.

Location: 4713 127th Street SW, Lakewood WA

Assessor’s tax parcel no: 0219123015

CPA-2016-02– MAP AMENDMENT (City of Lakewood Stormwater Pond)

1. Amend the Comprehensive Plan land-use map to designate the subject property *Open Space and Recreation*; and

2. Amend the zoning map to correspondingly zone the subject property *Open Space and Recreation One (OSR1)*.

Location: 12502 47th Avenue SW, Lakewood WA

Assessor's tax parcel no: 0219123082

CPA-2016-03– MAP AMENDMENT (Pierce County properties located in Springbrook)

1. Amend the Comprehensive Plan land-use map to designate the subject property *Corridor Commercial*; and

2. Amend the zoning map to zone the subject property *Transit Oriented Commercial (TOC)*.

Location: No Address

Assessor's tax parcel nos: 0219122156, 0219122160, 0219123112

CPA-2016-04– MAP AMENDMENT (BNSF properties located in Springbrook)

1. Amend the Comprehensive Plan land-use map to designate the subject property *Corridor Commercial*; and

2. Amend the zoning map to zone the subject property *Transit Oriented Commercial (TOC)*.

Location: No address (Railroad right-of-way located north of I-5 and south of McChord Drive SW)

Assessor's tax parcel no: None.

CPA-2016-05– MAP AMENDMENT (TPU Substation)

1. Amend the Comprehensive Plan land-use map to designate the subject property *Corridor Commercial*; and

2. Amend the zoning map to zone the subject property *Transit Oriented Commercial (TOC)*.

Location: 12415 47th Avenue SW.

Assessor's tax parcel no: 0219123046

CPA-2016-06– MAP AMENDMENT (WSDOT I-5 right-of-way)

1. Amend the Comprehensive Plan land-use map to designate the subject property *Corridor Commercial*; and

2. Amend the zoning map to zone the subject property *Transit Oriented Commercial (TOC)*.

Location: No address

Assessor's tax parcel no: None.

CPA-2016-07– MAP AMENDMENT (Map Correction)

1. Amend the Comprehensive Plan land-use map to designate the subject property *Multi Family*; and

2. Amend the zoning map to zone the subject property *Multi Family Two (MF2)*.

Location: No address

Assessor's tax parcel no: 0219123116

CPA-2016-08- Text Amendment (Joint Base Lewis McChord Land Use Study)

The City is proposing to delete the Chapter 3.6 of the Comprehensive Plan (Military Lands) and replace it with the following sections: Joint Base Lewis McChord (JBLM) installation profile, a review of past and current Joint Land Use Study (JLUS) activity, new goals, and new policies consistent with the recently adopted 2015 JBLM JLUS.

CPA-2016-09 - Text Amendment (Healthy Communities)

The City is proposing to amend Chapter 3 of the Comprehensive Plan to add policies that promote food security, food systems, local food production and public health.

CPA-2016-10- Text Amendment (Complete Streets)

The City is proposing to amend Chapter 6 (Transportation) of the Comprehensive Plan to include “complete street” goals and related policies pertaining to multi-modal forms of transportation.

CPA-2016-11- Text Amendment (Sustainability Chapter)

The City is proposing to amend the Comprehensive Plan and add a sustainability chapter. The chapter aims to encourage sustainable practices and policies to help ensure that the residents, businesses, and property owners live and function in a way that considers the livelihood of future generations. The sustainability chapter focuses on sustainable policies and guidelines directed toward the City’s human activities and built environment.

CPA-2016-12- Zoning Text Amendment (Transit Support Facilities)

The City is proposing to amend the Lakewood Municipal Code, Title 18A.50, and delete section 18A.50.550 (F.).

CPA-2016-13- Text Amendment (Public Institutional)

The City is proposing to amend the Lakewood Municipal Code, Title 18A.2, and delete section 18A.2.810 (A.) (5.).

CPA-2016-14- Text Amendment (YKC Industrial)

YKC Industrial is proposing to amend the Lakewood Municipal Code, Title 18A.30, to allow for Warehousing, Distribution and Freight Movement (Level three) in the Industrial Business Park (IBP) zone subject to an administrative use permit.

CPA-2016-15- Text Amendment (Low Impact Development)

The City is proposing to amend the Lakewood Municipal Code, Title 18A.50.420 (A.) (20.) to comply with regulations for low impact development.

CPA-2016-16- Text Amendment (Planned Development Overlay Zone)

The City is proposing to establish a Planned Development (PD) Overlay Zone which would be applicable in any zoning district on sites greater than two (2) acres in size.

CPA-2016-17- Text Amendment (TOC Zone)

The City is proposing to amend section 18A.30.530 (A.) (1.) and 18A.30.540 (A.).

AGENCY REVIEW: Sixty-day notice was sent to the Department of Commerce on August 23, 2016. Notice of the proposed updates and amendments was transmitted to other public agencies on August 23, 2016.

ENVIRONMENTAL REVIEW: Environmental review under SEPA has been performed and a threshold determination (Determination of Non-significance- DNS) was issued on September 1, 2016. A Notice of Issuance was published in *The News Tribune*, posted on the subject properties and mailed to the owners of properties within 300 feet of specific sites proposed to be re-designated and/or rezoned.

PLANNING COMMISSION REVIEW: The Planning Commission held a public hearing on the proposed amendments and update on September 7, 2016. On September 21, 2016, the Planning Commission adopted a resolution recommending, approval of CPAs 16-001 through 16-0017.

DISCUSSION:

1. Springbrook Park Expansion: CPA-2016-01 and CPA-2016-02
Both of these map amendments will allow for the expansion of the existing Springbrook Park.
2. Rezoning Public Institutional to Transit Oriented Commercial: CPA-2016-03, CPA-2016-04, CPA-2016-05, and CPA-2016-06
These four Comprehensive Plan amendments rezone existing parcels from Public Institutional (PI) to Transit Oriented Commercial (TOC). On March 18, 2016 Pierce County submitted an application # LU-16-00059, to have three parcels totaling approximately 29.08 acres rezoned Public Institutional (PI) to Transit Oriented Commercial (TOC) and re-designated from *Public Institutional* to *Commercial*. Due to the level of interest for future development in the City of Lakewood, City Staff agreed with the County's proposal and recommended that the three parcels be rezoned and re designated to allow commercial development.

Within the Springbrook area there are a total of six parcels currently zoned Public Institutional. The privately initiated amendments from Pierce County (CPA-2016-04) served as a catalyst for the City to rezone the neighboring parcels, which avoids spot zoning and encourages the possibility of future development. In order to reach the same level of zoning consistency currently found in Springbrook, the entire area including Assessor Parcel Numbers: 0219122156, 0219122160, 0219123112, 0219123046, and the neighboring WSDOT and BNSF properties will be rezoned and re designated from Public Institutional to Transit Oriented Commercial (TOC).

3. Multi-Family Map Correction- CPA-2016-071
This map amendment will amend the Comprehensive Plan land-use map to designate the subject property (APN: 0219123116) Multi Family and amend the zoning map to zone the subject property Multi Family Two (MF2). The property is

currently zoned Multi-Family 2 and *Public Institutional*. This amendment will remove the *Public Institutional* zoning designation.

4. Joint Base Lewis McChord Land Use Study- CPA-2016-08

In 2015, Joint Base Lewis McChord completed a land use study (JLUS) in an effort to identify and strategize how to address Land Use incompatibilities in the Northern Clear Zone. Following completion of the study, an implementation task force spearheaded by the South Sound Military and Communities Partnership (SSMCP), was established. Staff from the City of Lakewood participates in the task force, which aims to implement policies and programs to address current and avoid future incompatibilities. As a means of complying with the findings from the JLUS document, City Staff in partner with SSMCP re-wrote section 3.6 of the Comprehensive Plan (Military Lands) and replaced it with the following sections: Joint Base Lewis McChord (JBLM) installation profile, a review of past and current Joint Land Use Study (JLUS) activity, new goals, and new policies consistent with the recently adopted 2015 JBLM JLUS

5. Healthy Communities- CPA-2016-09, Complete Streets- CPA-2016-10 and Sustainability CPA-2016-11

In 2015 the City of Lakewood completed a required Comprehensive Plan Update and used the Department of Commerce Update Checklist and the Puget Sound Regional Council (PSRC) Vision 2040 Plan and corresponding checklist to ensure that the City's plan and update comply with the State and PSRC requirements. Both of these agencies require counties and municipalities to accommodate their "fair share" of regional growth as determined through the Pierce County Regional Council (PCRC), and planning for corresponding growth and traffic. The checklists also track other miscellaneous requirements and directives of State law and Vision 2040.

After reviewing the amendments, the Puget Sound Regional Council (PSRC) placed a conditional certificate on transportation-related provisions in the City of Lakewood's 2015 Comprehensive Plan update. In an effort to better comply with Vision 2040 the City has made amendments to Chapter 3 (Land Use) and Chapter 6 (Transportation) as well as, added an additional chapter (Chapter 10) focused on sustainability.

CPA-2016-09: Chapter 3 (Land Use) would be amended to add goals and policies related to healthy communities.

CPA-2016-10: Chapter 6 (Transportation) would be amended to include goals and policies related to complete streets, which encourages multi-modal forms of transportation.

CPA-2016-11: Chapter 10, titled "Sustainability" is established to include goals and policies regarding the preservation and enhancement of Lakewood's environment.

6. Transit Support Facilities: CPA-2016-12 (Zoning Text Amendment)

The City is proposing to amend the Lakewood Municipal Code, Title 18A.50, and delete section 18A.50.550 (F.), which pertains to Satellite Parking.

7. Public Institutional: CPA-2016-13 (Zoning Text Amendment)

The City is proposing to amend the Lakewood Municipal Code, Title 18A.2, and delete section 18A.2.810 (A.) (5.), which pertains to conforming uses in the case of a property being sold to a non-public entity.

8. YKC Industrial: CPA-2016-14 (Zoning Text Amendment)

On May 5, 2016, YKC Industrial submitted application # LU-16-00104, proposing to amend the Lakewood Municipal Code, Title 18A.30, to allow for Warehousing, Distribution and Freight Movement (Level three) in the Industrial Business Park (IBP) zone subject to an administrative use permit. Currently, Warehousing, Distribution and Freight Movement (Level three) is permitted in the Industrial Business Park (IBP) with a conditional use permit.

Warehousing, Distribution and Freight Movement is defined in LMC 18A.20.700 (P) as:

“Warehousing, Distribution and Freight Movement. Warehousing and distribution of manufactured or processed products for one (1) or more businesses and the large scale distribution of raw, manufactured or processed products for one (1) or more businesses at a central location. This use-type does not include warehousing, distribution, or movement of illegal substances. Examples include grocery chain distribution centers and parcel delivery distribution centers, storage of fabricated concrete blocks, finished lumber storage yards, new automobile storage areas.

Level 1: Indoor facilities of up to ten thousand (10,000) gross square feet.

Level 2: Indoor facilities of up to twenty thousand (20,000) gross square feet and/or outside storage of up to five thousand (5,000) gross square feet.

Level 3: Indoor facilities exceeding twenty thousand (20,000) gross square feet and/or outside storage exceeding five thousand (5,000) gross square feet”

9. Low Impact Development Update: CPA-2016-15 (Text Amendment)

Section S5.C.4.f of the Western Washington Phase II Municipal Stormwater Permit (NPDES permit) requires that the City review and revise our development codes and standards to incorporate low impact development (LID) principles and best management practices. In summary, the City is to review, revise and make effective development-related codes, rules, standards, or other enforceable documents to incorporate and require LID principles and LID best management practices. The intent of the revisions would be to make LID the preferred and commonly-used approach to site development. The majority of the amendments for LID are included in amendments to chapter 12A, which are not included in the Comprehensive Plan/zoning text amendments. Included in this year’s Comprehensive Plan and zoning text amendments, the City is proposing to amend the Lakewood Municipal Code,

Title 18A.50.420 (A.) (20.) (.a), which involves landscaping in the bio filtration system.

10. Planned Development Overlay Zone: CPA-2016-16 (Text Amendment)

The Planned Use Development Overlay Zone would apply City-wide to areas greater than two (2) acres and is a mechanism by which the City may allow for innovations and special features in site development, including the location of structure, conservation of natural land features, protection of critical areas and critical area buffers, the use of low impact development techniques, conservation of energy, and efficient utilization of open space. A Planned Unit Development (PUD) is a process III application type. Process III permits require staff review, public noticing, and a public hearing before the hearing examiner. In some cases, the permitted residential density and lot sizes may differ compared to what is normally allowed in the residential zones.

Density is controlled in the Lakewood Municipal Code (LMC) using standards for minimum lot sizes and maximum number of dwelling units allowed per gross acres (dua). The current standards for residential zones are as follows:

R1 zoning district: 1.45 dua; minimum lot size 25,000 gsf

R2 zoning district: 2.2 dua; minimum lot size 17,000 gsf

R3 zoning district: 4.8 dua, minimum lot size 7,500 gsf

R4 zoning district: 6.4 dua, minimum lot size 5,700 gsf

The proposed standards under the Planned Unit Development are as follows:

R1 zoning district: 2 dua; minimum lot size 20,000 gsf

R2 zoning district: 4 dua; minimum lot size 10,000 gsf

R3 zoning district: 7 dua, minimum lot size 6,000 gsf

R4 zoning district: 9 dua, minimum lot size 4,800 gsf

Unlike the current zoning code, which does not allow for staff to complete design reviews on residential properties, Planned Unit Development projects are subject to individual reviews by staff, the community and the Hearing Examiner. It is expected that projects will require enhanced urban design features compared to those found in traditional development.

11. Transit Oriented Commercial (TOC) Zoning District: CPA-2016-17 (Text Amendment)

This amendment would change the Multifamily level 2 use-type from a primary permitted use to an administrative use in the Transit Oriented Commercial (TOC) zone. Multifamily use-types are defined in LMC 18A.20.300 as:

“B. Multifamily Residential. Multiple residential units within a single residential structure, or multiple residential structures, which provide separate living accommodations for multiple individuals or families on a single parcel of land, not including manufactured home parks, which are instead treated as a Level 4 Single-Family Residential use-type. Multifamily dwelling units are typically under common ownership and management but may be separately owned condominium units on a

commonly owned parcel or cooperatively owned. Modular construction may be utilized.

Level 1: Three (3) or more attached or detached dwelling units on a single parcel of land, in structures comprising six or less units.

Level 2: Seven (7) or more attached or detached dwelling units on a single parcel of land in structures comprising more than six units.

Level 3: Multiple, horizontally and/or vertically attached dwelling units combined vertically with and above an allowed commercial use. Commercial uses shall comprise a minimum of fifty (50) percent of the square footage of the ground floor and shall align with the building's street frontage."

This change will require that all new multifamily level 2 developments in the TOC zone be subject to an Administrative Use Permit. Administrative Use Permits are a process II permit and require public notice, and approval from the Community Development Director.

REQUIRED FINDINGS

Lakewood Municipal Code Section 18A.2.415 provides that:

At the conclusion of one (1) or more public hearings on a proposed amendment, the Planning Commission shall make a recommendation with respect to the proposed amendment and shall forward such to the City Council, which shall have the final authority to act on the amendment. The following standards and criteria shall be used by the Planning Commission and City Council to evaluate a request for an amendment. Such an amendment shall only be granted if the City Council determines that the request is consistent with these standards and criteria.

A. The proposed amendment is consistent with the Comprehensive Plan.

B. The proposed amendment and subsequent development of the site would be compatible with development in the vicinity.

C. The proposed amendment will not unduly burden the transportation system in the vicinity of the property with significant adverse impacts which cannot be mitigated.

D. The proposed amendment will not unduly burden the public services and facilities serving the property with significant adverse impacts which cannot be mitigated.

E. The proposed amendment will not adversely affect the public health, safety and general welfare of the citizens of the City.

F. The entire range of permitted uses in the requested zoning classification is more appropriate than the entire range of permitted uses in the existing zoning classification, regardless of any representations made by the petitioner as to the intended use of subject property.

G. Circumstances have changed substantially since the establishment of the current zoning map or zoning district to warrant the proposed amendment.

H. The negative impacts of the proposed change on the surrounding neighborhood and area are largely outweighed by the advantages to the City and community in general, other than those to the individual petitioner.

Staff has analyzed the required findings for each proposed Municipal Code amendment as described below:

CPA-2016-01, CPA-2016-02– MAP AMENDMENT (Land adjacent to Springbrook Park)
Criteria A. Consistency with Comprehensive Plan: The proposed amendment is consistent with the Comprehensive Plan. This amendment will change the Comprehensive Plan land-use designation of the subject properties from *Multi-Family 2 (MF2)* to *Open Space and Recreation*; and amend the zoning map to correspondingly zone the subject properties *Open Space and Recreation One (OSR1)*. The City of Lakewood has already acquired the property in order to expand Springbrook Park.

Comprehensive Plan policies relevant to the proposed amendment include:

Goal LU-4 of the Comprehensive Plan directs the City to “(M)aintain, protect, and enhance the quality of life of Lakewood’s residents.” The City of Lakewood is aiming to improve the quality of life for citizens located in the Springbrook area by providing them with an expanded park, with updated facilities, which will serve as a focal point for the community.

Goal LU-43 of the Comprehensive Plan directs the City to “Invest in quality park and recreation system to enhance economic benefit.”

Criteria B, Neighborhood Compatibility. The land adjacent to the proposed amendment is the existing Springbrook Park. These properties are also zoned *Open Space and Recreation One (OSR1)*.

Criteria C, Transportation Impacts. The project site is located on a 127th St SW and 47th Ave SW. Currently, neither street experiences traffic congestion. Additionally, the City of Lakewood Public Works Department is completing road improvements on Bridgeport Way SW, which is the closest major transportation corridor to the project site.

Criteria D, Public Service Impact. The proposed amendment will apply to lands located adjacent to the existing Springbrook Park. Springbrook roadways are currently being improved along Bridgeport Way, which will assist with connectivity to the new Springbrook Park. Staff concludes that the proposed amendment will not unduly burden the public services and facilities serving the property and that any significant adverse impacts can be mitigated.

Criteria E, Impacts to public health, safety and welfare. Park expansion is not expected to be detrimental to the public health, safety or welfare of the surrounding community. To the contrary, having an expanded park with additional facilities will hopefully serve as a catalyst for community revitalization and encourage citizens to engage in activities to promote individual health.

Criteria F. Range of Uses. There are fewer uses allowed in *OSRI* than in *MF2*. However, the City is expecting additional *Multi-Family* development to occur on nearby vacant lots, additionally, providing more open space for existing residents will make Springbrook a more desirable place to live. Despite having a smaller range of use-types, *OSRI* meets the existing needs of the Springbrook community, which is to have more central gathering spaces and improved open spaces.

Criteria G, Change in Circumstances. Since the establishment of the existing zoning map, the City of Lakewood has acquired the land adjacent to Springbrook Park and residents have indicated their desire for additional park space.

Criteria H, Balance of advantages and disadvantages. The structures currently located on the property are not high in value. After being demolished, it is expected that the new Springbrook Park will add value to neighboring properties by creating a desirable place in Lakewood for residents and guests to engage in recreational activities.

CPA-2016-03, CPA-2016-04, CPA-2016-05, CPA-2016-06 (MAP AMENDMENT-properties located in Springbrook)

Criteria A. Consistency with Comprehensive Plan: The proposed amendments are consistent with the Comprehensive Plan. The *Future Land Use Map* found in the Comprehensive Plan identifies the neighboring properties as *Corridor Commercial*. This amendment will change the Comprehensive Plan land-use designation of the subject properties from *Public Institutional (PI)* to *Corridor Commercial*; and amend the zoning map to correspondingly zone the subject properties *Transit Oriented Commercial*. This rezone will create compatibility between the between proposed site and the surrounding area. The proposed site is made up of 6 parcels (APN: 0219122156, 0219122160, 0219123112, 0219123046, WSDOT right-of way, and BNSF right-of-way) currently “spot-zoned” PI because they are owned and operated by a public entity.

Pierce County submitted an application in March 2016 to rezone three of the 6 parcels sandwiched between property owned by the City, and the public right-of-way. In order to achieve the same level of compatibility with the surrounding parcels currently zoned PI, the City recommended that all 6 parcels be rezoned to TOC. Pierce County’s application worked as a catalyst for this change. Rezoning all 6 parcels will remove spot zoning from the area, which is in compliance with the Lakewood Comprehensive Plan.

Comprehensive Plan policies relevant to the proposed amendment include:

Goal LU-51 of the Comprehensive Plan directs the City to “Minimize the impacts of geographic isolation of the Tillicum, Springbrook and Woodbrook areas and focus capital

improvements there to upgrade the public environment.” Future development of the subject properties will likely serve as a catalyst for additional improvements to nearby streets and utilities.

Criteria B, Neighborhood Compatibility. The surrounding area is currently developed with Multi-Family uses. Future development of the property under the new zoning will allow for the same types of surrounding uses and other, civic, commercial, and utility uses that are also allowed in the surrounding area.

Criteria C, Transportation Impacts. Subsequent development may impact traffic in the area. Any increase in density or new development would be subject to site development, land use permits and would require mitigation for additional traffic impacts.

Criteria D, Public Service Impact. The proposed amendments would not significantly impact any public services or facilities. There is no immediate proposal to develop the property, and any subsequent proposals will be similar to those for properties adjacent to the site. Future development may cause an increased need for utilities, emergency services, schools, and other services if developed. However, any future development would be subject to site development, land use and building permits which would require mitigation for any public service impacts.

Criteria E, Impacts to public health, safety and welfare. The proposed amendments are not expected to be detrimental to the public health, safety or welfare of the surrounding community.

Criteria F, Range of Uses. The current zoning is very limited and intended to represent uses developed for public entities. A variety of new uses allowed under the proposed zoning are intended to accommodate the development of the property under private ownership. The permitted uses in the proposed zoning allow for a number of multifamily, civic, utility, and commercial uses. The proposed uses are compatible with the surrounding uses and the proposed zoning is the same as the adjacent properties.

Criteria G, Change in Circumstances. Since zoning was established, the public entity which qualified three of the six parcels to be zoned *Public Institutional* is preparing to surplus their property. Three of the six parcels currently owned by Pierce County are expected to be sold to a private entity, which will disqualify the parcels from the *Public Institutional* zoning designation. In order to prepare of this change, Pierce County hopes to appropriately rezone the property to match the surrounding zoning, and the City of Lakewood is recommending to rezone all six parcels currently zoned *PI* in this area in order to avoid “spot-zoning”.

Criteria H, Balance of advantages and disadvantages. The proposal will benefit the community as a whole by allowing more opportunities for future economic development that is compatible with the surrounding area. Allowing these properties the opportunity to develop under the same allowed uses as the surrounding area will help to increase compatibility throughout Springbrook. Rezoning the properties *Transit Oriented Commercial* also provides opportunity to increase housing or employment, which is consistent with the Growth Management Act, Countywide Planning Policies and Comprehensive Plan.

Multi-Family Map Correction CPA-2016-07– MAP AMENDMENT

Criteria A. Consistency with Comprehensive Plan: The proposed amendment is consistent with the Comprehensive Plan. This amendment will change the Comprehensive Plan land-use designation of the subject property (APN: 0219123116) from *Multi-Family 2 (MF2)* and *Public Institutional* to only *MF2*; and amend the zoning map to correspondingly zone the subject properties *Multi Family*.

Comprehensive Plan policies relevant to the proposed amendment include:

Goal- LU1 “Ensure sufficient land capacity to accommodate the existing and future housing needs of the community, including Lakewood’s share of forecasted regional growth.” The City is requesting that this land be zoned only *MF2*, rather than have shared zoning as *MF2* and *PI*. There are limited uses allowed in the *PI* zone, the *MF2* zone allows for multi-family housing, and a variety of other residential uses. The property is currently vacant, and future development will allow for more housing units, increasing the City of Lakewood’s housing capacity.

Criteria B, Neighborhood Compatibility.

The land adjacent to the subject property is zoned *Multi-Family 2*. There are several multi-family complexes located on neighboring parcels on 47th AVE SW.

Criteria C, Transportation Impacts. Subsequent development may impact traffic in the area. Any increase in density or new development would be subject to site development, land use permits and would require mitigation for additional traffic impacts.

Criteria D, Public Service Impact. The proposed amendment will not significantly impact any public services or facilities. There is no immediate proposal to develop the property and any subsequent proposals will be similar to those for properties adjacent to the site. Any future development would be subject to site development, land use and building permits which would require mitigation for any public service impacts.

Criteria E, Impacts to public health, safety and welfare. The practical effect of the proposed rezone is expected to be minimal, therefore impacts to the public health, safety and welfare are also expected to be minimal.

Criteria F. Range of Uses. The range of uses permitted in the *MF2* zoning district is the same as the range of uses allowed in the shared *MF2* and *PI* zoning designation, therefore no impact is expected.

Criteria G, Change in Circumstances. After receiving application to amend the zoning map and Comprehensive Plan designation for neighboring properties (ie: CPA-2016-03, CPA-2016-04, CPA-2016-05, CPA-2016-06), City Staff realized that this parcel was dual zoned *MF2* and *PI*. Staff is now working to create consistency and remove the shared zoning. Throughout the City, most parcels only have a single designation, which makes development more straight forward.

Criteria H, Balance of advantages and disadvantages. There are no known disadvantages to removing the *PI* zoning designation from this property. Once the parcel has only one designation, it will be easier for future developers to understand what is permitted on the parcel and submit permit applications.

Transit Support Facilities: CPA-2016-12 (Zoning Text Amendment)

Criteria A. Consistency with Comprehensive Plan: The proposed amendment is consistent with the Comprehensive Plan.

Comprehensive Plan policies relevant to the proposed amendment include:

Section 10.3.4 titled “Private Sector” requires that private contributions including developers and other businesses, as well as non-profit organizations, play a major role in the effort to implement the Comprehensive Plan. Title 18A. Section 18A.50.550 (F.), which pertains to Satellite Parking was originally created in hopes that the City of Lakewood would one day have a visiting fair or amusement park, such an activity would benefit from the use of Satellite Parking. No such development ever occurred in the City.

Section 10.7 of the Comprehensive Plan requires the City to undergo periodic review of the plan. This amendment is a result of staff proactively reviewing outdated sections of the Lakewood Municipal Code, such as, Satellite Parking, and removing them when necessary.

Criteria B, Neighborhood Compatibility. This is a City-wide amendment, there is no direct effect on any neighborhood within the City of Lakewood.

Criteria C, Transportation Impacts. This amendment is not expected to have any effect on transportation.

Criteria D, Public Service Impact. This amendment is not expected to have any effect on Public Service.

Criteria E, Impacts to public health, safety and welfare. The practical effect of the proposed amendment is expected to be minimal, therefore impacts to the public health, safety and welfare are also expected to be minimal.

Criteria F. Range of Uses. Removing Satellite Parking from the list of Use-types available in the City of Lakewood correlates to fewer parking options for potential developers. However, since incorporation, no application for satellite parking has been approved and the Use-type has never been utilized. As mentioned previously, the intended site was a fairground or amusement park, no similar or actual project was ever developed in Lakewood.

Criteria G, Change in Circumstances. Since incorporation, no application for satellite parking has been approved and the Use-type has never been utilized.

Criteria H, Balance of advantages and disadvantages. Although Satellite Parking is being removed, businesses still have many parking options including: shared use parking, off-site parking and transit support facilities.

Public Institutional: CPA-2016-13 (Zoning Text Amendment)

Criteria A. Consistency with Comprehensive Plan: The proposed amendment is consistent with the Comprehensive Plan. Section 18A.2.810 (A.) (5.) was initially developed in order to provide an exception for the Woodbrook School District. Section 2.5.7 of the Comprehensive Plan identifies the Woodbrook area as an “important industrial node, with over 170 acres already zoned for industrial uses.” As the community moves towards industrial development, the City has found that this exception is no longer in the best interest of the Community and is outdated.

Comprehensive Plan policies relevant to the proposed amendment include:

Section 10.7 of the Comprehensive Plan requires the City to undergo periodic review of the plan. This amendment is a result of staff proactively reviewing outdated sections of the Lakewood Municipal Code and removing them when necessary.

Criteria B, Neighborhood Compatibility. This is a City-wide amendment, it is not expected to have any immediate effect on a specific neighborhood. Any future development will be required to adhere to all current zoning regulations.

Criteria C, Transportation Impacts. This amendment is not expected to have any effect on transportation.

Criteria D, Public Service Impact. This amendment is not expected to have any effect on Public Service.

Criteria E, Impacts to public health, safety and welfare. The practical effect of the proposed amendment is expected to be minimal, therefore impacts to the public health, safety and welfare are also expected to be minimal.

Criteria F. Range of Uses. The range of uses will remain the same. Under a change of ownership, a non-public entity will no longer be grandfathered into having the same non-conforming use, such as, a school. The only locations throughout the City of Lakewood affected by this amendment are owned by public entities where the existing use-type is non-conforming, meaning, it is not listed as a permitted use under current zoning.

Criteria G, Change in Circumstances. Future development opportunities may occur on land currently non-conforming but protected by this clause. By removing this section of the code, which is no longer necessary and outdated, development will be able to occur.

Criteria H, Balance of advantages and disadvantages. There are no identified disadvantages to removing this section of the code.

YKC Industrial: CPA-2016-14 (Zoning Text Amendment)

Criteria A. Consistency with Comprehensive Plan: The proposed amendment is consistent with the Comprehensive Plan. Currently, *Warehousing, Distribution and Freight movement level III* is a common use for large industrial facilities found in the *Industrial Business Park (IBP)* zone. It is sensible that developers and businesses be approved for this use-type without having to go before the Hearing Examiner. An Administrative Use Permit still requires public noticing, as well as, approval from the Community Development Director, which will ensure that any proposal fits within the existing community design.

Comprehensive Plan policies relevant to the proposed amendment include:

Section 10.3.4 titled “Private Sector” requires that private contributions including developers and other businesses, as well as non-profit organizations, play a major role in the effort to implement the Comprehensive Plan. This application was received by a private entity, YKC Industrial, but is also supported by Staff. Staff views this amendment as an effort to remove barriers and make logical development opportunities more accessible for future businesses.

Criteria B, Neighborhood Compatibility. This amendment will only apply to areas zoned *Industrial Business Park (IBP)*. The use-type: *Warehousing, Distribution and Freight Movement* is already allowed in many areas of the City currently zoned IBP at different levels (1-3), the only difference between levels is the size of the facility. Larger facilities are required to have a higher level of review, this will continue to be the case under this amendment, but rather than requiring for proposals for industrial use-types in the IBP zone go before the hearing examiner, it will allow for a commonly used use-type to only need administrative review and approval.

Criteria C, Transportation Impacts. This is a City-wide amendment and is not expected to have any immediate impact on transportation. Any future development will be required to provide necessary transportation mitigation as part of the permitting process.

Criteria D, Public Service Impact. This amendment is not expected to have any effect on Public Service.

Criteria E, Impacts to public health, safety and welfare. The practical effect of the proposed amendment is expected to be minimal, therefore impacts to the public health, safety and welfare are also expected to be minimal.

Criteria F. Range of Uses. The range of uses will remain the same but the permitting process will change to benefit developers, while still ensuring the Community’s best interest is being met.

Criteria G, Change in Circumstances. Staff reviewed this section of the code and believes that this use-type is commonly utilized by industrial facilities and thus, developers and/or businesses should not be required to go before the hearing examiner if they choose to engage in larger scale development. Rather, an administrative use permit will continue to protect the Community’s interest and remove barriers for Warehousing, Distribution and Freight Movement in the *Industrial Business Park* zone.

Criteria H, Balance of advantages and disadvantages. There are no identified disadvantages to revising this section of the code. All future development will be required to meet the standards of the Lakewood Municipal Code, and project proposals will be reviewed on a case-by-case basis.

Low Impact Development Update: CPA-2016-15 (Text Amendment)

Criteria A, Consistency with Comprehensive Plan: The proposed amendment is consistent with the Comprehensive Plan. This amendment helps the City of Lakewood to meet the State-wide objective to make Low Impact Development the preferred and commonly-used approach to site development. These changes should lead to an improved environment.

Comprehensive Plan policies relevant to the proposed amendment include:

Goal LU-4 of the Comprehensive Plan directs the City to “(M)aintain, protect, and enhance the quality of life of Lakewood’s residents.” The City of Lakewood is aiming to improve the quality of life for citizens by adhering to the best management practices, preserving the environment and maintaining sustainable development protocols.

Section 10.7 of the Comprehensive Plan requires the City to undergo periodic review of the plan. This amendment is a result of staff reacting to recent State mandated requirements, which emphasizes low impact development as the best practice for new development.

Criteria B, Neighborhood Compatibility. This is a City-wide amendment, it is not expected to have any immediate effect on a specific neighborhood.

Criteria C, Transportation Impacts. This amendment is not expected to have any effect on transportation.

Criteria D, Public Service Impact. This amendment is not expected to have any effect on Public Service.

Criteria E, Impacts to public health, safety and welfare. The practical effect of the proposed amendment is to create a more sustainable environment, which will benefit current and future generations. Low Impact Development is intended to positively impact public health, safety and welfare.

Criteria F, Range of Uses. The range of uses will remain the same. This is a City-wide amendment, which will allow for landscaping to occur in biosoil. This amendment complies with Low Impact Development (LID) regulations and may also help the beautification of our community.

Criteria G, Change in Circumstances. As part of the Western Washington Phase II Municipal Stormwater Permit (NPDES permit), the City of Lakewood is required to review and revise our development codes and standards to incorporate low impact development (LID) principles and best management practices (BMPs). This proposal addresses the proposed

changes to the Land Use section of the Lakewood Municipal Code, Title 18A, to incorporate the LID principles and BMPs.

Planned Development Overlay Zone: CPA-2016-16 (Text Amendment)

Criteria A. Consistency with Comprehensive Plan: The proposed amendment is consistent with the Comprehensive Plan. The proposed zoning text amendment does not require an amendment of the Comprehensive Plan. This is a City-wide amendment, and each proposed project will be required to meet design standards outlined in the new Planned Development Overlay Zone (PUD) as well as, all other standards in the Lakewood Municipal Code.

Comprehensive Plan policies relevant to the proposed amendment include:

Goal LU-2: Ensure that housing exists for all economic segments of Lakewood's population

Objective (Goal LU-2) Increase housing opportunities for upper income households

LU-2.1: Target ten (10) percent of new housing units annually through 2030 to be affordable to upper income households that earn over 120 percent of county median income.

LU-2.2: Provide opportunities for large and medium lot single-family development.

LU-2.3: Utilize low-density, single family areas designations to provide opportunities for upper income development.

LU-2.4: Encourage larger lots on parcels with physical amenity features of the land such as views, significant vegetation, or steep slopes.

LU-2.5: Encourage construction of upper income homes on larger existing parcels.

LU-2.6: Encourage the construction of luxury condominium adjacent to the lakes.

LU-2.7: Support site plans and subdivisions incorporating amenity features such as private recreation facilities, e.g., pools, tennis courts, and private parks to serve luxury developments.

LU-2.8: Increase public awareness of upper income housing opportunities in Lakewood.

Goal LU-4 Maintain, protect and enhance the quality of life of Lakewood's residents.

Objective (Goal LU-4) Preserve and protect the existing housing stock.

Objective (Goal LU-4) Develop and maintain livable neighborhoods with a desirable quality of life.

Policy LU-4.18 Protect the character of existing single family neighborhoods by promoting high quality of development.

Criteria B, Neighborhood Compatibility. This is a City-wide amendment, it is not expected to have any immediate effect on a specific neighborhood. Future development under this code section will be required to show a project proposal with a high-level of design that will benefit neighboring uses.

Criteria C, Transportation Impacts. This amendment is not expected to have any immediate effect on transportation. Future project proposals may be required to undergo transportation studies and take mitigation measures as part of the permitting process.

Criteria D, Public Service Impact. This amendment is not expected to have any effect on Public Service. Future proposals will be required to take any mitigation measures required to meet public service standards as part of the permitting process.

Criteria E, Impacts to public health, safety and welfare. The immediate effect of the proposed amendment is expected to be minimal; therefore, immediate impacts to the public health, safety and welfare are also expected to be minimal.

Criteria F. Range of Uses. The range of uses will remain the same.

Criteria G, Change in Circumstances. On December 7, 2016 the City Council reviewed Ordinance No. 629 to adopt the 2015 Comprehensive Plan Amendments and land use zoning map. The Council moved to table section 2 of the ordinance: to ‘upzone’ property currently designated *Residential Estate*. The Council asked to review a proposal for a Planned Development Overlay Zone, which may apply City-wide. This text amendment is in response to that request.

Transit Oriented Commercial (TOC) Zoning District: CPA-2016-17 (Text Amendment)

Criteria A. Consistency with Comprehensive Plan: The proposed amendment is consistent with the Comprehensive Plan. The *Corridor Commercial* Designation is intended to “promote employment, services, retail and business/light industrial uses linked to access to major transportation network.” By allowing the multi-family level II use-type as a primary permitted use in the *Transit Oriented Commercial (TOC)* zone, the City inadvertently created an additional multi-family zone, which contradicts the intention for the designation and zoning district.

Comprehensive Plan policies relevant to the proposed amendment include:

Section 10.7 of the Comprehensive Plan requires the City to undergo periodic review of the plan. This amendment is a result of staff proactively reviewing outdated sections of the Lakewood Municipal Code and altering them when necessary.

Criteria B, Neighborhood Compatibility. This is a City-wide amendment; it is not expected to have any immediate effect on a specific neighborhood.

Criteria C, Transportation Impacts. This amendment is not expected to have any immediate effect on transportation. Future project proposals may be required to undergo transportation studies and take mitigation measures as part of the permitting process.

Criteria D, Public Service Impact. This amendment is not expected to have any effect on Public Service. Future proposals will be required to take any mitigation measures required to meet public service standards as part of the permitting process.

Criteria E, Impacts to public health, safety and welfare. The practical effect of the proposed rezone is expected to be minimal, therefore impacts to the public health, safety and welfare are also expected to be minimal.

Criteria F, Range of Uses. The range of uses will remain the same, multi-family level II will still be permitted in the TOC zone subject to an Administrative Use Permit, which requires public noticing and approval of the Community Development Director.

Criteria G, Change in Circumstances. Staff reviewed the zoning code and realized that allowing the multi-family level II use-type as a primary permitted use in the *Transit Oriented Commercial (TOC)* zone created an additional multi-family zone, which is not the intention of the TOC zone.

STAFF RECOMMENDATION(S): With regard to the proposed Comprehensive Plan updates, staff is recommending approval of the updates as proposed, subject to further adjustment and refinement by the City Council. At a minimum, staff will need to address the concerns from the Puget Sound Regional Council (PSRC) amendments: CPA-2016-08, CPA-2016-09, CPA-2016-10, CPA-2016-11 as well as, the new regulations for Low Impact Development: CPA-2016-15.

With regard to the Springbrook Park Expansion: CPA-2016-01 and CPA-2016-02; the City of Lakewood has already acquired the property and staff believes expanding the park will benefit community members.

With regard to rezoning six parcels in the Springbrook area from *Public Institutional* to *Transit Oriented Commercial*: CPA-2016-03, CPA-2016-04, CPA-2016-05, and CPA-2016-06; a zoning change must occur in order for future development to occur following Pierce County's sale of three of the parcels. Amending the zone for all of the parcels currently zoned PI, will allow for the City to prevent spot-zoning and maintain the level of consistency currently found in the area.

With regard to the Multi-Family Map Correction: CPA-2016-071; staff recommends that the amendment be approved which will remove the *Public Institutional* zoning designation. This will ease the application process for future developers and create consistency in the area.

With regard to amending the Lakewood Municipal Code, Title 18A.50, and deleting section 18A.50.550 (F)., which pertains to Satellite Parking: CPA-2016-12; staff recommends approval of the amendment recognizing that the intended sending site, an amusement park or fair, never occurred in the City of Lakewood and the use-type is now outdated.

With regard to amending the Lakewood Municipal Code, Title 18A.2, and deleting section 18A.2.810 (A.) (5.), which pertains to conforming uses in the case of a property being sold to a non-public entity: CPA-2016-13; staff recommends approval of the amendment. Approval will remove a clause that is no longer beneficial to the community.

With regard to amending the Lakewood Municipal Code, Title 18A.20.700: CPA- 2016-14; staff recommends approving the amendment. Approval will allow for a commonly utilized use-type, *Warehousing, Distribution and Freight Movement Level Three* to be permitted in the *Industrial Business Park* (IBP) zone, subject to an administrative use permit. This removes barriers for future developers by making the application simpler for a use that is sensible in an industrial zone.

With regard to the Planned Development Overlay Zone: CPA-2016-16; staff supports the proposed amendment as a reasonable means to increase density, which is required under the Growth Management Act (GMA), while maintaining the existing community standards.

With regard to removing *Multi-family level 2* as a primary permitted use in the *Transit Oriented Commercial* (TOC) Zoning District: CPA-2016-17; staff supports the amendment. Approval of this amendment will help to ensure that the *Commercial Corridor* designation and *TOC* zoning district promotes employment, services, retail and business/light industrial uses linked to access to major transportation network, which is the stated intent under the existing Comprehensive Plan.

ATTACHMENTS:

1. Draft Comprehensive Plan Update Ordinance
2. Planning Commission Resolution no. 2016-02
3. Exhibit A- CPA-2016-01
4. Exhibit B- CPA-2016-02
5. Exhibit C- CPA-2016-03
6. Exhibit D- CPA-2016-04
7. Exhibit E- CPA-2016-05
8. Exhibit F- CPA-2016-06
9. Exhibit G- CPA-2016-07
10. Map of Air Corridor Zone- CPA-2016-08
11. Department of Commerce Comp Plan Checklist
12. SEPA Determination of Non-Significance Dated July 1, 2016

ORDINANCE NO. XXX

AN ORDINANCE of the City Council of the City of Lakewood, Washington, amending the City of Lakewood Comprehensive Plan, including the Future Land-Use and Zoning Maps of the City; amending the City of Lakewood Comprehensive Plan; amending Title 18A, and establishing an effective date.

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

WHEREAS, the GMA requires that the City of Lakewood adopt a comprehensive plan; and

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

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

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

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

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

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

WHEREAS, the Lakewood Planning Commission, acting as the City’s designated planning agency, has reviewed a series of proposed amendments to the City of Lakewood Comprehensive Plan and related development regulations including proposed amendments to the

Future Land-Use Map, Zoning Map, and related changes to Title 18A of the Lakewood Municipal Code; and

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

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

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

WHEREAS, a 60-day notice has been provided to Joint Base Lewis-McChord (JBLM) prior to the adoption of this Ordinance, and JBLM has been afforded the opportunity to comment per RCW 36.70A.530(5); and

WHEREAS, following public hearing, the Lakewood Planning Commission forwarded a set of recommendations relative to the 2016 amendments package to the Lakewood City Council via Planning Commission Resolution No. BLANK; and

WHEREAS, the Lakewood City Council has reviewed materials relevant to public input and staff and Planning Commission recommendations leading up to the proposed 2016 amendments package; and

WHEREAS, in accordance with the issues and concerns considered by the Lakewood Planning Commission as reflected in its recommendations, the Lakewood City Council has considered the recommendations of the Lakewood Planning Commission and has determined that it is appropriate to provide for the amendment of certain portions of the City of Lakewood Comprehensive Plan and related sections of Titles 12A and 18A of the Lakewood Municipal Code as herein specified; and

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

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

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

COMPREHENSIVE PLAN & ZONING MAP CHANGES

Section 1. The official Future Land-Use Map and Zoning Maps of the City for the below-referenced property are hereby amended as follows, as shown in Exhibit A hereto.

CPA-2016-01– MAP AMENDMENT (Land adjacent to Springbrook Park)

1. Amend the comprehensive plan land-use map to designate the subject property *Open Space and Recreation*; and
2. Amend the zoning map to correspondingly zone the subject property *Open Space and Recreation One (OSR1)*.

Location: 4713 127th Street SW, Lakewood WA

Assessor's tax parcel no: 0219123015

Tax Description: Section 12 Township 19 Range 02 Quarter 33 : PARCEL "A" DBLR 91-03-12-0097 DESC AS FOLL BEG AT A PT 361 FT N & 1037.40 FT E OF SW COR TH W 31 FT TH N 415.86 FT TH N 71 DEG 14 MIN 09 SEC W 211.01 FT TH N 194.35 FT M/L TO C/L OF CLOVER CREEK TH S 55 DEG 42 MIN 31 SEC E ALG C/L OF CLOVER CREEK 297.11 FT TH S 0 DEG 41 MIN 55 SEC E 187.36 FT M/L TH N 89 DEG 17 MIN 05 SEC W 20 FT TH S 0 DEG 12 MIN 28 SEC E 338.73 FT TO POB OUT OF 3-080 & 3-079 SEG C0090SG 7/19/91BO

Section 2. The official Future Land-Use Map and Zoning Maps of the City for the below-referenced property is hereby amended as follows, as shown in Exhibit B hereto.

CPA-2016-02– MAP AMENDMENT (City of Lakewood Stormwater Pond)

1. Amend the comprehensive plan land-use map to designate the subject property *Open Space and Recreation*; and
2. Amend the zoning map to correspondingly zone the subject property *Open Space and Recreation One (OSR1)*.

Location: 12502 47th Avenue SW, Lakewood WA

Assessor's tax parcel no: 0219123082

Tax Description: Section 12 Township 19 Range 02 Quarter 33 PER ROS 2009-10-22-5003 FOR BLA PER RCW 58.04.007(1) COM AT SW COR OF SEC 12 TH N 331 FT TH E 805.8 FT TH N 726.8 FT TO C/L OF CLOVER CREEK & POB FOR THIS DESC TH S 54 DEG E 147.46 FT ALG C/L OF SD CREEK TH N 688.6 FT TH E 388 FT TH

S 980 FT TO C/L OF CLOVER CREEK TH N 54 DEG W ALG C/L OF CREEK TO POB EXC N 30 FT FOR R/W TO CY OF LAKEWOOD ALSO EXC POR LY N OF FOLL DESC LI COM AT SW COR OF SD SEC TH ALG S LI OF SEC 1312.57 FT TO SE COR OF SW OF SW TH N ALG E LI OF SD SUBD 1111.40 FT TH W 30 FT TO WLY MAR OF 47TH AVE SW & POB TH S 83 DEG 57 MIN 52 SEC W 152.29 FT TH N 89 DEG 18 MIN 08 SEC W 207.04 FT SEG G 6038 TP DC6/3/10BB

Section 3. The official Future Land-Use Map and Zoning Maps of the City for the below-referenced property is hereby amended as follows, as shown in Exhibit C hereto.

CPA-2016-03– MAP AMENDMENT (Pierce County properties located in Springbrook)

1. Amend the comprehensive plan land-use map to designate the subject property *Industrial*; and
2. Amend the zoning map to zone the subject property *Industrial Business Park (IBP)*.

Location: XXXX 47th Avenue SW

Assessor's tax parcel nos: 0219122156, 0219122160, 0219123112

Tax descriptions (in order of tax parcel no.):

Section 12 Township 19 Range 02 Quarter 24 : BEG SW COR L 1 IN SE OF NW SEC TH ELY ALG N LI GEORGE GIBBS DLC TO WLY LI OF NP RR R/W, PORTLAND BRANCH, TH NELY ON SD WLY LI TO S LI OF I-5 FREEWAY TH SWLY ALG SD S LI OF FREEWAY TO POB OUT OF 2-105 SEG S-0592 WJ ES.

Section 12 Township 19 Range 02 Quarter 24 : BEG AT SE COR GOVT L 2 IN SW OF NW OF 12-19-02E TH S 590 FT M/L TO INTER A LI PAR/W & 70 FT S OF N LI OF SW SD SEC TH E 690 FT M/L TO INTER WLY ROW LI OF N PAC RR TH NLY ALG SD WLY LI TO INTER N LI OF GEORGE GIBBS DLC EXTEND E TH W ALG SD EXTENSION TO NE COR SD DLC TH CONT W ALG N LI SD DLC 729.40 FT TO POB EXC 47TH AVE SW (CARLYLE RD) SEG'D FOR TAX PURPOSES REQ BY P CO PUBLIC WKS OUT OF 2-061 SEG M0124BL08-17-00BL.

Section 12 Township 19 Range 02 Quarter 31 : BEG SE COR LOT 2 TH S 2003 FT E 586.6 FT TO N P R/W TH N ALG SD R/W 2010 FT TO NE COR GIBBS DC TH W 729.40 FT TO BEG LESS 16/AC CO RD W 30 FT RESERVED FOR PUBLIC RD EXC S 200 FT THEREOF ALSO EXC FOLL DESC PROP: BEG AT SE COR GOVT L 2 IN SW OF NW OF 12-19-02E TH S 590 FT M/L TO INTER A LI PAR/W & 70 FT S OF N LI OF SW SD SEC TH E 690 FT M/L TO INTER WLY ROW LI OF N PAC RR TH NLY ALG SD WLY LI TO INTER N LI OF GEORGE GIBBS DLC EXTEND E TH W ALG SD EXTENSION TO NE COR SD DLC TH CONT W ALG N LI SD DLC 729.40 FT TO POB EXC 47TH AVE SW (CARLYLE RD) SUBJ TO EASE TO USA SEG'D

FOR TAX PURPOSES REQ BY P CO PUBLIC WKS OUT OF 2-061 SEG
M0124BL08-17-00BL

Section 4. The official Future Land-Use Map and Zoning Maps of the City for the below-referenced property is hereby amended as follows, as shown in Exhibit D hereto.

CPA-2016-04– MAP AMENDMENT (BNSF properties located in Springbrook)

1. Amend the comprehensive plan land-use map to designate the subject property *Industrial*; and
2. Amend the zoning map to zone the subject property *Industrial Business Park (IBP)*.

Location: No address (Railroad right-of-way located north of I-5 and south of McChord Drive SW)

Assessor's tax parcel no: None.

Tax descriptions: None.

Section 5. The official Future Land-Use Map and Zoning Maps of the City for the below-referenced property is hereby amended as follows, as shown in Exhibit E hereto.

CPA-2016-05– MAP AMENDMENT (TPU Substation)

1. Amend the comprehensive plan land-use map to designate the subject property *Industrial*; and
2. Amend the zoning map to zone the subject property *Industrial Business Park (IBP)*.

Location: 12415 47TH AV SW

Assessor's tax parcel no: 0219123046

Tax description: Section 12 Township 19 Range 02 Quarter 34 : A STRIP OF LD 200 FT IN WIDTH OFF S SIDE OF FOLL BEG AT SE COR OF LOT 2 TH S PAR WITH W LI OF SEC 2003 FT TH E AT R/A 586.6 FT TO N P R/W TH NLY ALG R/W 2010 FT M/L TO NE COR OF GIBBS DC TH W 729.4 FT TO BEG LESS W 30 FT FOR RD

Section 6. The official Future Land-Use Map and Zoning Maps of the City for the below-referenced property is hereby amended as follows, as shown in Exhibit F hereto.

CPA-2016-06– MAP AMENDMENT (WSDOT I-5 right-of-way)

1. Amend the comprehensive plan land-use map to designate the subject property *Industrial*; and
2. Amend the zoning map to zone the subject property *Industrial Business Park (IBP)*.

Location: No address

Assessor's tax parcel no: None.

Tax description: None.

Section 7. The official Future Land-Use Map and Zoning Maps of the City for the below-referenced property is hereby amended as follows, as shown in Exhibit G hereto.

CPA-2016-07– MAP AMENDMENT (Map Correction)

1. Amend the comprehensive plan land-use map to designate the subject property *Multi Family*; and
2. Amend the zoning map to zone the subject property *Multi Family Two (MF2)*.

Location: No address

Assessor's tax parcel no: 0219123116

Tax description: Section 12 Township 19 Range 02 Quarter 34 PARCEL B OF BLA 2012-10-16-5003 DESC AS COM AT SW COR OF SE OF SW TH N 88 DEG 43 MIN 04 SEC E 256.4 FT TH N 01 DEG 46 MIN 54 SEC E 559.10 FT TO POB TH CONT TH N 01 DEG 46 MIN 54 SEC E 519.32 FT TH S 88 DEG 34 MIN 12 SEC W 258.05 FT M/L TO ELY R/W LI OF 47TH AV SW AT PT WHICH IS 1078 FT FROM SW COR OF SE OF SW TH NLY ALG SD R/W 24.99 FT TO PT WHICH IS 2003 FT S OF SE COR OF GOVT LOT 2 TH E AT R/A 547.29 FT M/L TO WLY LI OF NPPR R/W TH S 05 DEG 00 MIN 47 SEC W ALG SD R/W 563.85 FT M/L TO C/L OF CLOVER CREEK TH N 84 DEG 24 MIN 56 SEC W 257.46 FT TO POB EASE OF RECORD OUT OF 3-029 & 3047 SEG 2013-0270 BB 2/15/13 BB

COMPREHENSIVE PLAN TEXT CHANGES

Section 8. CPA-2016-08 The current Chapter 3.6, titled “Military Lands” of the Comprehensive Plan is deleted in its entirety as follows:

3.6 Military Lands

~~Military lands are the portions of the federal and state military installations within or adjacent to the City. The autonomy associated with federal and state ownership of the military installations, in combination with the unique character of the military operations and support structures, are not typical of civilian land uses and requires special consideration by the City as a host community for the installations.~~

~~In addition, the recent growth at JBLM has been of keen interest to the local communities, and in early 2010, the Department of Defense, Office of Economic Adjustment awarded a grant for the region to study the military growth impacts in the area. This study known as the JBLM Growth Coordination Plan generated detailed analyses and recommendations on economics and workforce development, transportation and infrastructure, education, and healthcare and wellness.~~

~~Upon completion of the study, the South Sound Military Communities Partnership (SSMCP) was established. The SSMCP is made up of multiple partners whose responsibility is to provide the region with a single point of contact to communicate military-related activities that could affect the South Sound and the State of Washington.~~

~~In December 2013, SSMCP members signed a new Memorandum of Agreement, taking on more responsibility for funding and directing the Partnership's efforts beginning in 2014. One of the Partnership's major projects in 2014-2015 will be coordinating the JBLM Joint Land Use Study (JLUS).~~

~~GOAL LU-34: Recognize that military installations, whether federal or state, are unique in character with operations and support structures not typical of civilian land uses.~~

~~Section 9. The current Chapter 3.6, titled "Air Corridor" of the Comprehensive Plan is deleted in its entirety as follows:~~

~~LU-34.1: The legislative jurisdiction, unique character of the land uses, and installation planning processes require unique consideration and coordination by the City.~~

~~LU-34.2: The Official Federal Military Installation Master Plans (established in accordance with applicable federal regulations and Joint Planning Agreements) addressing land use, infrastructure, and services for the portions of federal military installations within the City are adopted by reference to this plan as autonomous subarea plans.~~

~~LU-34.3: The Official State Military Installation Master Plans (established in accordance with applicable state regulations and Joint Planning Agreements) and administrative use permit addressing land use, infrastructure, and services for the portions of state military installations within the city are adopted by reference as subarea plans.~~

~~LU-34.4: Recognize that unanticipated short-term or permanent changes to the Official Military Installation Master Plans and operations may occur due to national and state emergencies, new military missions, or new technologies, and, thus, the Installation Master Plans are subject to change.~~

~~LU-34.5: Support the presence and continued existence of JBLM. The City shall respond to Base Realignment and Closure (BRAC) Commission observations and recommendations, or similar type organizations, to minimize encroachment issues around the base in order to avoid potential base closure.~~

~~LU-34.6: In cooperation with surrounding cities and counties, the State of Washington, federal agencies, tribal organizations, and JBLM, promulgate a Joint Land Use Study (JLUS); the goal of the study is to encourage each jurisdiction to practice compatible development and redevelopment of the areas surrounding military installations which balances military mission requirements with community needs. The JLUS is anticipated to be completed by 2015.~~

~~LU-34.7: Continue Lakewood's support of the South Sound Military Communities Partnership.~~

~~GOAL LU 35: Facilitate the host community relationship with the military installations through City wide planning for the provision of housing, services, and civilian employees to support the operations on the military installations and to provide a high quality of life for military personnel and their families who live, work, shop, learn, and play in Lakewood.~~

~~Policies:~~

~~LU 35.1: Provide for a variety of housing options in the City to support the housing requirements of the military personnel and their families.~~

~~LU 35.2: Promote an active planning and funded mitigation effort to address needs in Centers of Local Importance directly impacted by proximity to military installations.~~

~~Section 10. The current Chapter 3.7, titled “Air Corridor” of the Comprehensive Plan is deleted in its entirety as follows:~~

~~3.7 Air Corridor~~

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

~~GOAL LU 36: Minimize the risk to life and property from potential hazards associated with aircraft flight operations associated with McChord Field.~~

~~Policies:~~

~~LU 36.1: Upon completion of the Joint Land Use Study, coordinate with JBLM to establish the extent and nature of the air corridors and potential mitigation measures to minimize the risk to life and property.~~

~~LU 36.2: Control the type, intensity, and design of uses within the air corridors to minimize risks and impacts.~~

~~LU 36.3: Identify areas restricted from development due to aircraft accident potential and promote the acquisition of the Clear Zone by the Department of Defense.~~

~~LU 36.4: Coordinate with JBLM to maximize responsiveness of emergency services, including development of joint response teams.~~

~~GOAL LU 37: Identify appropriate land uses within the air corridors.~~

~~Policies:~~

~~LU 37.1: Promote the conversion of existing higher density housing, including mobile home parks and apartments and other high occupancies, to less intensive land uses.~~

~~LU 37.2: Encourage the siting of warehousing, storage, open space, and other appropriate land uses within the air corridors.~~

~~GOAL LU 38: Minimize the negative impacts of aircraft noise through the manner in which buildings within the air corridors are designed and constructed.~~

~~LU 38.1: Work with JBLM to identify noise impact contours.~~

~~LU 38.2: Establish corresponding design and construction development regulations to minimize exposure to noise for persons living and working within the air corridors.~~

Section 11. The current text of Chapters 3.6 and 4.7, titled “Military Lands” and “Air Corridor” of the Comprehensive Plan is replaced with the following:

3.6 Military Lands

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

3.6.1 JBLM Installation Profile

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

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

3.6.2 JBLM Economic Profile

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

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

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

Aside from quantifiable economic impacts, military-related activity provides numerous benefits to the state and regional economies, including generating employment opportunities for a wide range of individuals, providing skilled workers in the form of retiring military personnel, creating supplementary markets for firms, whose principal focus is not defense, offering relative insulation from the volatility of market demand, and spurring technological innovation.

3.2.3 1992 JLUS

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

The 1992 JLUS resulted in several successful implementation actions. Most significantly, both Pierce County and the City of Lakewood have addressed land use impacts related to JBLM within their comprehensive plans and development regulations, particularly with regard to land uses in the McChord North Clear Zone (NCZ) and Aircraft Potential Zones (APZs). Acquisition of private property by the U.S. Air Force and Pierce County within the NCZ has occurred to

mitigate the presence of incompatible land uses. However, incompatible private development in the McChord Field NCZ remains, incompatible land uses still exist, regional transportation impacts continue to pose a significant challenge, and noise impacts remain as missions have evolved.

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

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

3.2.4 2015 JLUS

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

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

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

Policies

LU-34.: Air Corridors Established.

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

A. Air Corridor I comprises the Clear Zone (CZ) and the Accident Potential Zone Designation I (APZ I) as identified through the Air Installation Compatible Use Zone (AICUZ) program. The

CZ is a 3,000 by 3,000 foot zone at the end of the runway where there is the highest statistical possibility of aircraft accidents. Any existing or future development in the CZ is of concern. USAF analysis indicates that 28% of all air accidents occur within the CZs. Development in the CZ increases the likelihood of flight obstructions such as physical structures, smoke, and glare, and challenges the military's ability to safely carry out missions. Development should be prohibited in this zone. Any use other than airfield infrastructure (e.g., approach lighting) is incompatible in the CZ. The APZ I designation has somewhat lower accident potential than the CZ, but it is high enough that most types of development in this zone are discouraged, including residential uses.

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

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

LU-34.2: Compatibility with JBLM Missions.

Evaluate all proposed amendments to the Comprehensive Plan, capital facilities plan, and Urban Growth Area (UGA) that will potentially encourage incompatible land uses or create the potential for incompatible development in the vicinity of JBLM.

LU-34.3: Restrict Residential Uses.

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

LU-34.4: Compatible Land Use and Densities Policies.

Regulate land uses and/or activities that could adversely impact present and/or future base operations and protect JBLM and McChord Field from further incompatible encroachment.

LU-34.5: Industrial Designations.

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

LU-34.6: Land Use Regulations.

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

LU-34.7: Non-Residential Density Limitations.

Sensitive uses that have a high concentration of people such as, but not limited to, schools, religious institutions, theaters, public assembly facilities and day care facilities are not allowed to locate near McChord Field and/or within the AC I and AC II zones.

LU-34.8: Noise Abatement.

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

LU-34.9: Protection Strategies.

Develop criteria, standards and land use designations that will protect JBLM and McChord Field from incompatible development by adopting a combination of zoning techniques, including but not limited to, special overlay zoning, height restrictions, building restrictions in high noise areas and development siting criteria in key areas adjacent to these military installations.

LU-34.10: Operational Hazards.

Prohibit uses near McChord Field which attract birds, create visual hazards, discharge particulate matter into the air which could adversely alter atmospheric conditions, emit transmissions which would interfere with military aviation communications and instrument landing systems, otherwise obstruct or conflict with airport operations or aircraft traffic patterns or result in potential hazard for off-base land uses.

LU-34.11: Protected Airspace.

Protect military airspace by preventing structural penetration of Imaginary Surfaces as described in UFC 3-260-01 and in the most recently published McChord Field Air Installation Compatible Use Zone (AICUZ) Report.

Discussion: Telecommunications, broadcast towers, hobby communication towers shall be reviewed by JBLM officials. Developments within the AC I and AC II zones which may affect UFC 3-260--01 imaginary surfaces shall obtain necessary approvals from the Federal Aviation Administration (FAA). Operators of construction cranes within the AICUZ Accidental Potential Zones shall coordinate with JBLM and the Federal Aviation Administration prior to commencing operations.

LU-34.12: Light and Glare.

Control light and glare in the AC I and AC II zones to protect the operational environments near McChord Field.

LU-34.13: Review.

Refer all applications for commercial development, subdivision review, variances, conditional uses, special exceptions and proposed amendments to Comprehensive Plans and development

regulations proposed within MIA 2 and 3/4 to JBLM official(s) for review and comment in accordance with RCW 36.70A.530.

LU-34.14: Considerations.

Land use decisions regarding proposals located in the AC I and AC II zones shall consider regional and national needs as well as local concerns.

LU-34.15: Consultation.

Invite JBLM representatives to advise the Planning Commission on community and economic development issues which have the potential to impact base military operations.

LU-34.16: Coordination.

Coordinate the protection of JBLM with the South Sound Military & Communities Partnership (SSMCP) by developing planning policies and development regulations that are consistent with the JLUS and Air Installation Compatible Use Zone (AICUZ) recommendations and other best management practices for encouraging compatible land uses in the general vicinity of JBLM. It is important to initiate and maintain collaborative and cooperative relationships with JBLM regarding all municipal activity potentially affecting JBLM's military mission and long term viability.

LU-34.17: Title Notice.

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

LU-34.18: Public Information.

Through the SSMCP, encourage the dissemination of information to the public regarding JBLM mission activity and associated impacts through such means as website postings, distribution of brochures, distribution of information to the regional print and broadcast media, providing notices on new site plans, subdivisions and binding site plans.

LU-34.19: Air Installation Compatible Use Zone Study (AICUZ).

Review proposed Comprehensive Plan and zoning amendments for compatibility with the JBLM Air Installation Compatible Use Zone program and the JBLM Joint Land Use Study.

LU-34.19: Accident Potential Zones.

Reduce and or eliminate incompatible land uses and densities that exist within the Air Corridors, by identifying priority areas for acquisition programs, such as property purchase, alternative housing or relocating housing to resolve inconsistencies with the Department of Defense, Air Installation Compatible Use Zone (AICUZ) regulations.

GOAL LU-35: Continue to support and fund the South Sound Military & Communities Partnership (SSMCP).

Policies

LU-35.1: Business Plan.

In consultation with its partners, develop, and maintain a business plan for the SSMCP.

LU-35.2: SSMCP Funding.

In consultation with its partners, work to establish a permanent funding source for the SSMCP.

LU-35.3: Fiduciary Agent.

The City of Lakewood shall remain the fiduciary agent of the SSMCP and remains responsible for all budgetary activities.

LU-35.4: Executive Leadership.

The City of Lakewood shall retain its membership on the SSMCP Executive Leadership Team (ELT). The ELT acts for and on behalf of the SSMCP Steering Committee when the Steering Committee is not in session. The SSMCP Steering Committee is the primary decision-making body of the organization. It provides broad oversight to the implementation of the recommendations, strategies and action items outlined in the Growth Coordination Plan and successor documents.

GOAL LU-36: Work with the SSMCP to develop a land acquisition program for the McChord North Clear Zone.

Policy

LU-36.1: Funding.

Identify potential funding sources and/or partnerships among public agencies, and/or private entities to leverage funds for property acquisition.

LU-36.2: Land Valuations.

Engage JBLM and Pierce County in determining land valuations and business relocation costs for properties and businesses.

LU-36.3: Joint Land Use study (JLUS) Implementation.

Using funds from the Office of Economic Adjustment (OEA), develop a strategy and plan to resolve encroachment in the McChord North Clear Zone (This policy is distinctly separate from Policy LU-36.2.)

LU-36.4: JBLM Land Swap.

Continue negotiations with JBLM to explore potential methods of financing the acquisition of privately held properties in the Clear Zone at the north end of McChord Field. One option under study is to surplus lands on JBLM and thereafter relocate existing private businesses located in the North Clear Zone to this new location.

Section 12. CPA-2016-09. Add a new figure to the Chapter 3, Land Use, of the Comprehensive Plan as shown in Exhibit H attached hereto.

Section 13. The Land Use Chapter, Chapter 3, of the Comprehensive Plan is amended to add a goal and related policies encouraging healthy food:

GOAL LU-47: Promote food security, food systems, local food production, and public health by encouraging locally based food production, distribution, and choice through urban agriculture, community gardens, farmers markets, and food access initiatives.

Policy:

LU-47.1: Allow community gardens as a permitted use in all residential zoning districts, particularly those high-density and mixed-use areas, to advance active lifestyles and healthy eating.

LU-47.2: Promote inter-agency and intergovernmental cooperation to expand community gardening opportunities.

LU-47.3: Support the development and adoption of joint-use agreements on publicly-owned sites or institutional facilities to allow gardens, distribution and sales.

LU-47.4: Prioritize underserved communities, including communities with “food deserts” e.g. lack of grocery stores, as areas for potential locations for community gardens, farmers markets, and local food access programs.

LU-47.5: Consider allowing alternative food retail models including temporary pop-ups, also known as flash retailing, and mobile markets.

LU-47.6: Develop and adopt a “healthy food policy” to encourage healthy food choices at city sponsored programs, meetings and events.

Section 14. Renumber existing GOAL 47 and related Policy LU-47.1 to GOAL 48 and Policy 48.1.

Section 15. Renumber existing GOAL 48 and related Policies LU-48.1, 48.2, 48.3, and 48.4, to GOAL 49 and related Policies LU-49.1, 49.2, 49.3, and 49.4.

Section 16. CPA-2016-10. Chapter 6, Transportation, of the Comprehensive Plan is amended to include a complete street goal and related policies as follows:

GOAL T-10: Ensure Lakewood’s transportation system is designed to enable comprehensive, integrated, safe access for all users of all ages and abilities including pedestrians, bicyclists, motorists, transit riders and operators, and truck operators.

Policy:

T-10.1: The Lakewood Engineering Design Standards is the primary vehicle for executing the Complete Streets Objective and should include standards for each roadway classification to guide implementation.

T-10.2: Context and flexibility in balancing user needs shall be considered in the design of all projects and if necessary, a deviation from the Lakewood Engineering Design Standards may be granted to ensure the Complete Streets Objective and supporting policies are achieved.

Section 17. CPA-2016-11. Chapter 10 of the Comprehensive Plan, titled “Sustainability” is created:

Chapter 10 Sustainability

10.1 Introduction and Purpose

Lakewood’s quality of life depends on the preservation and enhancement of its environment. The City recognizes the sensitive interface between the natural and built environments and as such will promote balanced and sustainable practices in the community in order to accommodate the needs of the present without compromising the ability of future generations to meet their needs.

In part, Lakewood’s Comprehensive Plan already encourages some sustainable practices. These practices and policies help ensure that the residents, businesses, and property owners live and function in a way that considers the livelihood of future generations. In addition to this theme of environmental stewardship, the sustainability chapter focuses on sustainable policies and guidelines directed toward the City’s human activities and built environment. This will be accomplished through the development of goals that will serve as important building blocks to future sustainable policies and implementation strategies which will assist Lakewood in feasibly obtaining those goals.

However, one of the more challenging aspects of meeting sustainability goals is that Lakewood is a mixed-service city. Water, power, sewers, and refuse services are provided by other public and private agencies. The City is constrained in its ability to have an effective sustainability program. To be successful, Lakewood must develop successful partnerships with local utility providers.

Sustainability and Decision Making

GOAL S-1: Decision makers should have the knowledge and tools necessary to assess sustainability in their plans and decisions.

Policy

S-1.1: The City should consider sustainability in all decisions.

S-1.2: Decision makers should set an example for the rest of the city in its sustainability efforts.

Community Participation

GOAL S-2: An informed and active community will be a cornerstone of the City's sustainability efforts.

Policy

S-2.1: The community and community groups should assist in both the creation and implementation of the City's sustainability strategy program.

S-2.2: The City should promote community awareness, responsibility and participation in its sustainability efforts.

GOAL S-3: Conserve energy and reduce the amount of carbon dioxide released into the atmosphere.

Policy

S-3.1: The City should evaluate energy use and carbon emissions and develop targets for conservation.

S-3.2: The community should work to become more efficient in our daily lives and our usage of resources.

Protection of Ecosystems

GOAL S-4: Prevent the loss and damage of currently functioning or distressed habitats.

Policy

S-4.1: Emphasis should be put on both the protection of current ecosystems, and the restoration of distressed or suffering ecosystems.

S-4.2: Maintain and care for the land and resources which we currently have, and preserve them for the benefit of both the environment and the community in the present, and in the future.

Improved Quality of Life and Sustainable Development

GOAL S-5: Work towards creating an attractive, vibrant, and liveable community

Policy

S-5.1: The City and Community should work towards creating an attractive, vibrant, and liveable community.

S-5.2: The City should continue supporting compact urban development in the central business district.

Climate Change

GOAL S-6: Reduce greenhouse gas emissions within the City and mitigate impacts where reasonably feasible.

Policy

S-6.1: Lakewood should take actions to both mitigate and adapt to climate change. Actions may include maximizing energy efficiency by increasing use of renewable energy resources, supporting green building initiatives, reducing greenhouse gas emissions of City vehicles, reducing motor vehicle miles travelled by improving convenience and safety of non-polluting transportation modes such as bicycling and walking, protecting and enhancing the natural landscape and vegetation, and support recycling and waste reduction.

S-6.2: Continue to partner with regional agencies and organizations to monitor, establish base lines, and take actions to reduce impacts of climate change.

City Operations

Goal S-7: As a municipal corporation, Lakewood should take the lead in developing sustainable practices.

Policy

S-7.1: Take an inventory of current City operation efforts that make progress toward sustainability and be frank about areas that need improvement.

S-7.2: Create a green team made up of representatives from the City and utility providers to propose recommendations and implementation measures for sustainable practices within all areas of City operations.

S-7.3: Establish goals for reduction of greenhouse gasses within all aspects of the City's operations including such things as a "no idle" policy, increasing the fuel efficiency of City fleet vehicles, and the conversion of vehicles that operate with environmentally sustainable alternative fuels.

S-7.4: Increase recycling efforts at multi-tenant buildings and schools.

S-7.5: Encourage employees to commute to work by alternative modes of transportation than single-car commuting.

S-7.6: Become paperless in City operations where feasible.

S-7.7: Measure the carbon footprint of City operations and take measures to reduce carbon emissions where feasible.

S-7.8: Modify the City’s operating procedures and annual budgets to implement the sustainability strategies found to be feasible.

S-7.9: Develop a sustainable urban forest management program through partnerships with local colleges.

S-7.10: Expand Lakewood’s street tree system by adding low maintenance trees, including native species, to alleviate greenhouse gas emissions.

Section 18. The current Chapter 10 of the Comprehensive Plan, titled “Implementation” is renumbered to read Chapter 11. All headings, sub-headings shall be renumbered from “10” to “11.”

ZONING & PUBLIC WORKS CODE TEXT AMENDMENTS

Section 19. CPA-2016-12. Section 18A.50.550 F. LMC is deleted as follows:

A. Transit Support Facilities.

1. For developments that generate a parking demand of greater than twenty (20) parking spaces, the developer shall fund the purchase and installation of one (1) or more transit shelters and/or other related transit support facilities as determined by the Community Development Director and Pierce Transit operational criteria, based on the size and nature of the use.
2. For developments that generate a parking demand of fewer than twenty parking spaces, the developer shall install a bench and a concrete pad adjacent to the sidewalk at a bus stop where at least five transit riders are expected to board buses on an average weekday, and a shelter shall be provided at a bus stop where at least ten (10) transit riders are expected to board buses on an average weekday.
3. Any single-family development with fifty to two hundred (50-200) units, or multi-family residential with thirty to one hundred (30-100) units that will be located on a street where regularly scheduled transit service is provided shall be required to provide a transit shelter with all required transit support facilities.
4. Any single-family development with over two hundred (200) units, or multi-family residential with over one hundred (100) units that will be located on a street where regularly scheduled transit service is provided shall be required to provide two (2) transit shelters with all required transit support facilities.
5. Transit facilities shall be sited in accordance with the requirements of Pierce Transit and this title. Transit shelters and related facilities shall be provided for transit stops that are located adjacent to or within six hundred (600) feet of the development site on each

side of the street that has a transit route. This requirement may be waived when Pierce Transit has determined that current and projected ridership do not warrant the installation of a shelter within the six hundred (600) foot distance.

6. When a transit shelter is required to be installed, a concrete pad, seating, garbage receptacles, and lighting shall also be provided. When a transit shelter is not required to be installed, transit stops shall include design features or changes in materials that demarcate the stop.

7. Transit pullouts shall be provided as an element of street improvements if Pierce Transit and the City determine that a pullout is necessary to provide a safe refuge for transit vehicles or to minimize conflicts with other vehicles.

B. Mixed Occupancies. In the case of two (2) or more uses in the same building or on the same site, the total requirements for off-street parking facilities shall be the sum of the requirements for all of the uses calculated separately. Off-street parking facilities for one use shall not be considered as providing the required parking facilities for any other use, except as provided in LMC 18A.50.540.E and F.

C. Parking Incentives.

1. When residential uses are combined with commercial or industrial 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.

2. A structured parking space shall count as one and one-fourth (1.25) parking spaces towards the required number of parking spaces.

3. When affordable housing is constructed pursuant to LMC 18A.50.700, Housing Incentives Program, the parking space requirements shall be calculated employing any available modifications based upon LMC 18A.50.750(B).

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 vs. night time, or weekday vs. weekend nature). Shared parking shall be legally encumbered and shall meet all of the applicable standards of this section pursuant to LMC 18A.50.550.F, Off-Site Parking.

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

~~F. Satellite Parking Lots. Satellite parking lots may be allowed upon approval of an administrative use permit by the Community Development Director. Satellite lots may operate for a total of six (6) months during any calendar year and shall only be located in commercial zones within one-half (1/2) mile of the sending site. Satellite parking lots may be permitted for a maximum of five (5) years from initiation of the parking site. The design and layout of satellite parking lots shall comply with the following standards:~~

- ~~1. Paving of satellite parking lots shall be two (2) inches of asphalt over compacted soil, or other surface as approved by the City Engineer.~~
- ~~2. Satellite parking lots shall be improved with curbs, gutters, sidewalks, street trees, and stormwater drainage systems.~~
- ~~3. Access to such lots shall be secured by chain or cable, with posts a minimum of three (3) feet in height, solidly built. At a minimum, posts shall consist of four (4) inch by four (4) inch wood or equivalent metal posts a minimum of one and one-half (1-1/2) inches in diameter securely set in the ground and placed no more than four (4) feet apart. The posts shall be connected with at least one (1) strand of one-half (1/2) inch cable or chain securely fastened to each post. An opening shall be provided to accommodate vehicle access during business hours. Satellite lots shall be secured to prevent overnight parking between the closing hour on one business day and the opening hour the following business day.~~
- ~~4. Satellite parking lots shall have Type I, Perimeter Landscaping along all property lines, and Type II, Streetscape Landscaping along the public rights-of-way. Landscaping shall be protected from vehicle and pedestrian damage by concrete curbs. Wheel stops may be required as specified in 18A.50.530.F, as determined by the Community Development Director.~~
- ~~5. Directional and informational signs shall be displayed on-site to identify the entrance(s), fees, and hours of operation. Such signs shall be located at the entrance of the~~

~~parking lot and shall not exceed twelve (12) square feet and six (6) feet in height. Signs shall be removed from the site after each seasonal usage period.~~

~~6. Automatic entry devices or fee collection points shall be set back a minimum of sixty (60) feet from the public right-of-way, or shall provide for queuing lanes at a distance recommended by the City Engineer and approved by the Community Development Director.~~

~~7. An attendant shall be on duty at all times during business hours of seasonal parking lots.~~

~~8. An approved fire extinguisher shall be provided on the premises during business hours.~~

~~9. The site shall be maintained in a clean condition, free from trash and debris. Trash containers shall be placed on the site to accommodate and store all trash that accumulates on the lot.~~

~~10. Prior to approval of an application for any satellite parking lot, a certificate of insurance for combined single limit bodily injury and/or property damage including products liability in the amount of one million (1,000,000) dollars per occurrence shall be filed with the City. A hold harmless agreement holding the City harmless shall also be filed with the City Attorney.~~

~~11. Subsequent to approval of an application for any satellite parking lot, the applicant shall meet all standards and requirements and install all improvements. The parking lot shall be inspected and approved by the Community Development Director prior to issuance of an Authorization to Operate.~~

Section 20. CPA.2016-13. Section 18A.2.810 A. 5. is deleted as follows:

18A.2.810- Applicability - Nonconformities

A. This section shall apply to legally existing nonconformities, except the following:

1. Nonconforming signs as defined in LMC 18A.50.600, Signs, which shall instead be governed by standards set forth in that section.
2. Nonconforming wireless telecommunications facilities as defined in LMC 18A.70.600, Wireless Telecommunications Facilities, which shall instead be governed by standards set forth in that section.
3. Nonconforming mobile home parks as defined in LMC 18A.70.400, Manufactured Home Parks, which shall instead be governed by standards set forth in that section.

4. Permit applications at the time of this title's passage that constitute vested development as defined in LMC 18A.02.350, Vested Rights, which shall instead be governed by standards set forth in that section. Future plans to further develop property shall not constitute a basis for nonconformity status, whether or not documented in public record, except when they constitute a vesting. Nothing in this section shall be construed to require a change in plans, construction, or intended use related to vested development, though it may thereafter be regulated as a nonconformity.

~~5. Public/institutional uses previously within the Public/Semi-Public Institutional future land use designation and Public Institutional zoning district which have been redesignated and rezoned in anticipation of surplus sale or other action intended to result in ownership transition to a non-public entity. Existing uses shall be considered conforming for regulatory purposes until the ownership transfer is complete.~~

Section 21. CPA-2016-14. Section 18A.30.640. A and Section 18A.30.650.A are amended as follows:

18A.30.640- Administrative Uses - Industrial Zoning Districts

The following uses are permitted within the Industrial zoning districts, subject to approval of an administrative use permit and all applicable development permits:

A. Industrial Business Park (IBP)

1. Pipelines
2. Bulk Fuel Dealers
3. Motor Vehicle Service and Repair (Level 4)
4. Pet Sales and Services (Level 3)
5. Secondary Manufacturing and Major Assembly (Level 2)
6. Research, Development, and Laboratories (Level 3)
7. Warehousing, Distribution, and Freight Movement (Level 3)

18A.30.650- Conditional Uses - Industrial Zoning Districts

The following uses are permitted within the Industrial zoning districts, subject to approval of a conditional use permit and all applicable development permits:

A. Industrial Business Park (IBP)

1. Outdoor Recreation (Level 4)

2. Public Maintenance Facilities (Level 3)
3. Public Safety Services (Level 1/2)
4. Transportation (Level 4)
5. Electrical Generation Facilities
6. Sewage Treatment Facilities
7. Stormwater Facilities (Level 3)
8. Amusement and Recreation (Level 4)
9. Contractor Yards (Level 2)
10. Warehousing, Distribution, and Freight Movement (Level 3)

Section 22. CPA-2016-15. Section 18A.50.420 (A.) (20.) is amended as follows:

20. Landscape areas adjacent to required biofiltration systems that do not exceed one to three (1:3) slope may be counted toward a portion of any required landscaping areas if they meet the following:

- ~~a. Landscaping shall not be permitted within the treatment area of a biofiltration system. The chosen vegetation shall not result in any disruption of bioswale functions at any time.~~
- a. The configuration and plant species of landscape areas on a site shall be designed so as to not disrupt the functions of storm water systems and plant species and location are subject to approval of the City Engineer and Community Development Director.

Section 23. CPA-2016-16. Section 18A.40.500 LMC which is title-only, uncaptioned “Planned Unit Development” is created.

Section 24. Section 18A.40.510 LMC entitled “Purpose” is created to read as follows:

18A.40.510- Purpose - Planned Unit Development

A Planned Unit Development is a mechanism by which the City may permit a variety in type, design, and arrangement of structures; and enable the coordination of project characteristics with features of a particular site in a manner consistent with the public health, safety and welfare. A Planned Unit Development allows for innovations and special features in site development, including the location of structures, conservation of natural land features, protection of critical areas and critical area buffers, the use of low impact development techniques, conservation of energy, and efficient utilization of open space.

Section 25. Section 18A.40.520 LMC entitled “Application for a Planned Unit Development (PUD)” is created to read as follows:

A. A PUD is a Process III application type and subject to all the procedural requirements applicable to this application type.

B. An application for approval of a PUD shall be submitted to the community development department on forms provided by the department along with established fees. For those Planned Unit Developments that include the division of land, a PUD application shall only be accepted as complete if it is submitted concurrent with an application for preliminary plat approval that includes all information required pursuant to Chapter 17 LMC and other applicable city regulations. Twenty-five copies of all associated application materials must be submitted in hard copy format. Digital application materials (e.g., CD copies) may fulfill a portion of the required hard copy applications as approved by the city.

An applicant for a PUD 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 18A.40.540 LMC have been satisfied;
 - b. A description of how the proposed PUD will benefit the public in a manner greater than that achieved if the project was to be developed using conventional land use regulations;
 - c. A table illustrating the density and lot coverage of the overall development, with the proportion of the site devoted to open space clearly indicated;
 - d. A description of the types and numbers of dwelling units proposed and the overall land use density and intensity;
 - e. A description of the proposed open space and recreation areas including any proposed improvements, including specific details regarding the ownership and maintenance of such areas;
 - f. Detailed information regarding all proposed landscaping that is not included on an associated landscaping plan;
 - g. A description of the specific city standards as set forth in the underlying zoning district that the applicant is proposing for modification in accordance with LMC 19.66.050; and

h. A description of potential impacts to neighbouring properties and how impacts have been mitigated through site design, screening, buffering and other methods;

2. A site plan with the heading “Planned Unit Development Site Plan” that includes any additional information that is not included on the standard preliminary plat map, including building footprints, proposed landscaping, open space and parks and/or recreational areas including trails and proposed setbacks;
 3. 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 PUD 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. A draft of proposed covenants, conditions and restrictions demonstrating compliance with this chapter.
- C. An applicant shall provide sufficient facts and evidence to enable the hearing examiner to make a decision. The established fee shall be submitted at time of application.
- D. Notice of application shall be provided pursuant to LMC 18A.02.670.

Section 26. Section 18A.40.530 LMC entitled “Public hearing – Planned Unit Development” is created to read as follows:

- A. The Hearing Examiner shall hold an open record public hearing on any proposed conditional use and shall give notice thereof in accordance with the procedures established pursuant to LMC 18A.02.700.
- B. The hearing shall be conducted in accordance to the requirements of LMC 18A.02.720.

Section 27. Section 18A.40.540 LMC entitled “Required findings – Planned Unit Development” is created to read as follows:

A PUD 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:

- A. The PUD is consistent with the Comprehensive Plan; and

B. The PUD, 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:

1. Placement, type or reduced bulk of structures, or
2. Interconnected usable open space, or
3. Recreation facilities, or
4. Other public facilities, or
5. Conservation of natural features, or
6. Conservation of critical areas and critical area buffers beyond, or
7. Aesthetic features and harmonious design, or
8. Energy efficient site design or building features, or
9. Use of low impact development techniques.

C. The PUD results in no greater burden on present and projected public utilities and services than would result from traditional development and the PUD will be served by adequate public or private facilities including streets, fire protection, and utilities; and

D. The perimeter of the PUD is compatible with the existing land use or property that abuts or is directly across the street from the subject property. Compatibility includes but is not limited to size, scale, mass and architectural design of proposed structures; and

E. Landscaping within and along the perimeter of the PUD is superior to that required by LMC 18A.50.425-430, and landscaping requirements applicable to specific districts contained in LMC 18A.50.430, and enhances the visual compatibility of the development with the surrounding neighborhood; and

F. At least one major circulation point is functionally connected to a public right-of-way; and

G. Open space, within the PUD is an integrated part of the project rather than an isolated element of the project; and

H. 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

- I. Roads and streets, whether public or private, within and contiguous to the site comply with guidelines for construction of streets; and
- K. Streets and sidewalks, existing and proposed, are suitable and adequate to carry anticipated traffic within the proposed project and in the vicinity of the proposed project; and
- L. Each phase of the proposed development, as it is planned to be completed, contains the required parking spaces, open space, recreation space, landscaping and utility area necessary for creating and sustaining a desirable and stable environment.

Section 28. Section 18A.40.550 LMC entitled “Action of hearing examiner – Planned Unit Development is created to read as follows:

A. 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.

B. In permitting a PUD, the Hearing Examiner may impose any or all of the following conditions:

1. Limit the manner in which the use is conducted, including restricting the time an activity may take place and restraints to minimize such environmental effects as noise, vibration, air pollution, glare and odor.
2. Establish a special yard or other open space or lot area or dimension.
3. Limit the height, size or location of a building or other structure.
4. Designate the size, number, location or nature of vehicle access points.
5. Increase the amount of street dedication, roadway width or improvements within the street right-of-way.
6. Designate the size, location, screening, drainage, surfacing or other improvement of a parking or truck loading areas.
7. Limit or otherwise designate the number, size, location, and height of lighting of signs.
8. Limit the location and intensity of outdoor lighting or require its shielding.
9. Require screening, landscaping or another facility to protect adjacent or nearby property and designate standards for installation or maintenance of the facility.
10. Design the size, height, location or materials for a fence.

11. Protect existing trees, vegetation, water resources, wildlife habitat or other significant natural resources.
12. Require provisions for public access, physical and visual, to natural, scenic and recreational resources.
13. Require provisions for stormwater drainage including designating the size, location, screening, or other improvements of detention ponds and other facilities
14. Impose special conditions on the proposed development to ensure that development is in conformance with the surrounding neighborhood and the intent and purpose of the zoning district classification.
15. Require such financial guarantees and evidence that any applied conditions will be complied with.

C. The decision of the Hearing Examiner is considered final and conclusive by the City.

Section 29. Section 18A.40.560 LMC entitled “Minimum size” is created to read as follows:

Planned unit developments may be located on lots of two (2) acres or greater; when necessary, the applicant must demonstrate the preservation of a significant natural feature (examples: wetlands, tree preservation, creeks and steep slopes), enhanced urban design, or amenity by the use of the planned unit development process.

Section 30. Section 18A.40.570 LMC entitled “Permitted modifications” is created to read as follows:

A. All zoning, site development, and subdivision requirements may be modified in a planned unit development in the interest of the expressed purposes above except:

1. Permitted uses, administrative, and conditional uses;
2. Street setbacks on exterior streets in residential zones;
3. Surveying standards; and
4. Engineering design and construction standards of public improvements but not including street right-of-way width.

Section 31. Section 18A.40.580 LMC entitled “Permitted residential density and lot sizes” is created to read as follows:

A. The number of dwelling units permitted in a planned unit development may exceed the development standards found in LMC 18A.30.160. The permitted density shall be the maximum number of dwelling units allowed per gross acre (dua) and shall be as follows:

1. R1 zoning district: 2 dua;
2. R2 zoning district: 4 dua;
3. R3 zoning district: 7 dua;
4. R4 zoning district: 9 dua.

B. The minimum lot sizes for the Residential zoning districts subject to the planned unit development overlay shall be as follows:

1. R1 zoning district: 20,000 gsf;
2. R2 zoning district: 10,000 gsf;
3. R3 zoning district: 6,000 gsf;
4. R4 zoning district: 4,800 gsf.

C. The residential density and lot size standards of all other zoning districts are not subject to change.

Section 32. Section 18A.40.590 LMC entitled “Required open space and recreation facilities” is created to read as follows:

In planned unit developments, 20 percent of the net development area shall be established as open space and/or planned unit development community recreation facilities. Upon approval of the hearing examiner, up to five percent of the unbuildable land may be considered for inclusion in the required open space land upon a showing that such lands can and will be used for a specified recreational purpose.

Section 33. Section 18A.40.600 LMC entitled “Multiple zoning districts” is created to read as follows:

If a planned unit development is proposed within two or more zoning districts, the maximum number of dwelling units will be the total allowed in each zone combined. The permitted land uses of the more restrictive zone shall apply to the entire planned unit development.

Section 34. Section 18A.40.610 LMC, entitled, “Binding site plan” is created to read as follows:

A binding site plan is required for all planned unit developments and shall include:

- A. All information required on a preliminary plat;
- B. The location of all proposed structures;

C. A detailed landscape plan indicating the location of existing vegetation to be retained, location of vegetation and landscaping structures to be installed, the type of vegetation by common name and taxonomic designation, and the installed and mature height of all vegetation;

D. Schematic plans and elevations of proposed buildings with samples of all exterior finish material and colors, the type and location of all exterior lighting, signs and accessory structures;

E. Inscriptions or attachments setting forth the limitations and conditions of development;

F. An outline of the documents of the owners' association, bylaws, deeds, covenants and agreements governing ownership, maintenance and operation of the planned unit development shall be submitted with the binding site plan. Planned unit development covenants shall include a provision whereby unpaid taxes on all property owned in common shall constitute a proportioned lien on all property of each owner in common. The city may require that it be a third party beneficiary of certain covenants with the right but not obligation to enforce association-related documents; and

F. The provisions ensuring the development will be in conformance with the site plan.

Section 35. Section 18A.40.620 LMC, entitled, "Phased development" is created to read as follows:

If a planned unit development is planned to be completed in more than two years from the date of preliminary plat/site plan approval, the planned unit development will be divided into phases or divisions of development, numbered sequentially in the order construction is to occur. The binding site plan for each phase shall be approved separately. Each division of development in a multiphase planned unit development shall meet all the requirements of a planned unit development independently.

Section 36. Section 18A.40.630 LMC, entitled, "Required certificates and approvals" is created to read as follows:

Binding site plans shall include all the required certificates of a final plat. PUDs shall be subject to design review in accordance with LMC 18A.50.200-241.

Section 37. Section 18A.40.640 LMC, entitled, "Expiration" is created to read as follows:

Approval of a binding site plan expires unless recorded by the county auditor within three years from the date of approval. An applicant who files a written request with the city clerk within 30 days of the expiration date shall be granted a one-year extension upon a showing of a good faith effort to file the site plan.

Section 38. CPA-2016-17. Section 18A.30.530 (A.) (1.) and 18A.30.540 (A.) are amended as follows:

18A.30.530- Primary Permitted Uses- Commercial Zoning Districts

The following uses are permitted within the Commercial zoning districts, subject to approval of a zoning certification and all applicable development permits:

A. TOC Zoning District

1. Multifamily Dwelling (Level 2/3)
2. Assisted Living Facilities
3. Nursing Home
4. Community and Cultural Services (Level 1/2/3)
5. Daycare Facilities (Level 1/2)
6. Health Services
7. Outdoor Recreation (Level 1/2)
8. Postal Services (Level 1/2)
9. Public Maintenance Facilities (Level 1/2)
10. Religious Assembly (Level 1/2/3)
11. Social Services (Level 1/2)
12. Transportation (Level 1/2/3)
13. Communication Facilities (Level 1/2)
14. Electrical Facilities (Level 1)
15. Natural Gas Facilities (Level 1)
16. Sewage Collection Facilities
17. Stormwater Facilities (Level 1)
18. Waste Transfer Facilities (Level 1)
19. Water Supply Facilities (Level 1)
20. Amusement and Recreation (Level 1/2/3/4)
21. Business Services
22. Convenience Commercial (Level 1)
23. Eating and Drinking Establishment (Level 1/2/3/4)
24. Food Stores (Level 1/2)
25. Lodging (Level 3)
26. Motor Vehicle Services and Repair (Level 1/2)
27. Personal Services (Level 1/2)
28. Professional Offices (Level 1/2/3)
29. Sales of General Merchandise (Level 1/2/3)
30. Civic Accessory Uses
31. Commercial Accessory Uses

18A.30.540- Administrative Uses- Commercial Zoning Districts

The following uses are permitted within the Commercial zoning districts, subject to approval of an administrative use permit and all applicable development permits:

A. TOC Zoning District

- 1. Multifamily Dwelling (Level 2)
- ~~1-2. Type 2 Group Home (Level 3)~~
- ~~2- 3. Drive-Through Facilities~~
- ~~3- 4. Motor Vehicle Sales and Rental (Level 1/2/3)~~

Section 39. Remainder Unchanged. The rest and remainder of Title 18A of the Lakewood Municipal Code and the Comprehensive Plan Future Land-Use and Zoning Maps shall be unchanged and shall remain in full force and effect.

Section 40. 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 41. Effective Date. This Ordinance shall be in full force and effect thirty (30) days after final passage.

ADOPTED by the city council of the City of Lakewood this TO BE DETERMINED DATE.
(November 2016)

CITY OF LAKEWOOD

Don Anderson, Mayor

Attest:

Alice M. Bush, MMC, City Clerk

Approved as to Form:

Heidi Ann Wachter, City Attorney

**CITY OF LAKEWOOD
PLANNING COMMISSION
RESOLUTION NO. 2016-02**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKEWOOD,
WASHINGTON, FORMALIZING ITS RECOMMENDATIONS REGARDING THE 2016
COMPREHENSIVE PLAN/ZONING AMENDMENTS AND FORWARDING ITS
RECOMMENDATIONS TO THE LAKEWOOD CITY COUNCIL FOR CONSIDERATION
AND ACTION

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

WHEREAS, following public outreach and involvement, the Lakewood City Council adopted the City of Lakewood Comprehensive Plan via Ordinance No. 237 on July 10, 2000; and

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

WHEREAS, the Lakewood City Council, based on review and recommendations of the Lakewood Planning Advisory Board following public input, has subsequently amended Lakewood's comprehensive plan annually, including a periodic review required by law in 2004; and

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

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

WHEREAS, the Growth Management Act, which mandates that the City of Lakewood generate and adopt a Comprehensive Plan, also requires that there be in place a process to amend the Comprehensive Plan; and

WHEREAS, the amendment process for the Comprehensive Plan must be available to the citizens of this City (including corporation and other business entities) on a regular basis. In accordance with RCW 36.70A.130, Comprehensive Plan amendments can be considered "no more frequently than once a year;" and

WHEREAS, this particular amendment "cycle" was advertised in January 2016, and began on or before March 18, 2016, the deadline for submission for privately initiated Comprehensive Plan amendments; and

WHEREAS, there was one (1) privately initiated Comprehensive Plan map amendment, proposed by Pierce County (Case # CPA-2016-03, Application # LU-1600059)

WHEREAS, there are six (6) City-Initiated Comprehensive Plan map amendments, Case Nos. CPA-2016-01 (Land Adjacent to Springbrook Park), CPA-2016-02 (City of Lakewood Stormwater Pond), CPA-2016-04 (BNSF properties located in Springbrook), CPA-2016-05 (TPU Substation), CPA-2016-06 (WSDOT I-5 right-of-way), CPA-2016-07 (Multi-Family Map Correction)

WHEREAS, there are four (4) City-Initiated Comprehensive Plan text amendments: Case Nos. CPA-2016-08 (Joint Base Lewis McChord Land Use Study), CPA-2016-09 (Encouraging Healthy Food), CPA-2016-10 (Complete Streets), CPA-2016-11 (Chapter 10, Sustainability),

WHEREAS, there was one (1) privately initiated Zoning Text amendment, proposed by YKC Industrial (Application # LU 16-00104); and

WHEREAS, there are four (4) City- Initiated Zoning and Public Works code text amendments including: LMC 18A.50 (Transit Support Facilities), LMC 18A.2 (Public Institutional), LMC 18A.5 (Low-Impact Development), and 18A.40 (Planned Unit Development)

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

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

WHEREAS, a 60-day notice has been provided to Joint Base Lewis-McChord (JBLM) prior to the adoption of this Ordinance, and JBLM has been afforded the opportunity to comment per RCW 36.70A.530(5); and

WHEREAS, the Lakewood Planning Commission held a public hearing on September 7, 2016, and the meeting was properly noticed and open to the public, to review and amend the Lakewood Comprehensive Plan Map and Text, and the Zoning Map; and

WHEREAS, the Lakewood Planning Commission reviewed the 2016 Comprehensive Plan/Zoning Amendments, cumulatively and individually, for consistency with the Growth Management Act, Chapter 36.70A RCW, the City's Comprehensive Plan, and the City's Zoning Regulations, Title 18A; and

WHEREAS, on July 1, 2016 the City of Lakewood Community Development Department released proposed updates to the City's comprehensive plan and related provisions of the municipal code for public review and issued a Determination of Non-Significance (DNS) for the amendments and updates on the same date; and,

WHEREAS, the Planning Commission closed the public record for the 2016 Comprehensive Plan Amendments on September 7, 2016, and

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

The City of Lakewood Planning Commission hereby makes the following findings and conclusions:

FINDINGS

The Lakewood Planning Commission makes the following findings for the 2016 Comprehensive Plan Amendments, Case Nos. CPA-2016-01, CPA-2016-02, CPA-2016-03, CPA-2016-04, CPA-2016-05, CPA-2016-06, CPA-2016-07 CPA-2016-08, CPA-2016-09, CPA-2016-10, and CPA-2016-11, CPA-2016-12, CPA-2016-13, CPA-2016-14, CPA-2016-15, CPA, 2016-16, as described in the Planning Commission staff report dated August 11, 2016:

1. These sixteen (16) amendments, cumulatively and individually, went through a professional review at the City and State level.
2. These sixteen (16) amendments, cumulatively and individually, were reviewed for compliance with County-wide planning policies.
3. On September 7, 2016, a public hearing was held on the proposed amendments. The public hearing was closed after all persons were given an opportunity to speak.
4. On September 7, 2015, the Planning Commission considered all additional written testimony.
5. The Planning Commission reviewed related environmental documents.
6. The Planning Commission reviewed and discussed the consistency of the 2016 Comprehensive Plan/Zoning Ordinance Amendment Package with the existing Comprehensive Plan and Zoning Regulations.
7. The Planning Commission reviewed and discussed comments received, and recommended to forward to the Lakewood City Council all technical and clerical comments received regarding the proposed amendments for Council review and consideration.

CONCLUSIONS:

1. The Lakewood Planning Commission concludes that the 2016 Comprehensive Plan/Zoning Ordinance Amendments, cumulatively and individually, will not have a significant impact on the environment.

2. The Lakewood Planning Commission has properly considered and deliberated the merits of the 2016 amendments.
3. The Lakewood Planning Commission has determined that the proposed amendments, cumulatively and individually, further the goals and policies set forth in the GMA and the County-Wide Planning Policies.
4. The Lakewood Planning Commission hereby affirms that it has found that each independent comprehensive plan and zoning map amendment meets the required findings in LMC 18A.02.415 as if fully set forth herein.
5. All procedural and substantive requirements of the GMA have been satisfied.
6. A 60-day notice has been provided to state agencies, and state agencies have been afforded the opportunity to comment, per RCW 36.70A.106(1).

NOW, THEREFORE, BE IT RESOLVED BY THE LAKEWOOD PLANNING COMMISSION THAT:

Section 1:

The Planning Commission hereby recommends the following actions to the Lakewood City Council relative to the 2016 Comprehensive Plan/Zoning Amendment Package, as appended to this Resolution:

- A. Approval of comprehensive plan/zoning amendment CPA- 2016-01 (Springbrook Park Expansion) to change the zoning designation from multifamily one (MF1) to Open Space and Recreation One (OSR1) and re-designate the property from Residential to Open Space and Recreation.
- B. Approval of comprehensive plan/zoning amendment CPA- 2016-02 (City of Lakewood Stormwater Pond) to change the zoning and designation from multifamily two (MF2) to Open Space and Recreation One (OSR1) and re-designate the property from Residential to Open Space and Recreation.
- C. Approval of comprehensive plan/zoning amendment CPA- 2016-03 (Pierce County Properties) to change the zoning and designation from Public Institutional (PI) to Transit-Oriented Commercial (TOC) and re-designate the property from Public & Semi Public Institutional to Industrial. As an alternative to TOC, the City is proposing a comprehensive/zoning change to Industrial Business Park (IBP).
- D. Approval of comprehensive plan/zoning amendment CPA- 2016-04 (BNSF Properties Located in Springbrook) to change the zoning and designation to Industrial Business Park (IBP) and Industrial.
- E. Approval of comprehensive plan/zoning amendment CPA- 2016-05 (Tacoma Public Utilities Substation) to change the zoning and designation from Public Institutional (PI)

- to Industrial Business Park (IBP) and re-designate the property from Public & Semi Public Institutional to Industrial.
- F. Approval of comprehensive plan/zoning amendment CPA- 2016-06 (WSDOT Right-of-way) to change the zoning and designation to Industrial Business Park (IBP) and Industrial.
 - G. Approval of comprehensive plan/zoning amendment CPA- 2016-07 (Multi Family Map Correction), to amend the comprehensive plan and land-use map at XXXX 47Th Ave SW (Pierce County Assessor Parcel No. 0219123116). The correction will designate the subject property from Public & Semi Public Institutional and Multi Family to only Multi Family and amend the zoning map for the subject property from Public Institutional and Multi Family Two (MF2) to only Multi Family Two (MF2).
 - H. Approval of comprehensive plan/zoning amendment CPA- 2016-08 (Joint Base Lewis McChord Land Use Study). To delete the Chapter 3.6 of the Comprehensive Plan (Military Lands) and replace it with the following sections: Joint Base Lewis McChord (JBLM) installation profile, a review of past and current Joint Land Use Study (JLUS) activity, new goals, and new policies consistent with the recently adopted 2015 JBLM JLUS
 - I. Approval of comprehensive plan/zoning amendment CPA- 2016-09 (Healthy Communities) to amend Chapter 3 of the Comprehensive Plan to add policies that promote food security, food systems, local food production and public health.
 - J. Approval of comprehensive plan/zoning amendment CPA- 2016-10 (Complete Streets) to amend Chapter 6 (Transportation) of the Comprehensive Plan to include “complete street” goals and related policies pertaining to multi-modal forms of transportation.
 - K. Approval of comprehensive plan/zoning amendment CPA- 2016-11 (Sustainability Chapter) to add a sustainability chapter, to encourage sustainable practices and policies to help ensure that the residents, businesses, and property owners live and function in a way that considers the livelihood of future generations.
 - L. Approval of comprehensive plan/zoning amendment CPA- 2016-12 (Transit Support Facilities) to amend the Lakewood Municipal Code, Title 18A.50, and delete section 18A.50.550 (F.).
 - M. Approval of comprehensive plan/zoning amendment CPA- 2016-13 (Public Institutional) The City is proposing to amend the Lakewood Municipal Code, Title 18A.2, and delete section 18A.2.810 (A.) (5.).
 - N. Approval of comprehensive plan/zoning amendment CPA- 2016-14 (YKC Industrial) to amend the Lakewood Municipal Code, Title 18A.30, to allow for Warehousing, Distribution and Freight Movement (Level three) in the Industrial Business Park (IBP) zone subject to an administrative use permit.
 - O. Approval of comprehensive plan/zoning amendment CPA- 2016-15 to amend the Lakewood Municipal Code, Title 18A.50.420 (A.) (20.) to comply with regulations for low impact development.
 - P. Approval of comprehensive plan/zoning amendment CPA- 2016-16 to establish a Planned Development (PD) Overlay Zone.
 - Q. Approval of comprehensive plan/zoning amendment CPA-2016-17 to amend the Lakewood Municipal Code, Title 18A.30.530 (A.) (1.) and 18A.30.540 (A.), making multi family level 2 developments subject to an administrative use permit in the Transit Oriented Commercial (TOC) zoning district.

Section 2:

The Lakewood Planning Commission hereby directs staff to transmit its recommendations as contained herein to the Lakewood City Council in a timely manner to enable its action prior to December 31, 2016.

Section 3:

This resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED at a regular meeting of the City of Lakewood Planning Commission this 21 day of September, 2016, by the following vote:

AYES: 5 BOARDMEMBERS: R. Estrada, C. Coleman-Lacadie, J. Wegemann,
C. Webber, R. Pourpasand

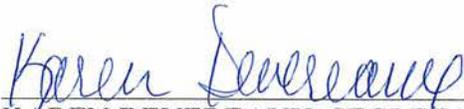
NOES: 0 BOARDMEMBERS:

ABSENT: 2 BOARDMEMBERS: D. Daniels, J. Guerrero



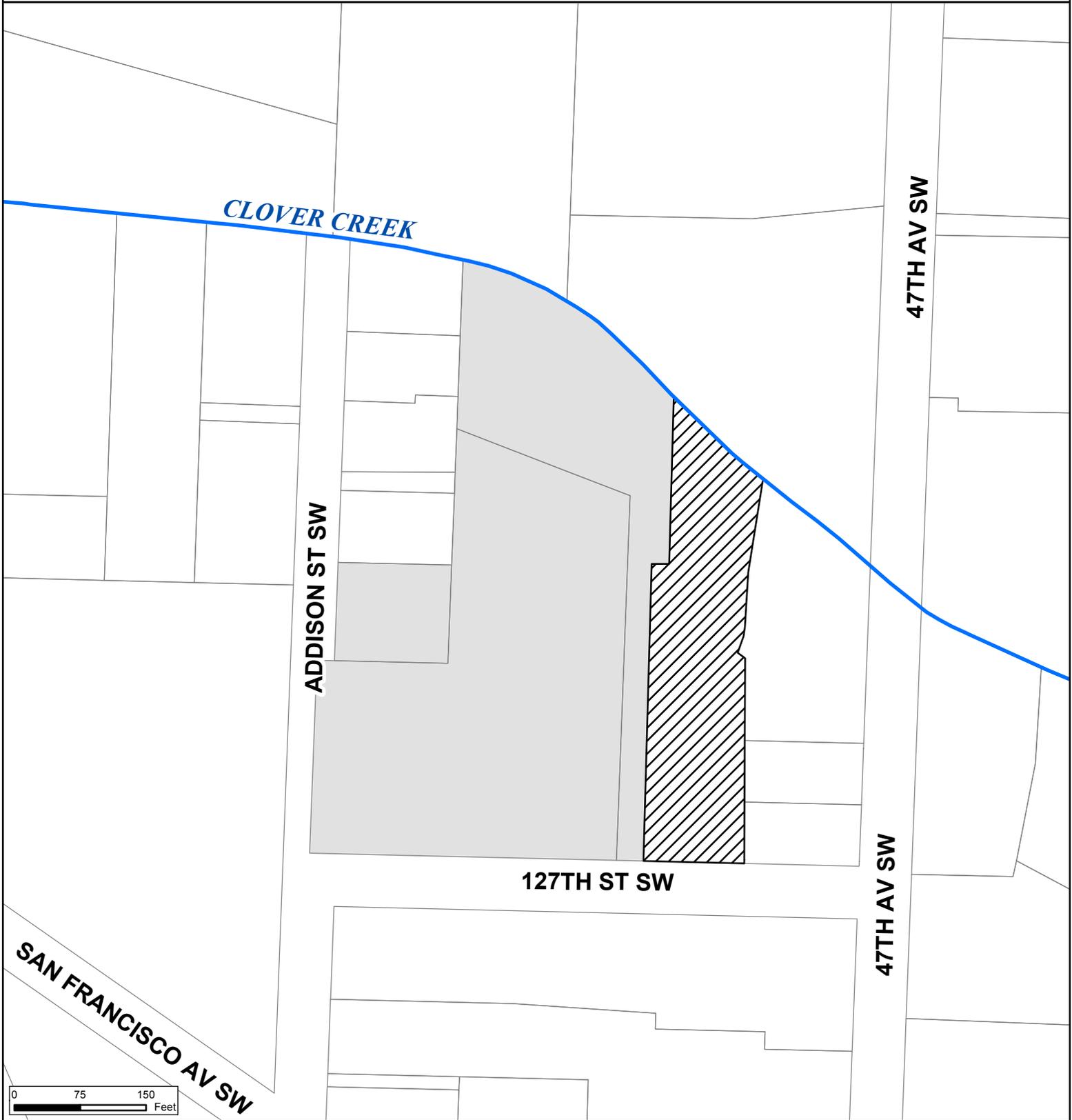
ROBERT ESTRADA, CO-CHAIR
PLANNING COMMISSION

ATTEST:



KAREN DEVEREAUX, SECRETARY

Exhibit A



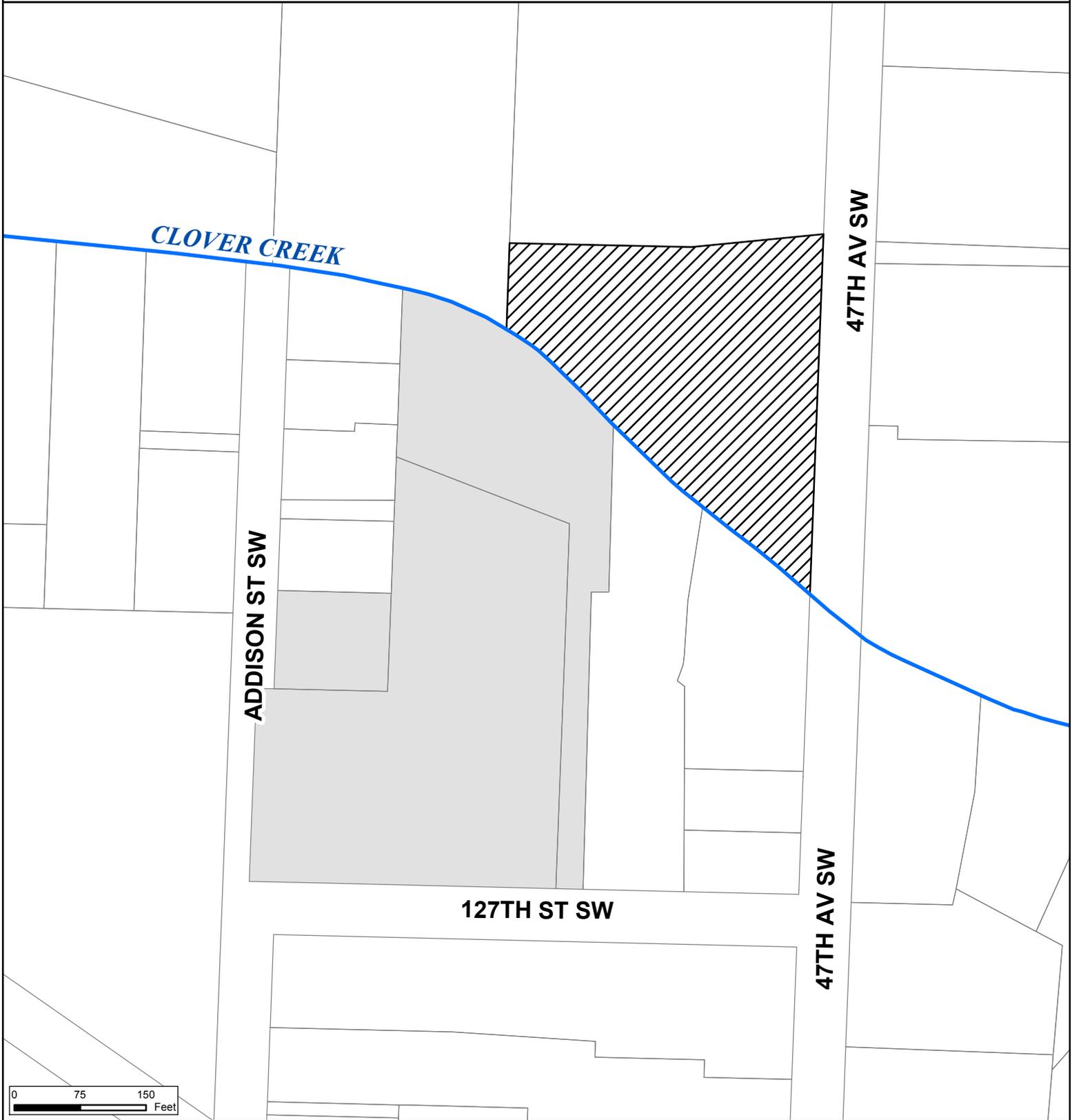
Map Date: May 23, 2016

\\Projects\CD\CompPlan\Amendments\2016\Exhibit A.mxd

-  Tax Parcel 0219123015
-  Springbrook Park
-  Tax Parcel

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

Exhibit B



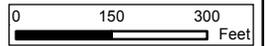
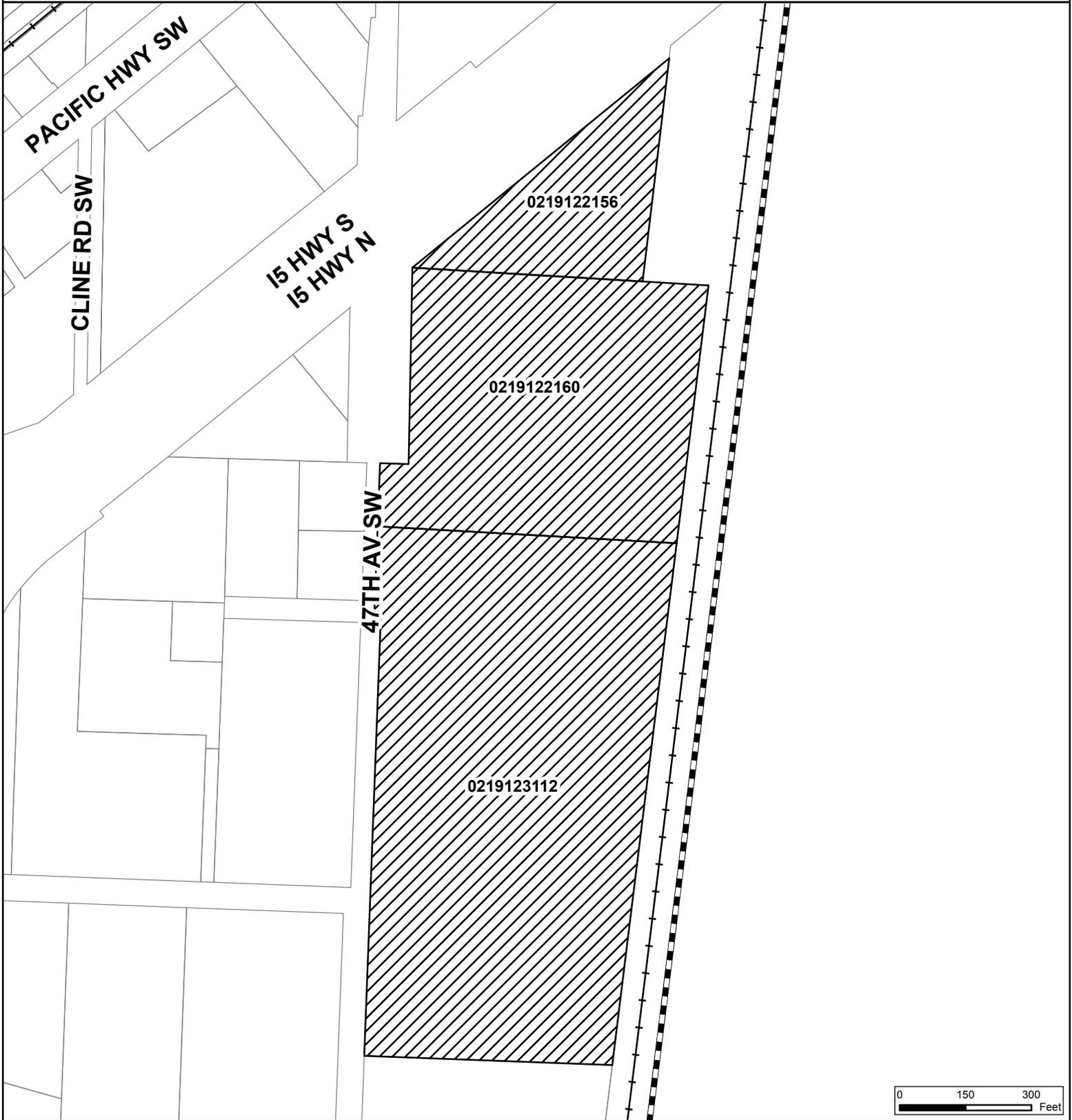
-  Tax Parcel 0219123082
-  Springbrook Park
-  Tax Parcel

Map Date: May 27, 2016

\\Projects\CD\CompPlan\Amendments\2016\Exhibit B.mxd

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Exhibit C



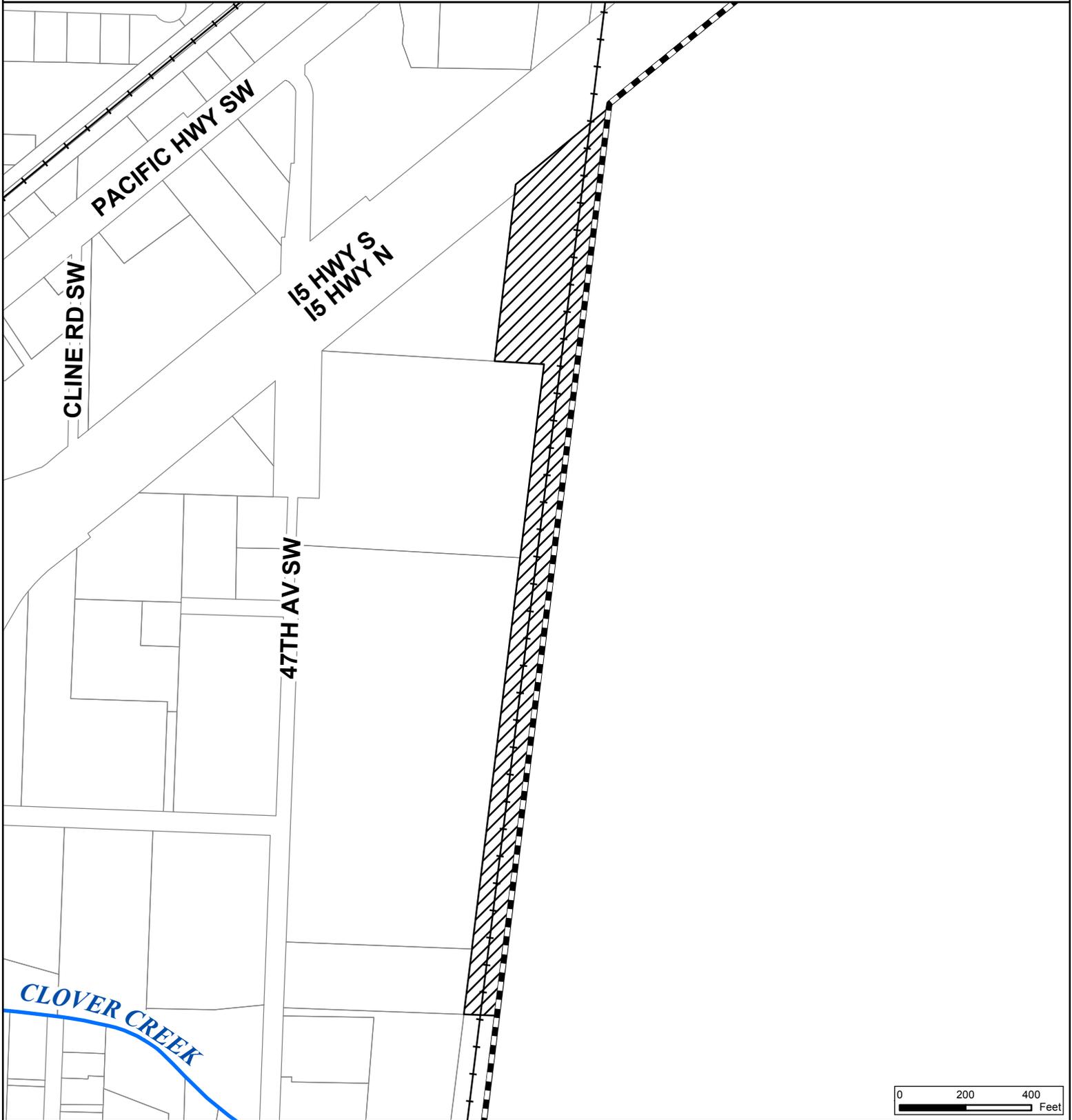
Map Date: May 27, 2016

-  Tax Parcels 0219122156, 0219122160, 0219123112
-  Tax Parcel
-  Railroad Track
-  Lakewood City Limit

\\Projects\CD\CompPlan\Amendments\2016\Exhibit C.mxd

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Exhibit D



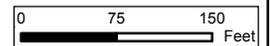
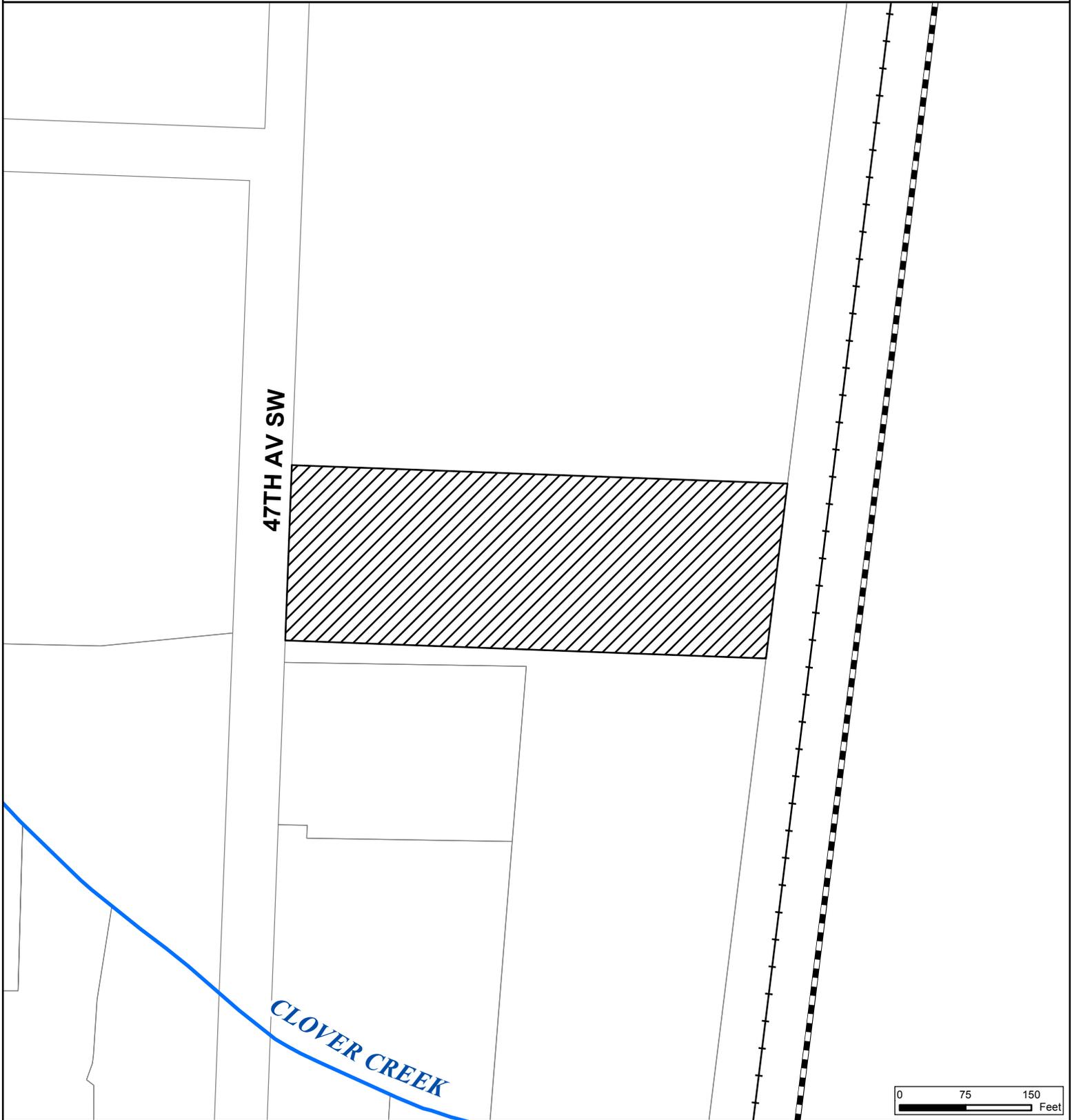
Map Date: June 02, 2016

-  **BNSF Property**
-  Tax Parcel
-  Railroad Track
-  Lakewood City Limit

\\Projects\CD\CompPlan\Amendments\2016\Exhibit D.mxd

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Exhibit E



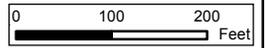
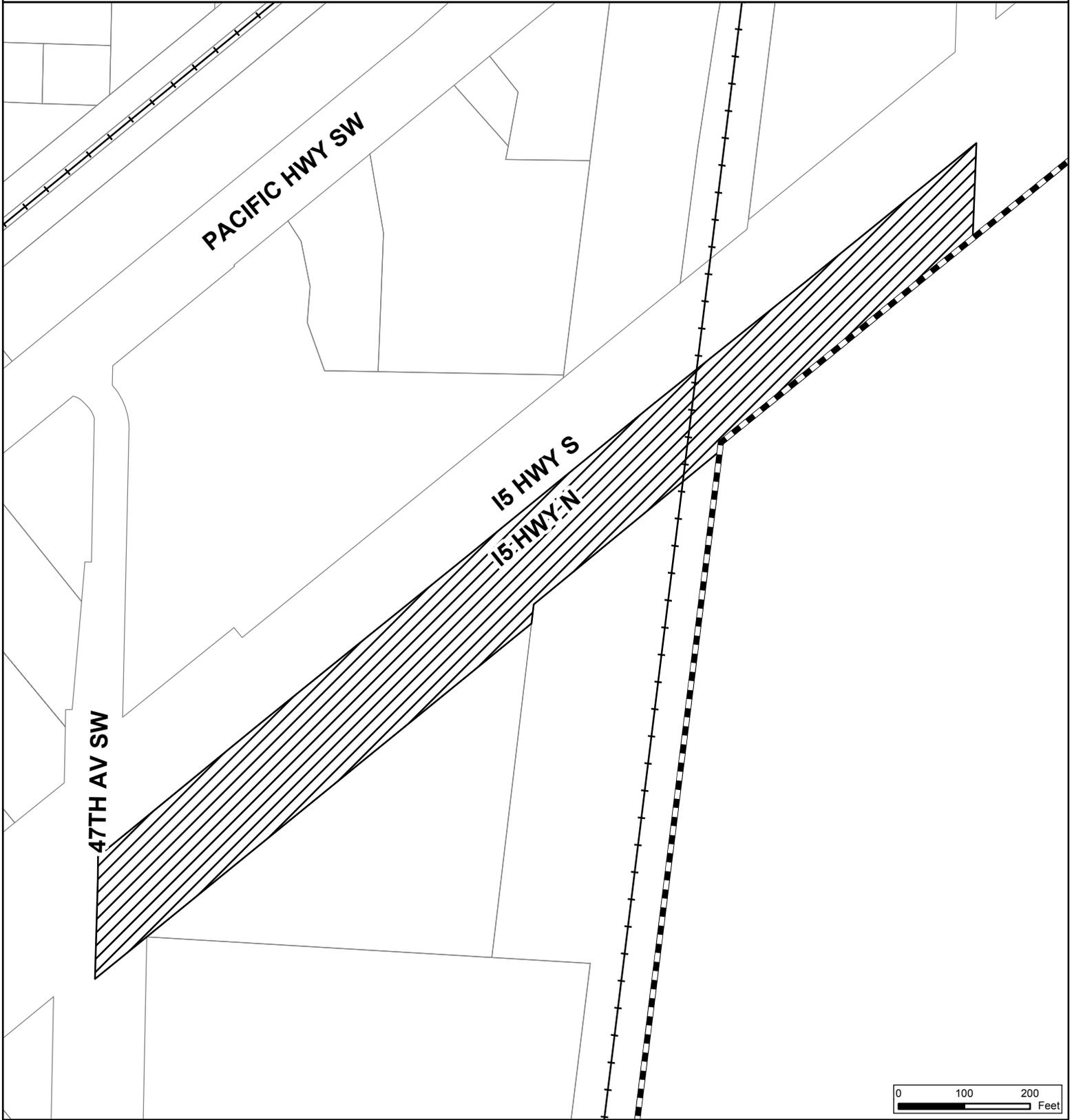
Map Date: May 27, 2016

-  Tax Parcel 0219123046
-  Tax Parcel
-  Railroad Track
-  Lakewood City Limit

\\Projects\CD\CompPlan\Amendments\2016\Exhibit E.mxd

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Exhibit F



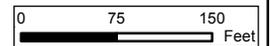
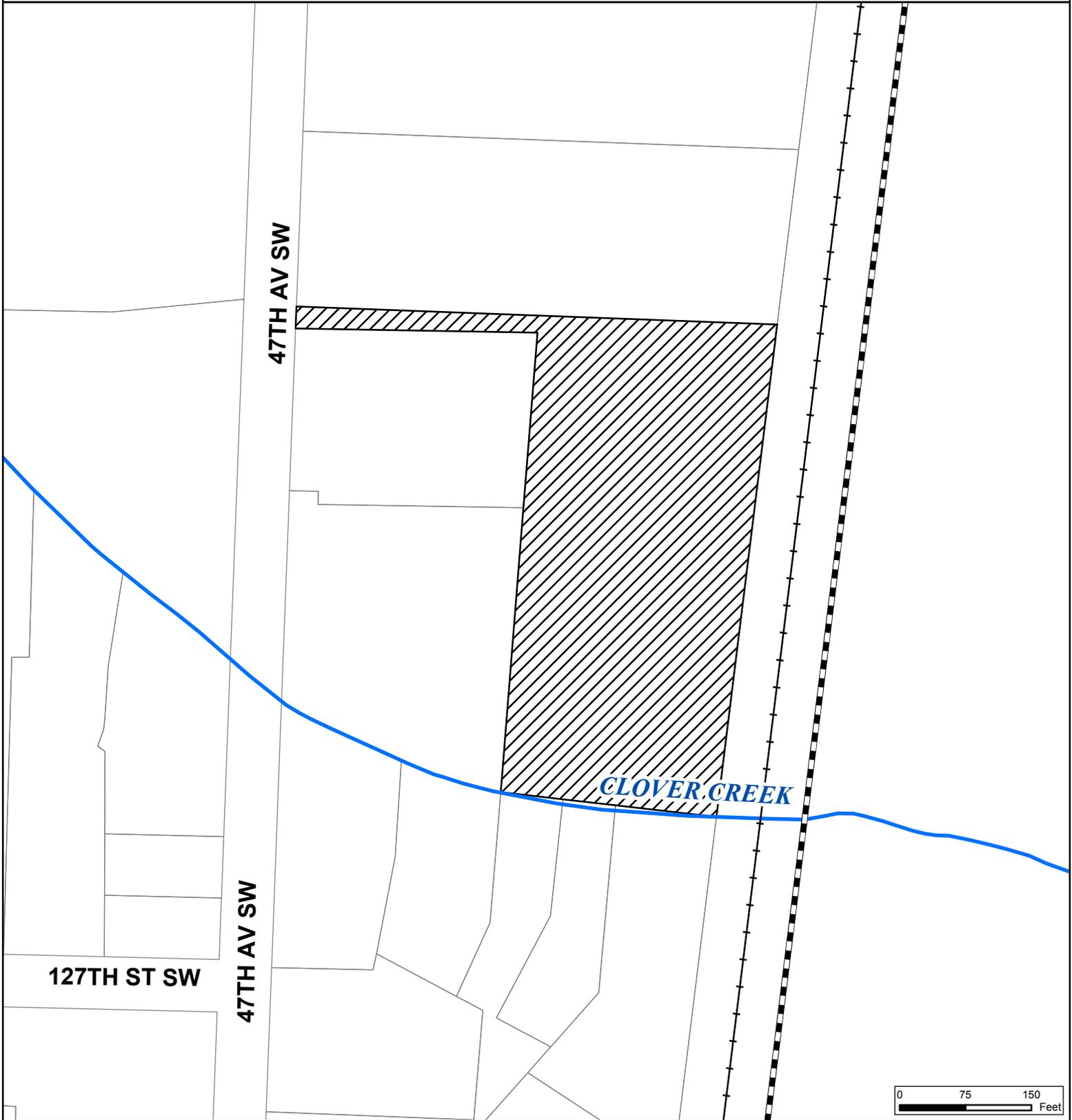
Map Date: May 27, 2016

-  WSDOT I-5 Right-of-Way
-  Tax Parcel
-  Railroad Track
-  Lakewood City Limit

\\Projects\CD\CompPlan\Amendments\2016\Exhibit F.mxd

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Exhibit G



Map Date: May 31, 2016

-  Tax Parcel 0219123116
-  Tax Parcel
-  Railroad Track
-  Lakewood City Limit

\\Projects\CD\CompPlan\Amendments\2016\Exhibit G.mxd

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Department of Commerce

Innovation is in our nature.

Notice of Intent to Adopt Amendment 60 Days Prior to Adoption

Indicate one (or both, if applicable):

- Comprehensive Plan Amendment
 Development Regulation Amendment

Pursuant to RCW 36.70A.106, the following jurisdiction provides notice of intent to adopt a proposed comprehensive plan amendment and/or development regulation amendment under the Growth Management Act.

Jurisdiction:	City of Lakewood
Mailing Address:	6000 Main Street, Lakewood, WA 98499
Date:	August 23, 2016

Contact Name:	Courtney Casady
Title/Position:	Management Analyst/ CED
Phone Number:	(253) 983-7839
E-mail Address:	ccasady@cityoflakewood.us

Brief Description of the Proposed/Draft Amendment: <i>If this draft amendment is provided to supplement an existing 60-day notice already submitted, then please provide the date the original notice was submitted and the Commerce Material ID number located in your Commerce acknowledgement letter.</i>	Proposed amendment to the City of Lakewood Municipal Code, Title 12A Update required to adhere to new low-impact development regulations
Is this action part of the scheduled review and update? <i>GMA requires review every 8 years under RCW 36.70A.130(4)-(6).</i>	Yes: ____ No: x
Public Hearing Date:	None
Proposed Adoption Date:	November 2016

REQUIRED: Attach or include a copy of the proposed amendment text or document(s). We do not accept a website hyperlink requiring us to retrieve external documents. Jurisdictions must submit the actual document(s) to Commerce. If you experience difficulty, please contact reviewteam@commerce.wa.gov.



City of Lakewood

2016 Comprehensive Plan Amendments and Update

Determination of Non-Significance

Project: 2016 Lakewood Comprehensive Plan Amendments, specifically including the Future Land-Use Map, and corresponding documents, including the Zoning Map and Lakewood Municipal Code.

Description:

Specific elements of the 2016 update are described below:

Springbrook Park Expansion- Comprehensive Plan and Zoning Map Amendments

The City is proposing to re-designate and rezone property adjacent to Springbrook Park in order to expand the existing park. The property is located at 4713 127th Street SW (Pierce County Assessor Parcel no. 0219123015). The amendment would rezone the land from multifamily one (MF1) to Open Space and Recreation One (OSR1) and re-designate the property from *Residential* to *Open Space and Recreation*.

City of Lakewood Stormwater Pond- Comprehensive Plan and Zoning Map Amendments

The City is proposing to re-designate and rezone property currently used as the City's stormwater retention basin. The parcel is located at 12502 47th Avenue SW (Pierce County Assessor Parcel no. 0219123082). The amendment would rezone the land from multifamily two (MF2) to Open Space and Recreation One (OSR1) and re-designate the property from *Residential* to *Open Space and Recreation*.

Pierce County Properties- Comprehensive Plan and Zoning Map Amendments

Pierce County is proposing to re-designate and rezone three parcels totaling 29.08 acres. The property is currently being used to store aggregate stockpiles for road maintenance and activities. The properties are located at XXX 47th Avenue SW (Pierce County Assessor Parcel nos. 0219122156, 0219122160, 0219123112). The amendment would rezone the land from Public Institutional (PI) to Transit-Oriented Commercial (TOC) and re-designate the property from *Public & Semi Public Institutional* to *Commercial Corridor*.

BNSF Properties Located in Springbrook- Comprehensive Plan and Map Amendments

The City is proposing to re-designate and rezone BNSF properties located in Springbrook. The amendment would rezone the property from Public Institutional to Transit-Oriented Commercial

(TOC) and re-designate the property from *Public & Semi Public Institutional* to *Commercial Corridor*.

Tacoma Public Utilities Substation - Comprehensive Plan and Map Amendments

The City is proposing to re-designate and rezone 12415 47th Ave SW Parcel # 0219123046. The amendment would rezone the property from Public Institutional to Transit-Oriented Commercial (TOC) and re-designate the property from *Public & Semi Public Institutional* to *Commercial Corridor*.

WSDOT I-5 ROW- Comprehensive Plan and Map Amendments

The City is proposing to re-designate and rezone the WSDOT I-5 right-of-way from Public Institutional to Transit-Oriented Commercial (TOC) and re-designate the property from *Public & Semi Public Institutional* to *Commercial Corridor*.

Multi Family Map Correction

The City is proposing a map correction which would amend the comprehensive plan and land-use map at XXXX 47th Ave SW, Parcel #0219123116. The correction will designate the subject property from *Public & Semi Public Institutional and Multi Family* to only *Multi Family* and amend the zoning map for the subject property from Public Institutional and Multi Family Two (MF2) to only Multi Family Two (MF2).

Joint Base Lewis McChord Land Use Study - Comprehensive Plan and Text Amendment

The City is proposing to delete the Chapter 3.6 of the Comprehensive Plan (Military Lands) and replace it with the following sections: Joint Base Lewis McChord (JBLM) installation profile, a review of past and current Joint Land Use Study (JLUS) activity, new goals, and new policies consistent with the recently adopted 2015 JBLM JLUS.

Healthy Communities- Comprehensive Plan and Text Amendment

The City is proposing to amend Chapter 3 of the Comprehensive Plan to add policies that promote food security, food systems, local food production and public health.

Complete Streets- Comprehensive Plan and Text Amendment

The City is proposing to amend Chapter 6 (Transportation) of the Comprehensive Plan to include “complete street” goals and related policies pertaining to multi-modal forms of transportation.

Sustainability Chapter- Comprehensive Plan and Text Amendments

The City is proposing to amend the Comprehensive Plan and add a sustainability chapter. The chapter aims to encourage sustainable practices and policies to help ensure that the residents, businesses, and property owners live and function in a way that considers the livelihood of future generations. The sustainability chapter focuses on sustainable policies and guidelines directed toward the City’s human activities and built environment.

Transit Support Facilities- Text Amendment

The City is proposing to amend the Lakewood Municipal Code, Title 18A.50, and delete section 18A.50.550 (F.).

Public Institutional- Text Amendment

The City is proposing to amend the Lakewood Municipal Code, Title 18A.2, and delete section 18A.2.810 (A.) (5.).

YKC Industrial- Text Amendment

YKC Industrial is proposing to amend the Lakewood Municipal Code, Title 18A.30, to allow for Warehousing, Distribution and Freight Movement (Level three) in the Industrial Business Park (IBP) zone subject to an administrative use permit.

Low Impact Development- Text Amendment

The City is proposing to amend the Lakewood Municipal Code, Title 18A.50.420 (A.) (20.) to comply with regulations for low impact development.

Planned Development Overlay Zone- Text Amendment

The City is proposing to establish a Planned Development (PD) Overlay Zone which would be applicable in any zoning district on sites greater than two (2) acres in size.

Transit Oriented Commercial- Text Amendment

The City is proposing to amend the Lakewood Municipal Code, Title 18A.30.530 (A.) (1.) and 18A.30.540 (A.), making multi family level 2 developments subject to an administrative use permit in the Transit Oriented Commercial (TOC) zoning district.

CONCLUSIONS OF RESPONSIBLE OFFICIAL:

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

Agency: City of Lakewood
Community Development Department
6000 Main Street SW
Lakewood, WA 98499

Date of Issue: July 1, 2016

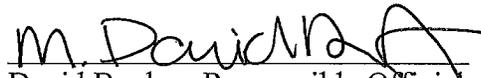
Comment Deadline: September 1, 2016

Date of Final Determination: September 1, 2016

Responsible Official: M. David Bugher
Position/Title: Asst. City Manager for Development/Community Development Dir.

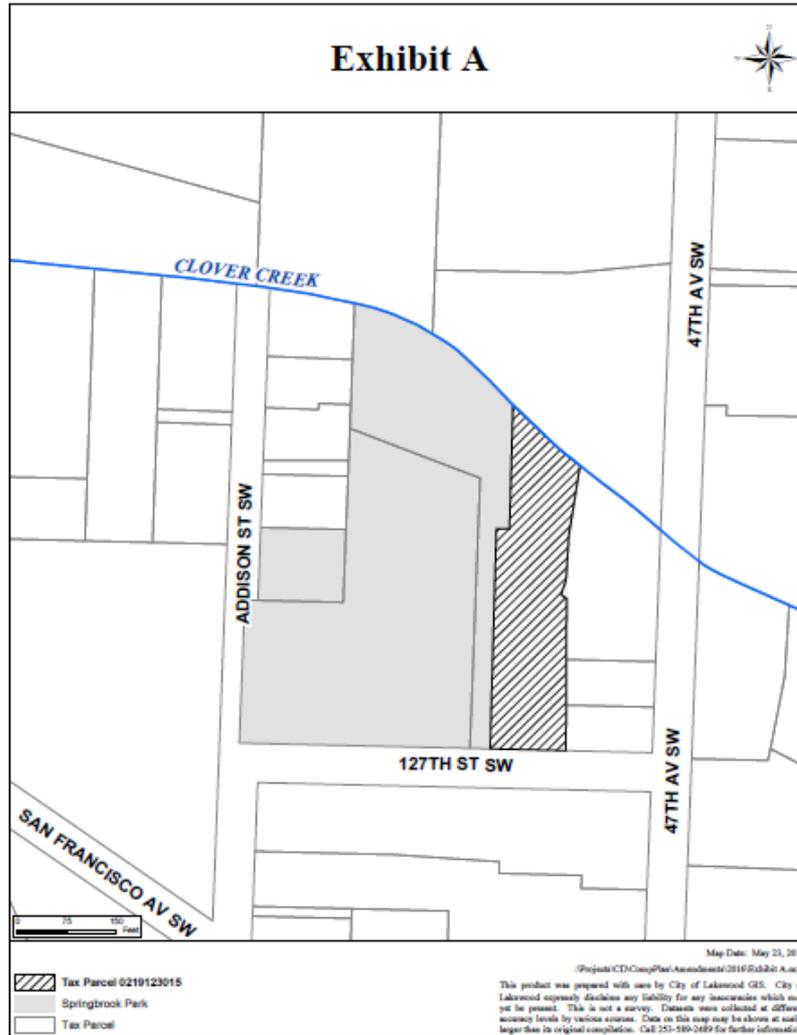
Address: Lakewood Community Development Dept., 6000 Main Street SW,
Lakewood, WA 98499-5027

Phone: 253.512.2261


David Bugher, Responsible Official

NOTE: Pursuant to Lakewood Municipal Code Section 14.02.200, decisions of the Responsible Official regarding Process V Legislative Actions are final and are not subject to administrative appeal.

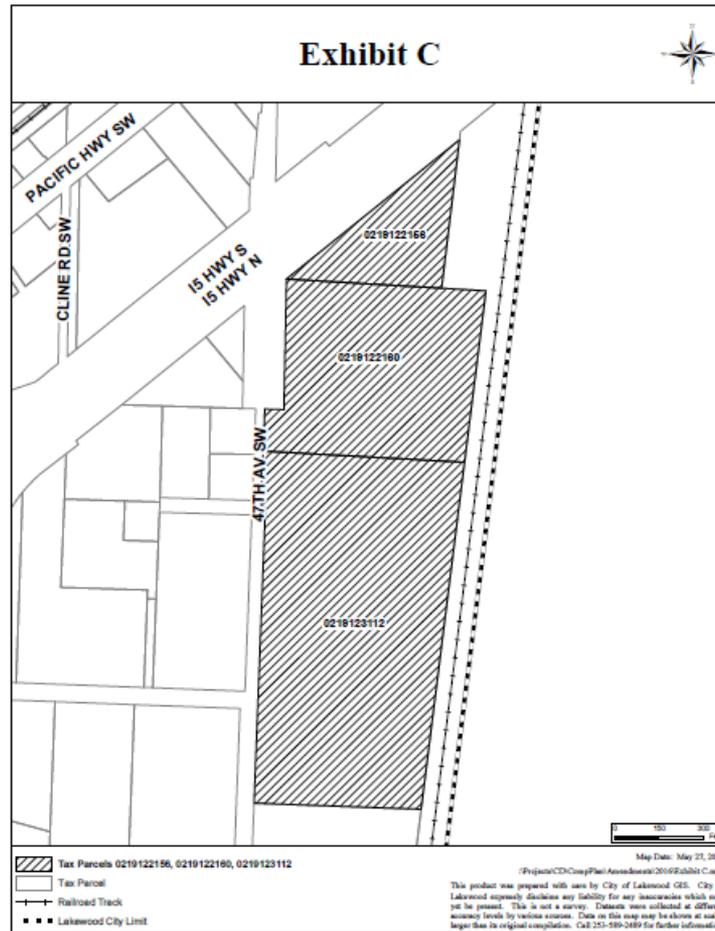
CPA-2016-01- MAP AMENDMENT



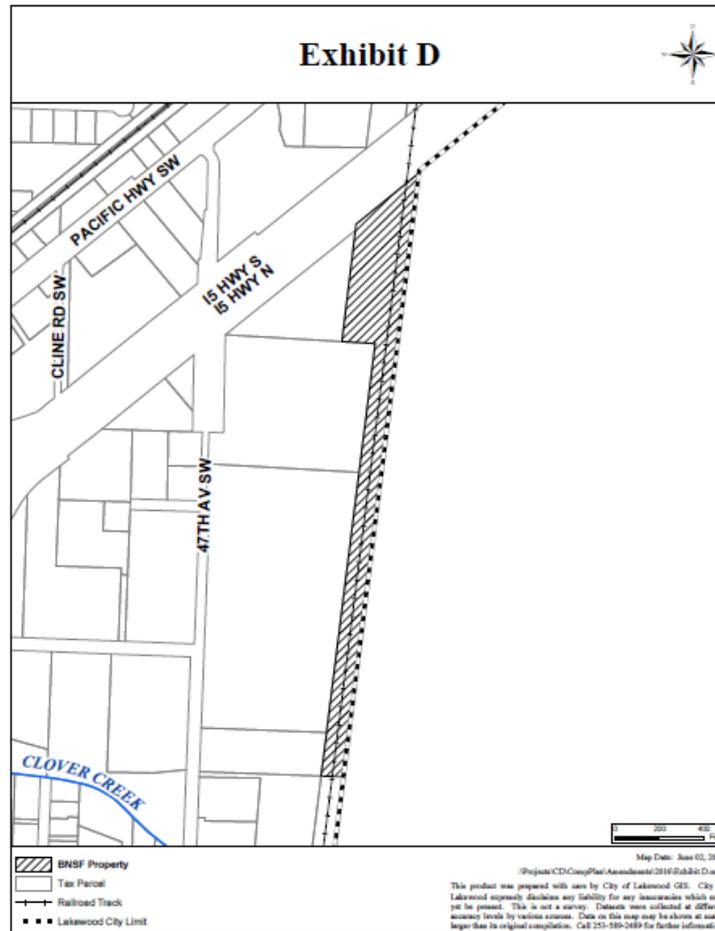
CPA-2016-02– MAP AMENDMENT (City of Lakewood Stormwater Pond)



CPA-2016-03– MAP AMENDMENT (Pierce County properties located in Springbrook)



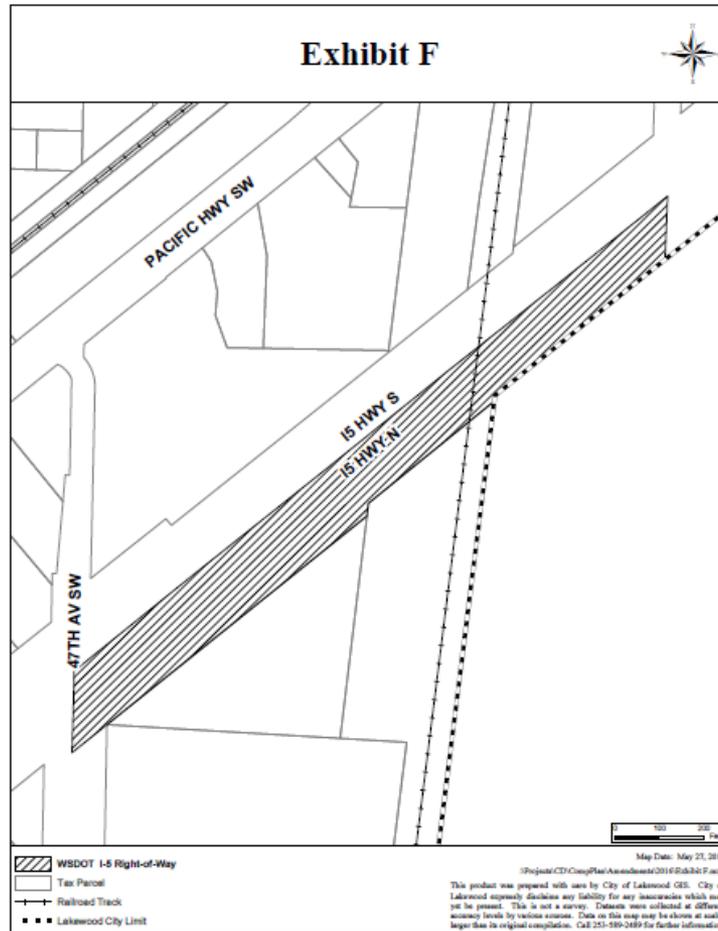
CPA-2016-04– MAP AMENDMENT (BNSF properties located in Springbrook)



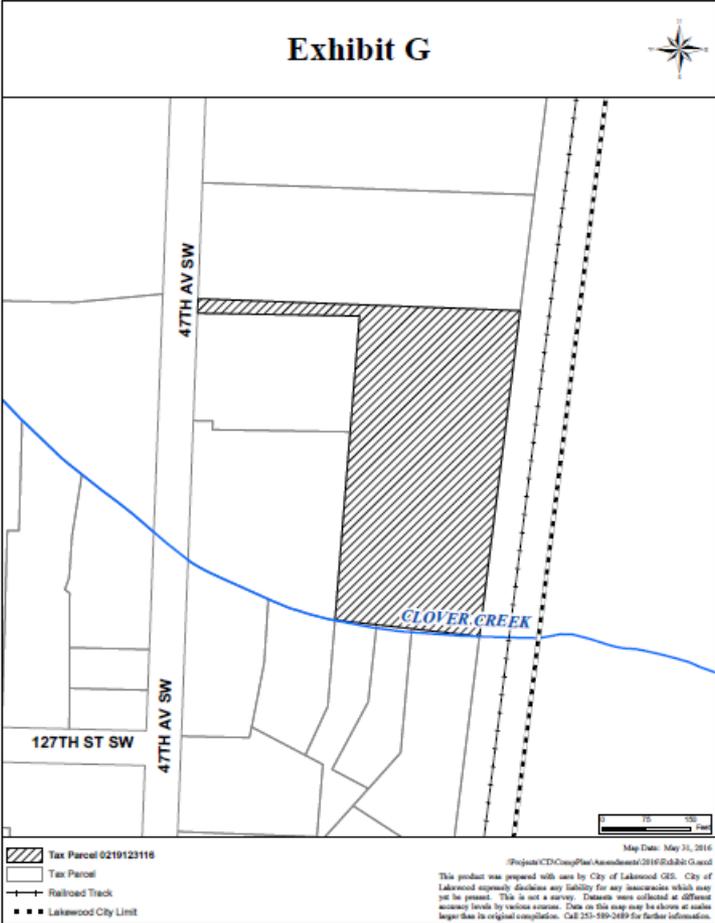
CPA-2016-05– MAP AMENDMENT (TPU Substation)



CPA-2016-06– MAP AMENDMENT (WSDOT I-5 right-of-way)



CPA-2016-07– MAP AMENDMENT (Map Correction)



CPA-2016-08- Text Amendment (Joint Base Lewis McChord Land Use Study)

- Joint Base Lewis McChord (JBLM) installation profile
- A review of past and current Joint Land Use Study (JLUS) activity
- New goals, and new policies consistent with the recently adopted 2015 JBLM JLUS

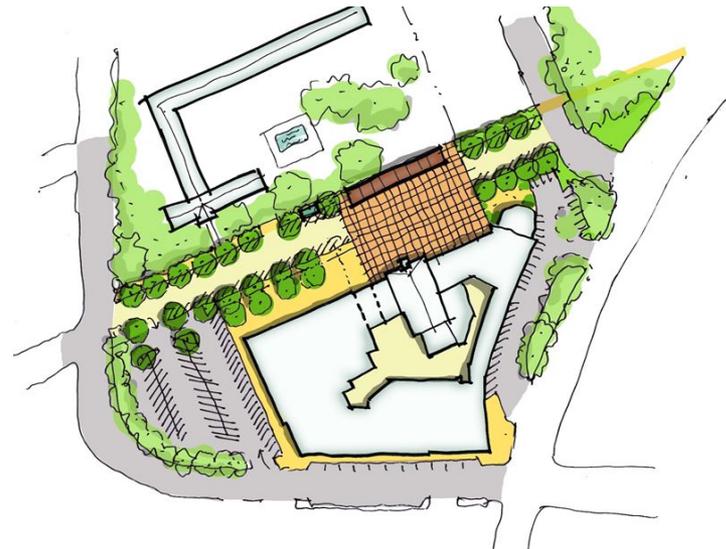
CPA-2016-09 - Text Amendment (Healthy Communities)

- Adds policies that promote food security, food systems, local food production and public health.



CPA-2016-10- Text Amendment (Complete Streets)

- Amends Chapter 6 (Transportation) of the Comprehensive Plan to include “complete street” goals and related policies pertaining to multi-modal forms of transportation.



CPA-2016-11- Text Amendment (Sustainability Chapter)

- Amends the Comprehensive Plan; adds a sustainability chapter.
- New chapter aims to encourage sustainable practices and policies to help ensure that the residents, businesses, and property owners live and function in a way that considers the livelihood of future generations.
- Chapter focuses on sustainable policies and guidelines directed toward the City's human activities and built environment.

CPA-2016-12- Zoning Text Amendment (Transit Support Facilities)

- Amends Lakewood Municipal Code, Title 18A.50, and deletes section 18A.50.550 (F.) – satellite parking facilities.
- Existing text is an “artifact” developed for a possible theme park.



CPA-2016-13- Text Amendment (Public Institutional)

- Amends the Lakewood Municipal Code, Title 18A.2, deletes section 18A.2.810 (A.) (5.):

A. This section shall apply to legally existing nonconformities, except the following:

~~5. Public/institutional uses previously within the Public/Semi-Public Institutional future land use designation and Public Institutional zoning district which have been redesignated and rezoned in anticipation of surplus sale or other action intended to result in ownership transition to a non-public entity. Existing uses shall be considered conforming for regulatory purposes until the ownership transfer is complete.~~

CPA-2016-14- Text Amendment (YKC Industrial)

- A privately initiated text amendment by YKC Industrial to amend the Lakewood Municipal Code, Title 18A.30, to allow for Warehousing, Distribution and Freight Movement (Level three) in the Industrial Business Park (IBP) zone subject to an administrative use permit.
- This proposal deletes the current requirement for a conditional use permit.

CPA-2016-15- Text Amendment (Low Impact Development)

- The City is proposing to amend the Lakewood Municipal Code, Title 18A.50.420 (A.) (20.) to comply with regulations for low impact development.
- Other amendments are to be found in Title 12A, site development regulations.



CPA-2016-16- Text Amendment (Planned Development Overlay Zone)

New chapter within Lakewood Municipal Code:

- Application for a PUD
- Public hearing requirement
- Required findings
- Action of hearing examiner
- Minimum size requirements
- Permit modifications
- Permitted residential densities & lot sizes
- Required open space/recreation facilities
- Multiple zoning districts
- Binding site plan
- Phased development
- Certificates/approval (binding site plan & /or final plat)
- Expiration



CPA-2016-17 Text Amendment (TOC zone)

- Amends the Lakewood Municipal Code, Title 18A, Sections 18A.30.530 (A.) (1.) and 18A.30.540 (A.)
- Proposal removes a land use type (Multifamily Level 2) from the TOC zoning district
 - Current zoning inadvertently created a separate zoning district

Planning Commission Recommendations & Agency Review

- Planning Commission
 - August 17
 - September 7
 - September 21
- Department of Commerce
- Pierce County
- JBLM
- Puget Sound Regional Council



TO: Mayor and City Councilmembers
THROUGH: John Caulfield, City Manager *John E. Caulfield*
FROM: David Bugher, Assistant City Manager, Development Services
DATE: October 10, 2016 (City Council Study Session)
SUBJECT: Wireless Telecommunications Code Changes, Amending LMC 18A.

BACKGROUND: The City is proposing to amend the Lakewood Municipal Code pertaining to Wireless Telecommunication Facilities (WTF). The amendment to the City’s is proposed to address compliance with recent Federal Communications Commission (FCC) regulations.

The most recent changes to Federal law pertaining to wireless communications occurred as part of the Middle Class Tax Relief and Jobs Creation Act adopted in 2012 by the United States Congress (particularly Section 6409(a) of the Act). The Federal Communications Commission (FCC) subsequently issued updated implementing regulations in 2015. This legislation requires local agencies to administratively approve (with any applicable conditions of approval) minor modifications to existing “eligible” wireless communications facilities that would not “substantially change” the original project. The administrative review process includes specific processing timelines that must be followed to avoid potential automatic approval of the application.

Three areas of code changes are as follows:

- Section 1 of the Ordinance implements the recent federal regulations and is taken from a model ordinance. The City of Lakewood is currently insured by Washington Cities Insurance Association (WCIA). In response to the new requirements by the FCC, WCIA has requested that member cities adopt a new code section by the end of 2016, and has drafted a model ordinance for adoption by its members. Similarly, the Lakewood Comprehensive Plan and section 18A.2.405 of the Lakewood Municipal code require that the City amend or modify and provisions of the LMC or Comprehensive Plan whenever, “public necessity and convenience and the general welfare require such amendment.”
- Second, Lakewood’s former wireless transmission facilities code (Section 7) is repealed.

- Third, various cross-references throughout the municipal code are made to the new chapter 18A.80 LMC.

AGENCY REVIEW: A request for expedited review was sent to the Department of Commerce on September 2, 2016. Notice of the proposed updates and amendments was transmitted to other public agencies on September 2, 2016.

PLANNING COMMISSION REVIEW: The Planning Commission held a public hearing on the proposed amendment on September 21, 2016 and adopted a resolution recommending approval of the proposed amendment.

NECESSARY FINDINGS: Lakewood Municipal Code Section 18A.2.415 provides that:

At the conclusion of one (1) or more public hearings on a proposed amendment, the Planning Commission shall make a recommendation with respect to the proposed amendment and shall forward such to the City Council, which shall have the final authority to act on the amendment. The following standards and criteria shall be used by the Planning Commission and City Council to evaluate a request for an amendment. Such an amendment shall only be granted if the City Council determines that the request is consistent with these standards and criteria.

A. The proposed amendment is consistent with the Comprehensive Plan.

The proposed amendment is consistent with the comprehensive plan. Section 10.7 of the Comprehensive Plan requires the City to undergo periodic review of the plan. This amendment is a result of staff proactively reviewing outdated sections of the Lakewood Municipal Code, in order to conform to Federal Law.

B. The proposed amendment and subsequent development of the site would be compatible with development in the vicinity.

This is a City-wide amendment; there is no direct effect on any neighborhood within the city of Lakewood.

C. The proposed amendment will not unduly burden the transportation system in the vicinity of the property with significant adverse impacts which cannot be mitigated.

This amendment is not expected to have any effect on transportation.

D. The proposed amendment will not unduly burden the public services and facilities serving the property with significant adverse impacts which cannot be mitigated.

This amendment is not expected to have any effect on Public Service.

E. The proposed amendment will not adversely affect the public health, safety and general welfare of the citizens of the City.

The practical effect of the proposed amendment is expected to be minimal, therefore impacts to the public health, safety and welfare are also expected to be minimal.

F. The entire range of permitted uses in the requested zoning classification is more appropriate than the entire range of permitted uses in the existing zoning classification, regardless of any representations made by the petitioner as to the intended use of subject property.

This is a City-wide amendment and is not expected to have any effect on select zoning designations.

F. Circumstances have changed substantially since the establishment of the current zoning map or zoning district to warrant the proposed amendment.

New Federal Regulations require that local governments amend their municipal codes to administratively approve (with any applicable conditions of approval) minor modifications to existing “eligible” wireless communications facilities that would not “substantially change” the original project.

H. The negative impacts of the proposed change on the surrounding neighborhood and area are largely outweighed by the advantages to the City and community in general, other than those to the individual petitioner.

Since incorporation, the City of Lakewood has received fewer than 30 requests to improve wireless telecommunication facilities. These modifications have received minimal complaints. The City of Lakewood does not anticipate that neighborhoods will experience any disadvantages under the new code. The primary advantage to amending the Lakewood Municipal Code is that we now adhere to Federal Law and meet the needs of our insuring agent, WCIA.

ANALYSIS: The main changes in the proposed ordinance amendment include new definitions, streamlined review process, inclusion of specific submittal requirements for streamlined and non-streamlined applications, inclusion of conditions of approval and various procedural clarifications. The application submittal requirements, Section 18A.80.070, are included in the proposed ordinance to provide clarity and conform with laws that are relatively narrow as to what can be required for submittal. Conditions of approval are included in the proposed ordinance amendment to provide increased clarity for applicants and to be a safety-valve in the rare occurrence that timeframes cannot be met and “automatic” approval is granted on an application. This will ensure that despite the approval, conditions of approval will still be applied to the project.

STAFF RECOMMENDATION: With regard the Wireless Telecommunication Amendments, staff is recommending approval of the updates as proposed.

ATTACHMENTS:

1. Draft Wireless Telecommunications Ordinance
2. Code section 18A.70.600-690 (to be repealed)

3. Planning Commission Resolution no. 2016-03
4. Exhibit A- Wireless Telecommunication Locations Map
5. Department of Commerce Comp Plan Checklist

ORDINANCE NO.XXX

AN ORDINANCE of the City Council of the City of Lakewood, Washington, amending the City of Lakewood Land Use and Development Code, Title 18A, establishing revised telecommunications regulations and establishing an effective date.

WHEREAS, in October 2014, the Federal Communications Commission (FCC) adopted a "Report and Order" that takes steps to increase broadband deployment; and

WHEREAS, in January 2015, a Final Wireless Infrastructure Order issued by the FCC was published in the Federal Register that includes new mandatory requirements for how local governments, including the City of Lakewood; and

WHEREAS, this Order is intended to promote the deployment of wireless infrastructure to support wireless communications by eliminating what the FCC considers "unnecessary reviews" by jurisdictions that have authority to act on applications for such uses; and

WHEREAS, this Order curtails or eliminates some review procedures that the FCC has deemed not necessary for small-size facilities collocating on existing structures that are in compliance with local zoning requirements and concealment measures; and

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

WHEREAS, the City of Lakewood has initiated a Land Use and Development Code text amendment; and

WHEREAS, pursuant to the provisions of the State Environmental Policy Act (SEPA), together with related state and local implementation guidelines, including Titles 14 and 14A of the Lakewood Municipal Code, the provisions of this Ordinance have been found to not constitute a project under SEPA, municipal code amendments that involve no changes to the physical environment; and

WHEREAS, on September 21, 2016, the Lakewood Planning Commission conducted a Public Hearing on the proposed changes to the City of Lakewood's telecommunications regulations; and

WHEREAS, following the Public Hearing, the Lakewood Planning Commission forwarded a set of recommendations to the Lakewood City Council via Planning Commission Resolution No. BLANK; and

WHEREAS, the Lakewood City Council has reviewed materials relevant to public input, and staff, and Planning Commission recommendations; and

WHEREAS, the Lakewood City Council has considered the recommendations of the Lakewood Planning Commission; and

WHEREAS, the Lakewood City Council has considered the required findings in LMC 18A.02.415; and

WHEREAS, the municipal code text amendments are in conformity with the public convenience, general welfare, and good zoning practice, in that they would further implement land use policies, eliminate existing inconsistencies in the municipal code and in general, adherence to good planning practices.

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

Section 1: Chapter 18A.80 Lakewood Municipal Code, is hereby created as follows:

Chapter 18A.80
Eligible Facilities Modification Code (Wireless Telecommunications)

18A.80.010	Title.
18A.80.020	Adoption of Findings and Conclusions.
18A.80.030	Purpose and Intent.
18A.80.040	Definitions.
18A.80.050	Applicability - Relationship to other Rules and Regulations.
18A.80.060	Permit Classification.
18A.80.070	Application Submittal Requirements.
18A.80.080	Review of Application; Approval.
18A.80.090	Substantial Change Criteria.
18A.80.100	Nonconforming Structure; Termination.
18A.80.110	Enforcement.

18A.80.010 Title.

This Chapter shall be known and referred to as the “Eligible Facilities Modification Code” or “EFM Code”. Unless the context indicates otherwise, a reference herein to “this code” or “this chapter” shall mean and refer to the Eligible Facilities Modification Code.

18A.80.020 Adoption of findings and conclusions.

The recitals set forth in the ordinance adopting this code are adopted as findings and conclusions of the City Council.

18A.80.030 Purpose and intent.

The purpose and intent of this chapter are as follows:

- A. To implement § 6409 of the “Middle Class Tax Relief and Job Creation Act of 2012” (the “Spectrum Act”) (PL-112-96; codified at 47 U.S.C. § 1455(a)) which requires the City to approve any eligible facilities request for a modification of an existing tower or base station that does not substantially change the physical dimensions of such tower or base station;
- B. To implement the FCC rules set forth at 47 C.F.R. Part 1 (PART 1 – PRACTICE AND PROCEDURE) new Subpart CC § 1.40001 (Wireless Facility Modifications), which rules implement § 6409 of the Spectrum Act;
- C. To establish procedural requirements and substantive criteria applicable to review and approval or denial of applications for an eligible facilities modification;
- D. To ensure that application submittal requirements are related to information reasonably necessary to determine whether or not the proposed modification will result in a substantial change in the physical dimensions of the eligible support structure;
- E. To exempt facilities modifications approved under this chapter as eligible facilities requests from zoning and development regulations that are inconsistent with or preempted by Section 6409 of the Spectrum Act;
- F. To preserve the City’s right to continue to enforce and condition approvals under this chapter on compliance with generally applicable building, structural, electrical, and safety codes and with other laws codifying objective standards reasonably related to health and safety;
- G. To promote timely decisions under this chapter;
- H. To ensure that decisions are made consistently and predictably;
- I. To incorporate provisions of RCW 43.21C.0384 that exempt eligible facilities modifications from review under RCW 43.21C.030(2)(c), (State Environmental Policy Act);
- J. To recognize that Section 6409(a)(1) of the Spectrum Act operates to preempt any provision of the State Environmental Policy Act (RCW Ch. 43.21C) to the extent that any such provision, including RCW 43.21C.030(2)(c), would prohibit a City from approving any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station; and

K. To provide for termination of eligible facilities modifications approved pursuant to this chapter, as nonconforming structures in the event that § 6409(a) of the Spectrum Act is found to be unconstitutional or otherwise determined to be invalid or unenforceable and such modifications would otherwise have been in derogation of development regulations in place at the time of receipt of a completed application.

18A.80.040 Definitions.

The following definitions shall apply in the interpretation and enforcement of this chapter, unless the context clearly requires otherwise. Any term or phrase not defined herein, shall have the meaning that is given to that term or phrase in chapter 18A.90 of the Lakewood Municipal Code. When not inconsistent with the context, words used in the present tense include the future, words in the plural include the singular, and words in the singular include the plural. The word “shall” is always mandatory and not merely directory and the word “may” is always discretionary. References to governmental entities (whether persons or entities) refer to those entities or their successors in authority. If specific provisions of law, regulation or rule referred to herein are renumbered or amended, then the reference shall be read to refer to the renumbered or amended provision.

“Approval authority” is the public official, or designee, who has authority under this title to administratively issue project permit approvals.

“Applicant” shall mean and refer to the person, and such person’s successor in interest, owning and/or operating the transmission equipment proposed in an eligible facilities modification application to be collocated, removed or replaced.

“Authorized person” is the person, employees, agents, consultants, and contractors, authorized in writing by applicant to complete and submit an eligible facilities modification application on behalf of applicant and who is authorized to receive any notices on behalf of applicant of any action taken by the City regarding the application.

“Base station” shall mean and refer to the structure or equipment at a fixed location that enables wireless communications licensed or authorized by the FCC, between user equipment and a communications network. The term does not encompass a tower as defined in this chapter or any equipment associated with a tower.

A. The term includes, but is not limited to, equipment associated with wireless communications services such as private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

B. The term includes, but is not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration (including Distributed Antenna Systems and small-cell networks).

C. The term includes any structure other than a tower that, at the time an eligible facilities modification application is filed with the City under this Chapter, supports or houses equipment described in paragraphs A. and B. above, and that has been reviewed and approved under the applicable zoning or siting process, or under another State, county or local regulatory review process, even if the structure was not built for the sole or primary purpose of providing such support.

D. The term does not include any structure that, at the time a completed eligible facilities modification application is filed with the City under this section, does not support or house equipment described in paragraphs A. and B. above.

“City” shall mean and refer to the City of Lakewood.

“Collocation” shall mean and refer to the mounting or installation of transmission equipment on an eligible support structure for the purpose of transmitting and/or receiving radio frequency signals for communications purposes.

“Conceal” or “Concealment” shall mean and refer to eligible support structures and transmission facilities designed to look like some feature other than a wireless tower or base station.

“Deemed approved” shall mean and refer to an eligible facilities modification application that has been deemed approved upon the City’s failure to act, and has become effective, as provided pursuant the FCC Eligible Facilities Request Rules.

“Eligible facilities modification application” or “application” shall, unless the context clearly requires otherwise, mean and refer to a written document submitted to the City pursuant to this chapter for review and approval of a proposed facilities modification.

“Eligible facilities modification” shall mean and refer to any proposed facilities modification that has been determined pursuant to the provisions of this chapter to be subject to this chapter and which does not result in a substantial change in the physical dimensions of an eligible support structure.

“Eligible facilities modification permit” or “permit” shall, unless the context clearly requires otherwise, mean and refer to a written document issued by the approval authority pursuant to this chapter approving an eligible facilities modification application.

“Eligible support structure” shall mean and refer to any existing tower or base station as defined in this chapter, provided that it is in existence at the time the eligible facilities modification application is filed with the City under this chapter.

“Existing” shall, for purpose of this chapter and as applied to a tower or base station, mean and refer to a constructed tower or base station that has been reviewed and approved under the applicable zoning or siting process of the City, or under another State, county or local regulatory review process; provided that, a tower that has not been

reviewed and approved because it was not in a zoned area when it was built, but was lawfully constructed, is existing for purposes of this definition.

“Proposed facilities modification” shall mean and refer to a proposal submitted by an applicant to modify an eligible support structure which the applicant asserts is subject to review under Section 6409 of the Spectrum Act, and involving:

- A. Collocation of new transmission equipment;
- B. Removal of transmission equipment; or
- C. Replacement of transmission equipment.

“FCC” shall mean and refer to the Federal Communications Commission or its successor.

“FCC Eligible Facilities Request Rules” shall mean and refer to 47 C.F.R. Part 1 (PART 1 – PRACTICE AND PROCEDURE), Subpart CC § 1.40001 as established pursuant to its Report and Order in, In re Acceleration of Broadband Deployment by Improving Wireless Facilities Siting Policies, WT Docket Nos. 13-238, 13-32; WC Docket No. 11-59; FCC 14-153, or as may be thereafter amended.

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

“Small cell facility” shall mean and refer to a personal wireless services facility that meets both of the following qualifications:

- A. Each antenna is located inside an antenna enclosure of no more than three cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than three cubic feet; and
- B. Primary equipment enclosures are no larger than seventeen cubic feet in volume. The following associated equipment may be located outside the primary equipment enclosure and if so located, are not included in the calculation of equipment volume: electric meter, concealment, telecomm demarcation box, ground-based enclosures, battery back-up power systems, grounding equipment, power transfer switch, and cut-off switch.

“Small cell network” shall mean and refer to a collection of interrelated small cell facilities designed to deliver personal wireless services.

“Spectrum Act” shall mean and refer to the “Middle Class Tax Relief and Job Creation

Act of 2012” (Public Law 112-96; codified at 47 U.S.C. § 1455(a)).

“Substantial change criteria” shall mean and refer to the criteria set forth in this Chapter at LMC 18A.80.090.

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

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

18A.80.050 Applicability - Relationship to other Rules and Regulations.

A. Sole and Exclusive Procedure. Except as may be otherwise provided in this chapter, and notwithstanding any other provisions in the City Code, the provisions of this chapter shall be the sole and exclusive procedure for review and approval of a proposed facilities modification which the applicant asserts is subject to review under Section 6409 of the Spectrum Act. To the extent that other provisions of the City Code establish a parallel process for review and approval of a project permit application for a proposed facilities modification, the provisions of this chapter shall control. In the event that any part of an application for project permit approval includes a proposed facilities modification, the proposed facilities modification portion of the application shall be reviewed under the provisions of this chapter. In the event that an application for project permit approval includes a proposal to modify an eligible support structure, and the applicant does not assert in the application that the proposal is subject to review under Section 6409 of the Spectrum Act, such proposal shall not be subject to review under this Chapter and may be subject to review under other applicable provisions of the City Code.

B. Non-conforming Structures. This chapter shall not apply to a proposed facility modification to an eligible support structure that is not a legal conforming, or legal nonconforming, structure at the time a completed eligible facilities modification application is filed with the City. To the extent that the non-conforming structures and use provisions of the City code would operate to prohibit or condition approval of a proposed facilities modification application otherwise allowed under this chapter, such provisions are superseded by the provisions of this chapter and shall not apply.

C. Replacement of Eligible Support Structure. This chapter shall not apply to a proposed facility modification to an eligible support structure that will involve replacement of the tower or base station.

D. First Deployment; Base Station. This chapter shall not apply to a proposed facility modification to a structure, other than a tower, that does not, at the time of submittal of the application, already house or support transmission equipment lawfully installed within or upon, or attached to, the structure.

E. Interpretation. Interpretations of this Chapter shall be guided by Section 6409 of the Spectrum Act; the FCC Eligible Facilities Request Rules, the FCC's Report and Order in, In re Acceleration of Broadband Deployment by Improving Wireless Facilities Siting Policies, WT Docket Nos. 13-238, 13-32; WC Docket No. 11-59; FCC 14-153; and Sections 18A.80.020 (Adoption of Findings and Conclusions) and 18A.80.030 (Purpose and Intent) of this Code.

F. SEPA Review. Unless otherwise provided by law or regulation, decisions pertaining to an eligible facilities modification application are not subject to, and are exempt from, the requirements of RCW 43.21C.030(2)(c), if any of the following apply

1. The proposed facilities modification would not increase the height of the eligible support structure by more than ten percent, or twenty feet, whichever is greater; or
2. The mounting of equipment that would involve adding an appurtenance to the body of the eligible support structure would not protrude from the edge of the structure more than twenty feet, or more than the width of the structure at the level of the appurtenance, whichever is greater;* or
3. The authority to condition or deny an application pursuant to Chapter 43.21 RCW is preempted, or otherwise supplanted, by Section 6409 of the Spectrum Act.

*Note: See, RCW 43.21C.0384 and WAC 197-11-800(25)

G. Reservation of Authority. Nothing herein is intended or shall operate to waive or limit the City's right to enforce, or condition approval on, compliance with generally applicable building, structural, electrical, and safety codes and with other laws codifying objective standards reasonably related to health and safety.

18A.80.060 Permit classification.

An eligible facilities modification permit shall be classified as an administrative permit subject to review and approval or denial by the approval authority.

18A.80.070 Application submittal requirements; determination of completeness.

A. Purpose. This section sets forth the submittal requirements for an eligible facilities modification application. The purpose of the submittal requirements is to ensure that the

City has all information and documentation that is reasonably necessary to determine if the applicant's proposed facilities modification will substantially change the physical dimensions of an eligible support structure. The submittal requirements are not intended to require the applicant to establish the need for the proposed modifications or to justify the business decision to propose such modifications.

B. Submittal Requirements. No eligible facilities modification application shall be deemed complete unless it is in writing, accompanied by the applicable application and review fee, includes the required submittals, and is attested to by the authorized person submitting the application on behalf of the applicant, certifying the truth and accuracy of the information provided in the application. The application shall include the following submittals, unless waived by the approval authority:

1. The following contact information for the Authorized Person:
 - a. Name;
 - b. Title;
 - c. Mailing Address;
 - d. Phone Number; and
 - f. Electronic Mail Address (Optional).
2. The legal and dba names, mailing address, Washington tax number, and contact phone number(s) of Applicant.
3. If a corporation, the name and address of the registered agent of Applicant in the Washington State, and the state of incorporation of Applicant.
4. If Applicant is an entity, other than a corporation, such as a partnership or limited liability company, the names and business addresses of the principals.
5. An assertion that the proposed facilities modification is subject to review under Section 6409 of the Spectrum Act.
6. If the applicant is not the owner or person in control of the eligible support structure and/or site, the following shall be required: An attestation that the owner or person in control of the eligible support structure and/or site has consented to the proposed facilities modification. If the eligible support structure is located in a public right of way, the applicant must also attest that applicant has authorization to install, maintain and operate transmission equipment in, under and above the public right of way.
7. If the applicant proposes a modification involving collocation of transmission equipment or the replacement of transmission equipment, the following shall be required: Complete copies of the underlying land use approvals for siting of the tower or base station proposed to be modified, establishing that, at the time of submittal of the application, such tower or base station constituted an eligible support structure.
8. If the applicant proposes a modification that will result in an increase in height of the eligible support structure, the following shall be required: Record drawings, as-built

plans, or the equivalent, showing the height of the eligible support structure, (a) as originally constructed and granted approval by the City or other applicable local zoning or similar regulatory authority, or (b) as of the most recent modification that received city, or other local zoning or regulatory approval, prior to the passage of the Spectrum Act, whichever height is greater.

9. If the applicant proposes a modification to an eligible support structure, which structure or proposed modification of the same, is subject to pre-existing restrictions or requirements imposed by a reviewing official or decision-making body pursuant to authority granted under the City Code, or an ordinance or a municipal code of another local government authority, the following shall be required:

A copy of the document (e.g., CUP or SUP) setting forth such pre-existing restrictions or requirements together with a certification that the proposed facilities modification conforms to such restrictions or requirements; provided that, such certification shall have no application to the extent the proposed facilities modification relates solely to an increase in height, increase in width, addition of cabinets, or new excavation, that does not result in a substantial change in the physical dimensions of the eligible support structure.

10. If the applicant proposes a modification to an eligible support structure, which structure or proposed modification of the same, is subject to pre-existing concealment restrictions or requirements, or was constructed with concealment elements, the following shall be required:

Applicant shall set forth the facts and circumstances demonstrating that the proposed modification would not defeat the existing concealment elements of the eligible support structure. If the proposed modification will alter the exterior dimensions or appearance of the eligible support structure, applicant shall include a detailed visual simulation depicting how the eligible support structure will appear after the proposed modification is complete. The visual simulation shall depict to scale the eligible support structure in relation to the trees, landscaping and other structures adjacent to, or in the immediate vicinity of, the eligible support structure.

11. If the applicant proposes a modification that will protrude from the edge of a non-tower eligible support structure, the following shall be required: Record drawings, as-built plans, or the equivalent, showing at a minimum the edge of the eligible support structure at the location of the proposed modification.

12. If the applicant proposes a modification to an eligible support structure that will (a) include any excavation, (b) would result in a protrusion from the edge of a tower that exceeds an existing protrusion of any transmission equipment attached to a tower, or (c) would protrude from the edge of a non-tower eligible support structure, the following shall be required:

A description of the boundaries of the site together with a scale drawing based on an accurate traverse, with angular and lineal dimensions, depicting the boundaries of the site in relation to the tower or base station proposed to be modified and depicting the proposed location, elevation and dimensions of the new or replacement transmission equipment. The city may require a survey by a land surveyor licensed in the state of Washington when, in the judgment of the approval authority, a survey is reasonably necessary to verify the boundaries of the site to determine if the proposed facilities modification would result in a substantial change in the physical dimensions of the eligible support structure.

13. If the applicant proposes a modification to the eligible support structure that includes hardening through structural enhancement, the following shall be required:

A technical report by a qualified engineer accredited by the state of Washington, demonstrating that the structural enhancement is performed in connection with and is necessary to support the proposed collocation, removal, or replacement of transmission equipment and conforms to applicable code requirements. The City may retain the services of an independent technical expert to review, evaluate, and provide an opinion regarding the applicant's demonstration of necessity.

14. If the applicant proposes a modification to a tower, the following shall be required:

A stamped report by a state of Washington registered professional engineer demonstrating that the tower with the proposed modifications will comply with applicable structural, electrical and safety codes, including by way of example, and not limitation, EIA/TIA-222-Revision G, published by the American National Standards Institute (as amended), allowable wind speed for the applicable zone in which the tower is located, and describing the general structural capacity of the tower with the proposed modifications, including:

- a. The number and type of antennas that can be accommodated;
- b. The basis for the calculation of capacity; and
- c. A written statement that the proposal complies with all federal guidelines regarding interference and ANSI standards as adopted by the FCC, including but not limited to nonionizing electromagnetic radiation (NIER) standards.

The City may retain the services of an independent technical expert to review, evaluate, and provide an opinion regarding the applicant's demonstration of compliance.

15. If the applicant proposes a modification to a base station, the following shall be required:

A stamped report by a state of Washington registered professional engineer demonstrating that the base station, with the proposed modifications, will comply with applicable structural, electrical and safety codes.

16. If the applicant proposes a modification requiring alteration to the eligible support structure, excavation, installation of new equipment cabinets, or any other activities impacting or altering the land, existing structures, fencing, or landscaping on the site, the following shall be required:

A detailed site plan and drawings, showing the true north point, a graphic scale and, drawn to an appropriate decimal scale, indicating and depicting:

- a. The location, elevation and dimensions of the existing eligible support structure,
- b. The location, elevation and dimensions of the existing transmission equipment,
- c. The location, elevation and dimensions of the transmission equipment, if any, proposed to be collocated or that will replace existing transmission equipment,
- d. The location, elevation and dimensions of any proposed new equipment cabinets and the intended use of each,
- e. Any proposed modification to the eligible support structure,
- f. The location of existing structures on the site, including fencing, screening, trees, and other significant site features, and
- g. The location of any areas where excavation is proposed showing the elevations, depths, and width of the proposed excavation and materials and dimensions of the equipment to be placed in the area excavated.

17. Copies of any environmental documents required by any federal agency. These shall include the environmental assessment required by 47 C.F.R. Part 1 (PART 1 – PRACTICE AND PROCEDURE), Section 1.1307, as amended, or, in the event that an FCC environmental assessment is not required, a statement that describes the specific factors that obviate the requirement for an environmental assessment.

C. Waiver of Submittal Requirement. The approval authority may waive any submittal requirement upon determination that the required submittal, or part thereof, is not reasonably related to the substantial change criteria. A waiver, to be effective, must be in writing and signed by the approving authority.

D. When Received. An eligible facilities modification application and any supplemental submittals shall be deemed received by the City upon the date such application, or supplemental submittal, is filed with the Community Development Director or designee. An application, and any supplemental submittals, must be filed in person during regular business hours of the City and must be accompanied by the applicable permit review fee(s). Any application received by the City without contemporaneous payment, or deposit, of the applicable permit review fees will be rejected.

E. Completed Application; Determination; Tolling.

1. Determination of Completeness. The approval authority shall, within twenty-eight (28) days of receipt of the application, review the application for completeness. An application is complete if it includes the applicable permit review fee(s) and contains all

of the applicable submittal requirements set forth at LMC 18A.80.070(B) of this chapter, unless waived by the approval authority pursuant to LMC 18A.80.070(C).

The determination of completeness shall not preclude the approval authority from requesting additional information or studies either at the time of the determination of completeness or subsequently if new or additional information is required, or substantial changes in the proposed action occur, or the proposed facilities modification is modified by applicant, as determined by the approval authority.

2. **Incomplete Application.** The approval authority shall notify the applicant within thirty (30) days of receipt of the application that the application is incomplete. Such notice shall clearly and specifically delineate all missing documents or information.
3. **Tolling Timeframe for Review.** The application review period begins to run when the application is received, and may be tolled when the approval authority determines that the application is incomplete and provides notice as set forth below. The application review period may also be tolled by mutual agreement of the approval authority and applicant. The timeframe for review is not tolled by a moratorium on the review of eligible facility modification applications.
 - a. To toll the timeframe for review for incompleteness, the approval authority must provide written notice to the applicant within twenty-eight (28) days of the date of receipt of the application, clearly and specifically delineating all missing documents or information. Such delineated information is limited to submittals set forth in LMC 18A.80.070(B) and any supplemental information requested by the approval authority that is reasonably related to determining whether the proposed facilities modification will substantially change the physical dimension of an eligible support structure.
 - b. The timeframe for review begins running again when the City is in receipt of applicant's supplemental submission in response to the approval authority's notice of incompleteness.
 - c. Following a supplemental submission, the approval authority shall have ten (10) days to notify the applicant that the supplemental submission did not provide the information identified in the original notice delineating missing information. The timeframe is tolled in the case of second or subsequent notices pursuant to the procedures identified in this paragraph (3)(c). Except as may be otherwise agreed to by the applicant and the approval authority, second or subsequent notices of incompleteness may not specify missing documents or information that was not delineated in the original notice of incompleteness.
 - d. A notice of incompleteness from the City will be deemed received by the Applicant upon the earlier of the following: personal service upon the authorized person, delivery by electronic mail to the authorized person (if such delivery is authorized for receipt of notice by the authorized person), or three (3) days from deposit of the notice in the

United States Mail, postage prepaid, and in an envelope properly addressed to the authorized person using the address set forth in the application.

4. **Modification of Application.** In the event that after submittal of the application, or as a result of any subsequent submittals, applicant modifies the proposed facilities modification described in the initial application, the application as modified will be considered a new application subject to commencement of a new application review period; provided that, applicant and the approval authority may, in the alternative, enter into a mutually agreeable tolling agreement allowing the City to request additional submittals and additional time that may be reasonably necessary for review of the modified application.

18A.80.080 Review of application; approval.

A. **Review of Application.** The approval authority shall review an eligible facilities modification application to determine if the proposed facilities modification is subject to this chapter, and if so, if the proposed facilities modification will result in a substantial change to the physical dimensions of an eligible support structure.

B. **Timeframe for Review.** Within sixty 60 days of the date on which the City receives an eligible facilities modification application, less any time period that may be excluded under the tolling provisions of this chapter or a tolling agreement between the applicant and the approving authority, the approving authority shall approve the application and contemporaneously issue an eligible facilities modification permit unless the approval authority determines that the application is not subject to this chapter, or the proposed facilities modification will substantially change the physical dimension of an eligible support structure.

C. **Approval; Denial.** An eligible facilities application shall be approved, and an eligible facilities permit issued, upon determination by the approval authority that the proposed facilities modification is subject to this chapter and that it does not substantially change the physical dimensions of an eligible support structure. An eligible facilities application shall be denied upon determination by the approving authority that the proposed facilities modification is not subject to this chapter or will substantially change the physical dimensions of an eligible support structure. A proposed facilities modification will substantially change the physical dimensions of an eligible support structure if it meets any of the substantial change criteria.

D. **Deemed Approved Application.** An application that has been deemed approved shall be and constitute the equivalent of an eligible facilities modification permit, except as may be otherwise determined by a court of competent jurisdiction, and shall be subject to generally applicable enforcement and compliance requirements in the same manner as an eligible facilities modification permit issued pursuant to this chapter.

E. **Denial of Application.** A denial of an eligible facilities modification application shall set forth in writing the reasons for the denial and shall be provided to the applicant.

F. Code Requirements. Any eligible facilities modification permit issued pursuant to this chapter, and any application that has been deemed approved, shall be and is conditioned upon compliance with any generally applicable building, structural, electrical, and safety codes and other laws codifying objective standards reasonably related to health and safety. Violation of any such applicable code or standard shall be deemed to be a violation of the eligible facilities modification or deemed approved application.

G. Term of Eligible Facilities Modification Permit. An eligible facilities modification permit issued pursuant to this chapter, and any deemed approved application, shall be valid for a term of 180 days from the date of issuance, or the date the application is deemed approved.

H. Remedies. Notwithstanding any other provisions in the City code, no administrative review is provided for review of a decision to condition, deny or approve an application. Applicant and the City retain any and all remedies that are available at law or in equity, including by way of example and not limitation, those remedies set forth in the FCC Eligible Facilities Request Rules and remedies available under the Land Use Petition Act. In the event no other time period is provided at law for bringing an action for a remedy, any action challenging a denial of an application or notice of a deemed approved remedy shall be brought within thirty (30) days following the date of denial or following the date of notification of the deemed approved remedy.*

*Note: The FCC Report and Order in, In re Acceleration of Broadband Deployment by Improving Wireless Facilities Siting Policies, WT Docket Nos. 13-238, 13-32; WC Docket No. 11-59; FCC 14-153, Par's 234 – 236, provides that the City shall have 30 days from the date of notification by the applicant of a deemed granted remedy to bring a legal action in a court of competent jurisdiction to challenge the deemed granted remedy, and that the applicant shall have 30 days from the date of denial to bring a legal action in a court of competent jurisdiction challenging a denial of the application.

18A.80.090 Substantial change criteria.

A proposed facilities modification will substantially change the physical dimensions of an eligible support structure if it meets any of the following criteria:

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

Changes in height should be measured from the original support structure in cases where deployments are or will be separated horizontally, such as on buildings' rooftops; in other circumstances, changes in height should be measured from the dimensions of the tower or

base station, inclusive of originally approved appurtenances and any modifications that were approved prior to the passage of the Spectrum Act.*

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

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

1. It entails any excavation or deployment outside the current site;
2. It would defeat the concealment elements of the eligible support structure; or
3. It does not comply with conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment, provided however that this limitation does not apply to any modification that is noncompliant only in a manner that would not exceed the thresholds identified in this section LMC 18A.80.090.

*Note: The FCC rules refer to the date of passage of the Spectrum Act. The Spectrum Act was enacted on February 22, 2012. Presumably the FCC intended to refer to the date of enactment as the date of passage.

18A.80.100 Non-conforming structure; termination.

A. Application. The provisions of this section LMC 18A.80.100 shall apply to any facilities modification constructed, installed, placed or erected pursuant to an eligible facilities modification permit, or pursuant to a deemed approved remedy, which facilities modification did not conform to zoning and/or development regulations, exclusive of this chapter, in effect at the time the completed eligible facilities modification application was filed.

B. Non-Conforming Structure Determination. A facilities modification to which this section applies is subject to termination as a non-conforming structure upon the following conditions: a. Final, Non-Appealable Decision. An appellate court, in a final and nonappealable decision, determines that § 6409(a)(1) of the Spectrum Act is unconstitutional or otherwise determined to be invalid or unenforceable; and b. Notice of

Non-Conforming Structure Determination. The City provides written notice to the applicant that the City has determined that the facilities modification did not conform to zoning and/or development regulations, exclusive of this chapter, in effect at the time the completed eligible facilities modification application was filed and that the facilities modification constitutes a non-conforming structure pursuant to the provisions hereof and must be made conforming or the facilities modification terminated.

C. Conformance; Termination. Upon receipt of notice of the City's non-conforming structure determination, applicant shall abate the non-conformance by either conforming the site to the zoning and development regulations in effect at the time the completed eligible facilities modification application was filed, or removing the facilities modification and returning the site to the condition that existed prior to the construction, installation, placement or erection of the facilities modification. The time period for conformance shall be one (1) year from the date of the City's notice of the non-conforming structure determination.

D. Health and Safety Codes. Nothing in this section shall relieve the applicant from compliance with applicable building, structural, electrical, and safety codes and with other laws codifying objective standards reasonably related to health and safety.

E. Administrative Appeal. Appeal Process subject to LMC 18A.2.740.

18A.80.110 Enforcement; violation.

Compliance with the provisions of this chapter is mandatory. Any violation hereof is subject to enforcement under the code enforcement provisions set forth, at the City's election, LMC 08.32.030 or LMC 18A.2.475, or both.

Section 2. Section 18A.2.810 Lakewood Municipal Code entitled "Applicability – Nonconformities," is amended to read as follows:

18A.2.810- Applicability – Nonconformities

- A. This section shall apply to legally existing nonconformities, except the following:
1. Nonconforming signs as defined in LMC 18A.50.600, Signs, which shall instead be governed by standards set forth in that section.
 2. Nonconforming wireless telecommunications facilities as defined in ~~LMC 18A.70.600~~ 18A.80, Wireless Telecommunications Facilities, which shall instead be governed by standards set forth in that section.
 3. Nonconforming mobile home parks as defined in LMC 18A.70.400, Manufactured Home Parks, which shall instead be governed by standards set forth in that section.
 4. Permit applications at the time of this title's passage that constitute vested development as defined in LMC 18A.02.350, Vested Rights, which shall instead be governed by

standards set forth in that section. Future plans to further develop property shall not constitute a basis for nonconformity status, whether or not documented in public record, except when they constitute a vesting. Nothing in this section shall be construed to require a change in plans, construction, or intended use related to vested development, though it may thereafter be regulated as a nonconformity.

5. Public/institutional uses previously within the Public/Semi-Public Institutional future land-use designation and Public Institutional zoning district which have been redesignated and rezoned in anticipation of surplus sale or other action intended to result in ownership transition to a non-public entity. Existing uses shall be considered conforming for regulatory purposes until the ownership transfer is complete.

Section 3. Section 18A.20.900 Lakewood Municipal Code entitled, “Accessory Use Category - Land Use Types and Levels” is amended to read as follows:

The Accessory use category includes those uses which are customarily and routinely found in conjunction with, and which are clearly incidental and secondary to, other listed uses, except as may be specifically limited by use levels otherwise listed herein.

A. Residential Accessory. Uses accessory to a primary permitted residential use or in conjunction with a residential use requiring a discretionary permit, subject to LMC 18A.50.140, Residential Accessory Buildings, and all applicable construction permits.

1. Accessory dwelling unit, subject to the provisions of LMC 18A.70.310.
2. Boarding Houses, subject to the provisions of LMC 18.70.320.
3. Private docks and mooring facilities as regulated by applicable shoreline management regulations.
4. Storage.
 - a. Attached carports or garages for the sole use of occupants of premises and their guests, for storage of personal household goods and motor, recreational, and sporting vehicles.
 - b. Detached carports or garages are allowed in conjunction with an approved access and driveway.
 - c. In addition to attached carports or garages, detached carports, garages, and other accessory buildings and structures such as hobbyist greenhouses and storage buildings for personal household goods and yard maintenance equipment, but excluding accessory dwelling units, are allowed.
5. Outdoor storage of two (2) recreational/sporting/utility vehicles, subject to LMC 18A.50.145, Outdoor Storage of Recreational, Utility and Sporting Vehicles Accessory to Residential Uses.

6. Home occupations and limited home occupations, subject to the provisions of LMC 18A.70.200.
7. Minor maintenance of a vehicle owned by a resident or a relative of a resident of the site on which the activity is performed, where the activity is not performed for pay or the exchange of goods or services, and subject to the provision of LMC 18A.50.155, Vehicle Service and Repair Accessory to Residential Uses.
8. Hobbyist crop or flower gardens which are non-commercial and serve one (1) or more neighborhood homes on an informal, cooperative basis, as distinguished from Outdoor Recreation uses.
9. Civic use types, limited to “pea patch” or community gardens, “tot lots,” private parks and open space set-asides. May include private, on-site composting facility with less than ten (10) cubic yards’ capacity.
10. On-site underground fuel storage tanks to serve a residential use.
11. Antennae and satellite dishes for private telecommunication services, subject to specific standards, including siting criteria, set forth in LMC ~~18A.70.600~~ 18A.80, Wireless Telecommunications Facilities.
12. Decks and patios.
13. Non-commercial recreational facilities and areas, indoor and outdoor, including swimming pools and tennis courts, for exclusive use by residents and guests.
14. On-site soil reclamation in accordance with state regulations.
15. Retaining walls, freestanding walls, and fences.
16. Yard sales.
17. Eating and Drinking Establishment Level 1, limited to ice cream trucks but excluding their storage.
18. Continuation of equestrian uses, which are accessory to a single-family dwelling, already legally existing within the zone at the time of adoption of this title. Maintenance, repair and replacement of existing equestrian structures shall be permitted.

B. Civic Accessory. Uses accessory to a primary permitted civic use or in conjunction with a civic use requiring a discretionary permit, subject to all applicable construction permits.

1. Professional Offices Level 1
2. Daycare Facilities Level 3

3. Eating and Drinking Establishment Level ½
 4. Storage buildings and outdoor storage, subject to the provisions of LMC 18A.50.170, Outdoor Storage and Commercial Yard Surfacing Standards, for maintenance equipment and goods utilized in the primary use.
 5. Antennae and satellite dishes for private telecommunication services, subject to specific standards, including siting criteria, set forth in LMC ~~18A.70.600~~ 18A.80, Wireless Telecommunications Facilities.
 6. Facilities used in on-site grounds maintenance.
 7. On-site soil reclamation treatment in accordance with state regulations.
 8. Retaining walls, freestanding walls, and fences.
 9. Accessory caretaker's dwelling, subject to the provisions of LMC 18A.70.350.
 10. Private docks and mooring facilities as regulated by applicable shoreline management regulations.
 11. Community and Cultural Services Level 1/2, in conjunction with an Outdoor Recreation use type.
 12. Amusement and Recreation Level 1, in conjunction with an Outdoor Recreation use type.
 13. Lodging Level 2, in conjunction with an Outdoor Recreation use type.
- C. Commercial Accessory. Uses accessory to a primary permitted commercial use or in conjunction with a commercial use requiring a discretionary permit, subject to all applicable construction permits.
1. Professional Offices Level 1
 2. Daycare Facilities Level 3
 3. Eating and Drinking Establishment Level ½
 4. Outdoor storage, subject to the provisions of LMC 18A.50.170, Outdoor Storage and Commercial Yard Surfacing Standards.
 5. Antennae and satellite dishes for private telecommunication services, subject to specific standards, including siting criteria, set forth in LMC ~~18A.70.600~~ 18A.80, Wireless Telecommunications Facilities.
 6. Facilities used in on-site grounds maintenance.

7. On-site soil reclamation treatment in accordance with state regulations.
8. Retaining walls, freestanding walls, and fences.
9. Accessory caretaker's dwelling, subject to the provisions of LMC 18A.70.350.
10. Unloading of shipping containers and semi-truck trailers may occur in non-residential zoning districts. Railroad cars, shipping containers, and semi-truck trailers may be kept in conjunction with commercial, industrial and transportation use types only where the placement and or use of the vessel is typically integral to the use type, and properly screened areas for storage and maintenance of such vessels is shown on the site plans for the facility. For existing facilities, areas for storage of shipping containers and semi-truck trailers, etc. may be approved by the Community Development Director via the zoning certification process outlined in LMC 18A.02.140.

D. Industrial Accessory. Uses accessory to a primary permitted industrial use or in conjunction with an industrial use requiring a discretionary permit, subject to all applicable construction permits.

1. Professional Offices Level 1
2. Daycare Facilities Level 3
3. Eating and Drinking Establishment Level ½
4. Outdoor storage, subject to the provisions of LMC 18A.50.170, Outdoor Storage and Commercial Yard Surfacing Standards.
5. Antennae and satellite dishes for private telecommunication services, subject to specific standards, including siting criteria, set forth in LMC ~~18A.70.600~~ 18A.80, Wireless Telecommunications Facilities.
6. Incidental hazardous materials storage or use, subject to applicable federal and state regulations.
7. Facilities used in on-site grounds maintenance.
8. On-site soil reclamation treatment in accordance with state regulations.
9. Retaining walls, freestanding walls, and fences.
10. Accessory caretaker's dwelling, subject to the provisions of LMC 18A.70.350.

E. Agricultural Accessory. Uses accessory to a primary permitted agricultural use or in conjunction with an agricultural use requiring a discretionary permit, subject to all applicable construction permits.

1. Retail sales of products grown on site.
2. Wholesale nursery activities on the site.
3. Outdoor storage, subject to the provisions of LMC 18A.50.170, Outdoor Storage and Commercial Yard Surfacing Standards.
4. Incidental hazardous materials storage or use, limited to agricultural chemicals, subject to applicable federal and state regulations.
5. Retaining walls, freestanding walls, and fences.
6. Barns and outbuildings, except in the CZ zoning district.

Section 4. Section 18A.20.500 Lakewood Municipal Code entitled, “Utilities Use Category - Land Use Types and Levels” is amended to read as follows:

The Utilities use category refers to facilities serving the public by means of an integrated system of collection, transmission, distribution, and processing facilities through more or less permanent physical connections between the plant of the serving entity and the premises of the customer. Included are systems for the delivery of water, natural gas, electricity, telecommunication services, for the collection of stormwater, and for the collection and disposal of sewage and refuse.

A. Communication Facilities. Facilities used in the transmission of information by wire, radio, optical cable, electromagnetic or other similar means. Examples include central office switching units, remote switching units, telecommunications radio relay stations and cellular communication facility support structures.

Level 1: Local cable, fiber optics, traffic control, or telephone transmission lines, poles, or apparatus, not including antennae, wireless telecommunications facilities, structures, or private antenna and satellite dishes.

Level 2: Regional cable, fiber optics, traffic control, or telephone transmission lines, poles, or apparatus, not including antennae or wireless telecommunications facilities.

Level 3: Stand-alone emergency services dispatch facilities (“com centers”) that provide service to multiple jurisdictions or entire regions.

Level 4: Commercial or non-profit radio and/or television broadcasting stations.

Level 5: Wireless telecommunications facilities, subject to specific standards, including siting criteria, set forth in LMC ~~18A.70.600~~ 18A.80.

Section 5. Section 18A.90.200 entitled, “Definitations,” Lakewood Municipal Code is amended to read as follows:

18A.90.200 - Definitions

~~ABANDON OR ABANDONMENT OF WIRELESS TELECOMMUNICATIONS FACILITIES (WTF).~~ Means:

- ~~a. to cease operation for a period of sixty (60) or more consecutive calendar days;~~
- ~~b. to reduce the effective radiated power of an antenna by seventy five (75) percent for sixty (60) or more consecutive calendar days unless new technology or the construction of additional cells in the same locality allows reduction of effective radiated power by more than seventy five (75), so long as the operator still serves essentially the same customer base;~~
- ~~c. to relocate an antenna at a point less than eighty (80) percent of the height of an antenna support structure; or,~~
- ~~d. to reduce the number of transmissions from an antenna by seventy five (75) percent for sixty (60) or more consecutive calendar days; Provided that non-operation or reduced operation for a period of sixty (60) or more consecutive calendar days to facilitate maintenance, re-design or other changes about which the City was notified in advance shall not constitute abandonment.~~

ABSENTEE OWNER. Any real property owner(s) who customarily resides some place other than the property (whether an estate or business) in question.

ABUTTING. Lots sharing common property lines.

ACCESS. The way or means by which pedestrians and vehicles enter and leave property.

ACCESSORY BUILDING - A detached subordinate building, the use of which is customarily incidental to that of the principal building or to the principal use of the land and which is located on the same tract with the principal building or use.

ACCESSORY DWELLING UNIT (ADU). A habitable dwelling unit added to, created within, or detached from and on the same lot with a single-family dwelling that provides basic requirements for living, sleeping, eating, cooking, and sanitation.

ACCESSORY LIVING QUARTERS. A single residential dwelling unit that is an attached or detached part of a commercial or manufacturing building, and which is incidental to the commercial or manufacturing use.

ACCESSORY STRUCTURE. A structure either attached or detached from a principal building and located on the same lot and which is customarily incidental and subordinate to the principal building or use.

ACCESSORY USE. A use of land or of a building customarily incidental and subordinate to the principal use of the land or building and located on the same lot with the principal use.

ACTIVITIES OF DAILY LIVING (ADL) ASSISTANCE. Provision of personal care services in a state-licensed boarding home for assisted living consisting of at least minimal assistance with the following:

- a. Bathing. Reminding or cuing to wash and dry all areas of the body as needed, stand-by assistance getting into and out of the tub or shower, and physical assistance in steadying the resident during the activity; and
- b. Dressing. Reminding or cuing to put on, take off, or lay out clothing, including prostheses when the assistance of a licensed nurse is not required; stand-by assistance during the activity;

and physical assistance limited to steadying the resident during the activity; and

c. Eating. Reminding or cuing to eat and drink; and physical assistance limited to cutting food up, preparing food and beverages, and bringing food and fluids to the resident; and

d. Personal hygiene. Reminding and cuing to comb hair, perform oral care and brush teeth, shave, apply makeup, and wash and dry face, hands and other areas of the body; stand-by assistance during the activity; and physical assistance limited to steadying the resident during the activity; and

e. Transferring. Reminders or cuing to move between surfaces, for example to and from the bed, chair and standing; stand-by assistance during the activity; and physical assistance limited to steadying the resident during self-transfers; and

f. Toileting. Reminders and cuing to toilet, including resident self-care of ostomy or catheter, to wipe and cleanse, and to change and adjust clothing, protective garments and pads, stand-by assistance during the activity; and physical assistance limited to steadying the resident during the activity; and

g. Mobility. Reminding or cuing to move between locations on the boarding home premises; stand-by assistance during the activity; and physical assistance limited to steadying the resident during the activity.

ADEQUATE PUBLIC FACILITIES. Adequate public facilities means facilities which have the capacity to serve development without decreasing levels of service below locally established minimums.

ADJACENT. Lots located across a right-of-way, railroad or street, except limited access roads.

ADMINISTRATIVE USE PERMIT. A written decision granted by the Community Development Director to authorize the development or operation of a proposed land use activity subject to special degrees of control.

AGRICULTURAL USE. Land primarily devoted to the commercial production of dairy, apiary, furbearing, vegetable, or animal products or of grain, hay, straw, turf, seed, fin fish, or livestock, and that has long-term commercial significance for agricultural production.

AIRPORT. Any land area, runway or other facility designed, used or intended to be used either publicly or by any person or persons for the landing and taking off of aircraft, including all necessary taxiways, aircraft storage and tie-down areas, hangars, and other necessary buildings and open spaces.

ALLEY. A public or private way not more than 30 feet wide at the rear or side of property affording only secondary means of vehicular or pedestrian access to abutting property.

ALTERATION, STRUCTURAL. Any change or repair which would tend to prolong the life of the supporting members of a building or structure, such as alteration or bearing walls, foundation, columns, beams, or girders. In addition, any change in the external dimensions of the building shall be considered a structural alteration.

AMATEUR RADIO STATION OPERATORS OR RECEIVE-ONLY ANTENNAS. Any tower or antenna that is under 70 feet in height and is owned and operated by a federally licensed amateur radio station operator or is used exclusively for receive-only antennas.

AMENDMENT. Amendment means a change in the wording, context, or substance of this code or the comprehensive plan; a change in the zoning map or comprehensive plan map; a change to the official controls of City code; or any change to a condition of approval or modification of a permit or plans reviewed or approved by the Community Development Director or Hearing Examiner.

ANCHOR. The device to which tie-downs are secured or fastened having a holding power of not less than 4,800 pounds. They include, but are not necessarily limited to, screw auger, expanding or concrete deadmen type anchors, and are to be constructed as to accommodate "over the top" and "frame" type tie-downs, used singly or in conjunction.

~~**ANTENNA HEIGHT OR HEIGHT.** When referring to a tower or other Wireless Telecommunications Facilities (WTF), the vertical distance measured from the finished grade of the parcel at the base of the tower pad or antenna support structure to the highest point of the structure even if said highest point is an antenna. If the support structure is on a sloped grade, then the average between the highest and lowest grades shall be used in calculating the antenna height.~~

~~**ANTENNA SUPPORT STRUCTURE.** Any pole, telescoping mast, tower, tripod, or other structure which supports a device used in the transmitting or receiving of radio frequency signals.~~

~~**ANTENNA.** Any exterior apparatus designed for telephonic, radio, data, Internet, or television communications through the sending and/or receiving of electromagnetic waves, and includes equipment attached to a tower or building for the purpose of providing telecommunications services.~~

ANTIQUA DEALER. Any person engaged, in whole or in part, in the business of selling antiques.

ANTIQUES. Works of art, pieces of furniture, decorative and household objects, and other such collectibles possessing value or commercial appeal owing to their being made during an earlier period.

APARTMENT. A dwelling unit in a multifamily building.

APPEAL. A request for review of the Community Development Director's decision concerning matters addressed by the Ordinance to the Planning Advisory Board or a review of the Hearing Examiner's decision to the City Council.

APPLICANT FOR WIRELESS TELECOMMUNICATIONS FACILITIES (WTF). Any provider or any person, partnership, or company who files an application for any permit necessary to install, maintain, or remove a WTF within the city.

APPLICANT. Any person who makes an application to the City of Lakewood for a development permit.

ARCADE. A linear pedestrian walkway that abuts and runs along the facade of a building. It is covered, but not enclosed, and open at all times to public use. Typically, it has a line of columns along its open side. There may be habitable space above the arcade.

ARCHAEOLOGICAL RESOURCES. Districts, sites, building, structures, and artifacts with material evidence of prehistoric human life and culture.

ARCHITECTURAL BARRIERS. Constructed structures such as walls, signs, rockeries, drainage swales or similar constructed features that impact the required landscape areas.

ARCHITECTURAL CHARACTER. The architectural character of a building is that quality or qualities that make it distinctive and that are typically associated with its form and the arrangement of its architectural elements. For example, a prominent design feature may convey the architectural character of a structure. Examples are a distinctive roofline, a turret or portico, an arcade, an elaborate entry, or an unusual pattern of windows and doors.

ARCHITECTURAL ELEMENTS. The elements that make up an architectural composition or the building form, which may include such features as the roof form, entries, an arcade, porch, columns, windows, doors and other openings. "Architectural elements" is used interchangeably with "architectural features" in this chapter.

ARCHITECTURAL SCALE. The perceived height and bulk of a building relative to other forms in its context. Modulating facades and other treatments may reduce a building's apparent height and bulk.

AREA OF SHALLOW FLOODING. A designated AO or AH zone on the Flood Insurance Rate Map (FIRM). The base flood depths range from one (1) to three (3) feet; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and, velocity flow may be evident.

AREA OF SPECIAL FLOOD HAZARD. The land in the floodplain subject to a one (1) percent or greater chance of flooding in any given year.

AT-RISK TIME IN THE COMMUNITY. The total time, since first being housed in a Type 4 Group Home located within Lakewood, that a person has resided in the community. This includes any time spent in a Type 4 Group Home, whether in Lakewood or elsewhere, as well as any time residing in the community whether or not under DOC supervision. At-risk time in the community does not include any time spent in confinement whether in a jail, prison, pre-release

or work camp. Time spent in such facilities shall be tolled for the purpose of calculating summary recidivism rates.

AUTO WRECKING YARD. Any property where two (2) or more motor vehicles not in running condition, or the parts thereof, are stored in the open and are not being restored to operation; or any land, building or structure used for the wrecking or storing of such motor vehicles or the parts thereof.

AUTOMOBILE AND OTHER VEHICLE SALES AREA. An open area, other than a street, used for the display, sale or rental of two (2) or more new or used motor vehicles or trailers and where no repair work is done except minor incidental repair of motor vehicles or trailers to be displayed, sold or rented on the premises.

AUTOMOBILE BODY REPAIR. Those establishments primarily engaged in furnishing automotive vehicle bodywork and painting.

AUTOMOBILE SERVICE STATION OR GAS STATION. A building or lot having pumps and storage tanks where fuels, oils or accessories for motor vehicles are dispensed, sold or offered for sale at retail only, repair service is incidental and no storage or parking space is offered for rent.

AUTOMOBILE WRECKING OR MOTOR VEHICLE WRECKING. The dismantling or disassembling of motor vehicles or the storage, sale or dumping of dismantled, partially dismantled, obsolete or wrecked motor vehicles or their parts.

AWNING. A shelter extending from the exterior wall of a building for the purpose of shielding a doorway or window from the elements and composed of non-rigid materials except for the supporting framework.

AXIAL SYMMETRY. The similarity of form or arrangement on either side of a dividing line or plane through the center of an object.

BACKHAUL NETWORK. The lines that connect a provider's wireless telecommunications facilities to one or more cellular telephone switching offices, and/or long distance providers, or the public switched telephone network.

BALCONY. An outdoor space built as an above ground platform projecting from the wall of a building and enclosed by a parapet or railing.

BARN. A structure used for the storage of farm products, feed, and for housing farm animals and light farm equipment.

BASE FLOOD. The flood having a one (1) percent chance of being equaled or exceeded in any given year.

BASEMENT. That portion of a building between floor and ceiling, which is partly below and partly above grade, but so located that the vertical distance from grade to the floor below is less than the vertical distance from grade to ceiling.

BAY WINDOW. A window that protrudes from the main exterior wall. Typically, the bay contains a surface that lies parallel to the exterior wall, and two (2) surfaces that extend perpendicular or diagonally from the exterior wall.

BEACH ACCESS, PUBLIC OR PRIVATE. Trails or roads that provide access for the public to the beach.

BED AND BREAKFAST. A lodging facility comprised of a single residential structure containing up to six units of small-scale temporary lodging which provides a single meal and where the proprietors of the service reside in the structure.

BIOSOLIDS. Municipal sewage sludge that is a primarily organic, semisolid product resulting from the wastewater treatment process, and septage that can be beneficially recycled and meets all applicable health regulations.

BLANK WALLS. Walls subject to “blank wall” requirements are any ground-level wall over six feet in height measured from finished grade at the base of the wall, and longer than fifty (50) feet measured horizontally. A wall subject to the requirement does not have any significant building feature, such as a window, door, modulation or articulation, or other special wall treatment within that fifty (50) foot section.

BLOCK. All land along one (1) side of a street that is between two (2) intersections or intersecting streets, or interrupting streets and a railroad right-of-way, or unsubdivided land or water course.

BOARD. The Planning Advisory Board.

BOARDING HOUSE. A single family dwelling, without an owner occupant, that is rented to a group of unrelated individuals. A boarding house excludes Types 1, 2, 3, and 4 Group Homes as defined in LMC 18.20.300, Use Types and Levels; hotels and motels as defined in LMC 18A.90.200, and excludes state-licensed foster homes.

BOAT RAMP OR LAUNCH. An improved sloped surface extending from a shoreland area into an aquatic area suitable for removing a boat from the water and launching a boat into the water from a trailer.

BOATHOUSE, PRIVATE. An accessory building, or portion of a building, which provides shelter and enclosure for a boat or boats owned and operated only by the occupants of the premises, and which boathouse is erected on a pier or wharf and/or over a dock or docking slip.

BUILDING COVERAGE. The measurement of the gross footprint of all the structures, to include accessory and exempt structures, on a lot. The gross footprint includes all structural elements and projections of a building and includes, but is not limited to; eaves, projections, decks, balconies, elevated patios, breezeways, or canopies.

BUILDING DIVISION. The Building Division of the City of Lakewood Community Development Department.

BUILDING FACADE OR FACADE. The visible wall surface, excluding the roof, of a building when viewed from a public right-of-way or adjacent property. If more than one (1) wall is predominately visible, the walls may be considered one (1) facade for the purposes of signage. A building facade is measured in gross square feet (gsf) and does not include roof area.

BUILDING HEIGHT. The vertical distance from the average of the elevation of the natural, undisturbed topography or the pre-existing grade at all corners of a proposed structure to the highest point of the structure, in accordance with LMC 18A.50.130, Height Standards.

BUILDING LINE. A line on the comprehensive plan, zoning map, or plat, parallel to the street right-of-way, indicating the limit beyond which buildings or structures may not be erected, or the minimum distance as prescribed by the provisions of this ordinance.

BUILDING OR OCCUPANCY FRONTAGE. The length of that portion of a building or ground floor occupancy which abuts a street, publicly used parking area or mall appurtenant to such building or occupancy, expressed in lineal feet and fractions thereof.

BUILDING, ATTACHED. A building or structure attached to another building or structure by an enclosed interior wall or walls and covered by a roof in common with both structures. A structure connected to another building or structure only by a roof or only by a wall is not considered attached.

BUILDING, DETACHED. A building or structure sharing no common wall with another structure, and generally surrounded by open space on the same lot. A structure connected to another building or structure only by a roof or only by a wall is considered to be a detached building.

BUILDING, PRINCIPAL. A building devoted to the principal use of the lot on which it is situated.

BUILDING. Any structure having a roof supported by columns or walls used or intended to be used for the shelter or enclosure of persons, animals or property of any kind.

BULKHEAD. A vertical wall of steel, timber or concrete used for erosion protection or as a retaining wall.

BUSINESS. The purchase, sale, or other transaction involving the handling or disposition of any article, service, substance, or commodity for livelihood or profit; or the management of office buildings, offices, recreational or amusement enterprises; or the maintenance and use of buildings, offices, structures, and premises by professions and trades rendering services.

CAMOUFLAGE. To disguise, hide, or integrate with an existing or proposed structure or with the natural environment so as to be significantly screened from view.

CAMPSITE. A space provided in a campground or recreational vehicle (RV) park which usually contains a table, stove, parking spur and space for a tent to accommodate a one-family group.

CANOPY. A permanent, cantilevered extension of a building that typically projects over a pedestrian walkway abutting and running along the facade of a building, with no habitable space above the canopy. A canopy roof is comprised of rigid materials.

CAR WASH. Mechanical facilities for the washing or waxing and vacuuming of automobiles, light trucks, and vans.

CARETAKER HOME. An on-site residential dwelling unit of up to two thousand (2,000) square feet providing living accommodations for an individual, together with his/her family, who is employed as a caretaker for a private home, public recreational or community facility, or commercial or industrial establishment. Caretaker units may not be a temporary structure or recreational vehicle and may not remain in residential use if no longer used for caretaker residence.

CARPORT. A covered automobile structure open on one (1) or more sides, with direct driveway access for the parking stall(s). A carport may be integrated with, or detached from the primary structure. An attached carport shall have common wall construction with the primary structure.

CARRYING CAPACITY. The level of development density or use an environment is able to support without suffering undesirable or irreversible degradation.

CATTERY. An enclosure or structure in which any combination of six or more cats that individually exceed seven months of age are kept for breeding, sale, or boarding purposes.

~~**CELL SITE OR SITE.** A tract or parcel of land that contains wireless telecommunications facilities including any antenna, support structure, accessory buildings, and parking, and may include other uses associated with and ancillary to Wireless Telecommunications Facilities (WTF).~~

CEMETERIES. Land used or intended to be used for the burial of the dead and dedicated for cemetery purposes, including columbiums, mausoleums and mortuaries, when operated in conjunction with and within the boundary of such cemetery.

CERTIFICATE OF CAPACITY. A document issued by a service provider indicating the quantity of capacity that has been reserved for a specific development project on a specific property.

CHANGE OF USE. A change of use shall be determined to have occurred when it is found that the general character of the use in question has been modified. This determination shall include review of but not be limited to: hours of operation, materials processed or sold, required parking, traffic generation, impact on public utilities, clientele, general appearance and location or a change in use type.

CITY MANAGER. The Administrative Director of the City of Lakewood or his/her designee.

CIRCULATION. The movement or flow of traffic from one place to another through available routes. Traffic includes a variety of modes of travel including pedestrian, motor vehicle and non-motorized methods such as bicycles.

CLEAR-VISION AREAS. A triangular area at intersections or public drives where visual obstructions are to be kept clear as directed by the City Engineer.

CLOSED RECORD APPEALS. Administrative appeals under Chapter 36.70B RCW which are heard by the City Council or Hearing Examiner, following an open record hearing on a project permit application when the appeal is on the record with no or limited new evidence or information allowed to be submitted and only appellate arguments allowed.

CLUSTER DEVELOPMENT. A development technique wherein home sites or structures are grouped together, with the remainder of the tract left in open space or common open space.

COFFEE KIOSK A coffee kiosk is a small stand-alone structure that provides drive-through service of limited food and beverage items. Coffee kiosks shall not include structures with cooking facilities that require a Type I hood, provide indoor customer seating, or exceed 400 square feet in size.

CO-GENERATION. The simultaneous production of electricity and heat energy. The heat is normally used onsite for industrial processes, space or water heating, or production steam. The electric power may be used onsite or distributed through the utility grid, or both. Co-generation units are normally fired with natural gas, but also may be fueled by oil, biomass or other fuels.

COHABITANTS. A group not more than five (5) persons not meeting the definition of “family,” living together as a single housekeeping group in a dwelling unit.

COLLOCATION OF Wireless Telecommunications Facilities (WTF). The use of a WTF by more than one (1) service provider.

COMBINED USE BUILDING. Residential use types in combination with other use types.

COMMERCIAL ACTIVITY. Any activity carried out for the purpose of financial gain for an individual or organization, whether profit or non-profit.

COMMERCIAL VEHICLE. Any motorized vehicle over six thousand (6,000) gvw, including, but not limited to, a van, truck, truck trailer, utility trailer, tractor, grading machine, bulldozer, scraper, boat, motorized crane, or other construction equipment that is used in the operation of a business or in construction, road grading, or logging activities.

COMMON OPEN SPACE. A parcel of land or an area of water or a combination of land and water within a site designed or developed and intended primarily for the use or enjoyment of the residents of such development.

COMMUNITY DEVELOPMENT DIRECTOR. The Director of the Community Development Department of the City of Lakewood or his/her designee.

COMPREHENSIVE PLAN. The document, including maps, adopted by the City Council which outlines the City's goals and policies relating to management of growth and prepared in accordance with Ch. 36.70A RCW. The term also includes any adopted subarea plans prepared in accordance with Ch. 36.70A RCW.

CONCURRENCY. Ensuring that adequate public improvements or strategies are in place at the time of development, and the ability and financial commitment of the service provider to expand capacity or maintain the level-of-service for new development through capital improvements within a six year period as noted in the Transportation Capital Improvement Plan.

CONDITIONAL USE. A use conditionally permitted in a zoning district as defined by this code but which, because of characteristics particular to each such use, size, technological processes, equipment or, because of the exact location with respect to surroundings, streets, existing improvements, or demands upon public facilities, requires a special degree of control to determine if uses can be made compatible with the comprehensive plan, adjacent uses, and the character of the vicinity.

CONDOMINIUM. Real property, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of those portions. Real property is not a condominium unless the undivided interest in the common elements are vested in the unit owners, and unless a declaration and a survey map and plans have been recorded. Condominiums must meet all provisions of Chapter 64.34 RCW.

CONSTRUCTED WETLANDS. Wetlands that are intentionally created on sites that are not wetlands for the primary purpose of wastewater or stormwater treatment. Constructed wetlands are normally considered as part of the stormwater/wastewater collection and treatment system and must be maintained, but are not the same as wetlands created for mitigation purposes, which are typically viewed in the same manner as natural, regulated wetlands.

CONTIGUOUS. Bordering upon, to touch upon, or in physical contact with.

CORRECTIONAL FACILITIES. Facilities for holding persons in custody or in detention, including county jails, state prisons, juvenile detention facilities, pre-release facilities, work release facilities, and other facilities to which a person may be incarcerated upon arrest or pursuant to sentencing by court.

COURTYARD, INTERIOR COURT. A space, open and unobstructed to the sky, located at or above grade level on a lot and bounded on three (3) or more sides by walls of a building.

COURTYARD. A courtyard is an open space usually landscaped, which is enclosed on at least three (3) sides by a structure or structures.

CROP AND TREE FARMING. The use of land for horticultural purposes.

CURB CUT. A curb cut is a depression in the curb for a driveway to provide vehicular access between private property and the street.

CURB LEVEL. Curb level for any building means the level of the established curb in front of such building measured at the center of such front. Where no curb elevation has been established, the mean elevation of the finished lot grade immediately adjacent to a building shall be considered the curb level.

DANGEROUS WASTE. 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: have short-lived, toxic properties that may cause death, injury, or illness or have mutagenic, teratogenic, or carcinogenic properties; or are corrosive, explosive, flammable, or may generate pressure through decomposition or other means. Includes wastes designated in WAC 173-303-070 through 173-303-103 as dangerous wastes.

DAYCARE CENTER. A daycare facility which operates in a place other than a residence, with no limitation as to the number of clients.

DAYCARE FACILITY. A building or structure in which care is regularly provided for a group of children or adults for periods of less than twenty-four (24) hours. Day care facilities include family day care homes and day care centers regulated by the Washington State Department of Social and Health Services or successor agency, as presently defined and as may be hereafter amended (RCW 74.15, WAC 388-73-422).

DAYCARE, HOME. A daycare facility which operates in the provider's residence and is subject to a limitation on the number of clients.

DAYCARE, HOME-BASED. A daycare facility with no more than twelve (12) persons in attendance at any one time in the provider's home in the family living quarters, including immediate family members who reside in the home.

DECIBEL. A unit of measurement of the intensity (loudness) of sound. Sound level meters which are employed to measure the intensity of sound are calibrated by decibels.

DECIDUOUS TREE. A tree which loses its foliage annually.

DECK. A deck is a roofless, outdoors above ground platform projecting from the wall of a building and supported by piers or columns.

DEPARTMENT. The City of Lakewood Community Development Department.

DESIGN DETAILS. Architectural or building design details refer to the minor building elements that contribute to the character or architectural style of the structure. Design details may include

moldings, mullions, rooftop features, the style of the windows and doors, and other decorative features.

DESIGN, Wireless Telecommunications Facilities (WTF). The appearance of WTF, including such features as their materials, colors, and shape.

DESIGNATED ZONE FACILITY. Any hazardous waste facility that requires an interim or final status permit under rules adopted under Chapter 70.105 RCW and Chapter 173-303 WAC, and that is not a preempted facility as defined in RCW 70.105.010 or in Chapter 173-303 WAC. A hazardous waste treatment or storage facility is a designated zone facility.

DEVELOPMENT (for the purposes of Flood Hazard). Any constructed changes to improved or unimproved real estate, including, but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavator, or drilling operations.

DEVELOPMENT ACTIVITY. Any action taken either in conjunction with a use or to make a use possible. Activities do not in and of themselves result in a specific use. Most activities may take place in conjunction with a variety of uses.

DEVELOPMENT PERMIT. Any document granting, or granting with conditions, an application for a site plan, building permit, discretionary decision, or other official action of the City having the effect of authorizing the development of land.

DEVELOPMENT PLAN. A plan drawn to scale, indicating but not limited to, the proposed use, the actual dimensions and shape of the lot to be built upon, the exact sizes and locations on the lot of buildings already existing, if any, and the location on the lot of the proposed building or alteration, yards, setbacks, landscaping, off-street parking, ingress and egress, and signs.

DEVELOPMENT STANDARDS. Regulation of the location and size of development, including but not limited to setbacks, landscaping, screening, height, site coverage, signs, building layout, parking and site design and related features of land use.

DISCONTINUANCE. The abandonment or nonuse of a building, structure, sign or lot.

DISCRETIONARY PERMIT. A decision which requires special analysis or review due to the nature of the application or because special consideration was requested by the applicant.

DISTRICT. An area designated by this title, with specific boundaries, in which lie specific zones, or special purpose area as described in this title.

DOCK-HIGH LOADING AREAS. Truck maneuvering areas and loading or unloading areas associated with loading doors that are located above the finish grade.

DOCKS. A pier or secured float or floats for vessel moorage, fishing, or other water use.

DOUBLE-FRONTAGE LOT. A lot other than a corner lot with frontage on more than one (1) street.

DRAINAGE DITCH. A constructed channel with a bed, bank or sides which discharges surface waters into a major or minor creek, lake, pond or wetland.

DRIPLINE. A circle drawn at the soil line directly under the outermost branches of a tree.

DRIVE-THROUGH. A business establishment, building, or structure which, by design, physical facilities, or services or products format encourages or permits customers to access sales or services from a service window while remaining in their vehicles, with access provided by a dedicated lane or lanes incorporated into the site design.

DRIVEWAY. A paved or graveled surface a minimum of fifteen (15) feet in width that provides access via a paved apron to a lot from a public or private right-of-way.

DUPLEX. One (1) detached residential building, vertically or horizontally attached, containing two (2) dwelling units totally separated from each other by a one (1) hour firewall or floor, designed for occupancy by not more than two (2) families.

DWELLING UNIT. One (1) room, or rooms connected together, constituting a separate, independent housekeeping establishment for owner occupancy, or boarding house, or rental or lease on a weekly, monthly or longer basis, and physically separated from any other rooms or dwelling units which may be in the same structure or on the same property, and containing independent cooking, sleeping and sanitary facilities. All rooms comprising a dwelling unit shall have access through an interior door to other parts of the dwelling unit. An efficiency apartment, also known as a studio apartment, constitutes a dwelling unit within the meaning of this title.

DWELLING. A building or portion thereof designed exclusively for human habitation, but not including hotels or motel units.

EASEMENT. A non-possessory interest in the land of another which entitles the owner of the interest to a limited use or enjoyment of the other's land for the purpose of and to protection from interference with this use by a public or private street, railroad, utilities, transmission lines, walkways, sidewalks, bikeways, equestrian trails, and other similar uses. An easement may be exclusive or include more than one (1) user.

EFFLUENT. With regard to water quality, treated or untreated liquid entering the estuary from a point source. With regard to dredging, water, including dissolved and suspended materials, which flows from a dredged material disposal site.

EQUIPMENT ENCLOSURE. A structure, shelter, cabinet, or vault used to house and protect the electronic equipment necessary for processing wireless communication signals. Associated equipment may include air conditioning, backup power supplies, and emergency generators.

ERECT. The act of placing or affixing a component of a structure upon the ground or upon another such component.

ESCAPE. Unauthorized absence from the designated facility boundary or failure to return to such place at the appointed time after having been permitted to leave.

EVERGREEN TREE. A tree, often a coniferous tree, which retains its foliage and remains green year round.

EXCAVATE. The removal by man of sand, sediment, or other material from an area of land or water for other than commercial or industrial use.

EXTREMELY HAZARDOUS WASTE. Any waste which 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 constitution of humans or other living creatures and is disposed of at a disposal site in such quantities as would present an extreme hazard to man or the environment. Those wastes designated in WAC 173-303-070 through 173-303-103 as extremely hazardous wastes.

FACADE. Any portion of an exterior elevation of a building extending from the ground level to the top of the parapet wall or eaves, for the entire width of the building elevation. A front facade is typically the facade facing the major public street(s). An entry facade is typically the facade with the primary public entry.

FAMILY. A person, or two (2) or more persons related by blood or marriage or law living together as single housekeeping unit in a single dwelling. In addition, the following uses shall be accepted as families pursuant to the requirements of state and/or federal law:

- a. Adult family homes licensed pursuant to RCW 70.128.150;
- b. Foster homes for the placement of the disabled, or expectant mothers in a residential setting including, but not limited to, foster family homes licensed pursuant to Chapter 74.15 RCW, community group care facilities licensed pursuant to Chapter 74.15 RCW and crisis residential centers pursuant to Chapter 13.32A RCW; and
- c. Consensual living arrangements of the disabled protected pursuant to the Federal Fair Housing Act amendments.

Secure community transition facilities, as defined in Chapter 71.09 RCW, are not protected under the definition of “family.”

Group Homes, Type 3, 4, and 5, as defined in LMC18A.20.300, Use Types and Levels, are not protected under the definition of “family.”

(For unrelated persons residing together, see “Cohabitants.”)

FAMILY HOME, FOSTER. An agency which regularly provides care on a twenty-four (24) hour basis to one (1) or more children, expectant mothers, or persons with developmental disabilities in the family abode of the person or persons under whose direct care and supervision the child, expectant mother, or person with a developmental disability is placed.

FAMILY MEMBERS. Persons related by blood, marriage or adoption, including foster children.

FEDERAL INSURANCE RATE MAP (FIRM). The official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones for those areas.

FENCE, SIGHT-OBSCURING. A fence constructed of solid wood, masonry, metal or other appropriate material that totally conceals the subject use from adjoining uses.

FILL. The placement by man of sand, sediment or other material to create new uplands or raise the elevation of the land.

FINAL DEVELOPMENT PLAN. A plan or set of plans that comply with the conditions set forth in a preliminary approval and, once approved, authorizes the granting of a discretionary permit.

FLAGPOLE. A staff or pole which is designed to display a flag. A flagpole may be freestanding or attached to a building or to a private light standard.

FLEA MARKET. Arrangements whereby a person or persons sell, lease, rent, offer or donate to one (1) or more persons a place or area where such persons may offer or display secondhand or junk items.

FLOOD HAZARD BOUNDARY MAP (FHBM). The official map issued by the Federal Insurance Administration where the boundaries of the areas of special flood hazards applicable to the city of Lakewood have been designated as Zone A.

FLOOD INSURANCE STUDY. The official report in which the Federal Insurance Administration has provided flood profiles, as well as the Flood Hazard Boundary - Floodway Map and the water surface elevation of the base flood.

FLOOD OR FLOODING. A general and temporary condition of partial or complete inundation or normally dry land areas from the overflow of inland or tidal waters and/or the unusual and rapid accumulation or runoff of surface waters from any source.

FLOODPLAIN. The area adjoining a stream, tidal estuary or coast that is subject to regional flooding. A regional (100-year) flood is a standard statistical calculation used by engineers to determine the probability of severe flooding. It represents the largest flood which has a one (1) percent chance of occurring in any one (1) year in an area as a result of periods of higher than normal rainfall or streamflows, extremely high tides, high winds, rapid snowmelt, natural stream blockages, tsunamis, or combinations thereof.

FLOODPLAIN MANAGEMENT REGULATIONS. State or local regulations, and any combination thereof, which provides standards for the purpose of flood damage prevention and reduction.

FLOODPROOFING. A combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents.

FLOODWAY, REGULATORY. The channel or the watercourse reasonably required to carry and discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot.

FLOOR AREA. The sum of the gross horizontal areas of the several floors of a building, measured from the exterior faces of the exterior walls or from the center line of walls separating two (2) buildings, but not including attic space providing headroom of less than seven feet or basement if more than fifty (50) percent of the basement is less than grade.

FLOOR AREA RATIO (FAR). The floor area ratio of the building or buildings on any lot means the gross floor area of the building or buildings on that lot divided by the gross area of such lot.

FOOTCANDLE. A footcandle is a unit used for measuring the amount of illumination on a surface. The amount of usable light from any given source is partially determined by the angle of incidence of the source and the distance to the illuminated surface.

FREEWAY. Any section of a highway which has been declared to be a freeway by act or resolution of the competent establishing authority.

FRONTAGE ROAD. A street which is parallel and adjacent to an arterial, and which provides access to abutting properties while relieving them of the effect of street traffic access on to and from an arterial.

FRONTAGE. Frontage refers to length of a property line along a public street or right-of-way.

GARAGE. An enclosed automobile structure with direct driveway access principally for vehicular equipment such as automobiles, boats, etc., used by the tenants of the building(s). A garage may be integrated with, attached, or detached from the primary structure. See also **PARKING STRUCTURE.**

GAS ISLANDS. In conjunction with a motor vehicle service station or convenience commercial use providing gasoline, individual gas islands are comprised of single pumps dispensing single or various grades and types of motor vehicle fuel, or individual banks of pumps dispensing single or various grades and types of motor vehicle fuel, whether or not covered by a single canopy.

GATEWAYS. As used in these guidelines, the term gateway refers to those areas which are entranceways into the City of Lakewood and are so designated in the Lakewood Comprehensive Plan.

GEOLOGIC. Relating to the occurrence and properties of earth. Geologic hazards include but are not limited to faults, land and mudslides, and earthquakes.

GOVERNING AUTHORITY. The City Council of the City of Lakewood.

GRADE, AVERAGE. The average elevation of the undisturbed ground prior to construction at all exterior corners of the proposed structure.

GRADE, FINISHED. The finished surface of the ground, street, paving or sidewalk.

GRADE, PRE-CONSTRUCTION. Prior to any grade, fill or disturbance of soil or vegetation.

GROSS AREA. The total sum area of the lot minus public rights-of-way.

GROSS DENSITY. A calculation of the number of housing units that is allowed on a property based on the maximum density permitted.

GROSS SQUARE FEET (GSF). The sum of the total square footage of any building, lot, property or area.

GROUND COVER. Low-growing vegetative materials with a mound or spreading manner of growth that provides solid cover.

GUYED TOWER. A wireless communication support structure that is typically over 100 feet tall and is steadied by wire guys in a radial pattern around the tower.

HABITABLE FLOOR (for purposes of floods). Any floor usable for living purposes, which includes working, sleeping, eating, cooking or recreation or a combination thereof. A floor used only for storage purposes is not a "habitable floor."

HABITABLE ROOM (for purposes of floods). An undivided enclosed space within a dwelling used for sleeping or kitchen facilities. This term does not include attics, cellars, corridors, hallways, laundries, serving or storage pantries, bathrooms or similar places.

HABITAT. The place or type of site where an organism lives; the place occupied by an entire community, such as a freshwater tidal marsh community.

HAZARDOUS SUBSTANCE. Any liquid, solid, gas or sludge, including any material, substance, product, commodity or waste, regardless of quantity, that exhibits any of the characteristics or criteria of hazardous waste as described in rules adopted under Chapter 70.105 RCW or in WAC 173-303-090, 173-303-100, 173-303-101, 173-303-102 or 173-303-103.

HAZARDOUS SUBSTANCE FACILITY BUFFER. A setback area between the hazardous substance land use facility boundary and the nearest point of the hazardous substance land use property line, necessary to provide added protection to adjacent land uses or resources of beneficial use. All hazardous waste treatment and storage facilities must maintain at least a fifty (50) foot buffer.

HAZARDOUS SUBSTANCE LAND USE. Any use which is permitted under this title and which includes a designated facility or the processing or handling of a hazardous substance.

HAZARDOUS SUBSTANCE LAND USE FACILITY. The projected line enclosing the area of all structures and lands on which hazardous substance land use activities occur, have occurred in the past or will occur in the future. This does not include the application of products for

agricultural purposes or the use, storage, or handling of hazardous substances used in public water treatment facilities.

HAZARDOUS SUBSTANCE PROCESSING OR HANDLING. The use, manufacture, compounding, treatment, synthesis or storage of hazardous substances in excess of the following amounts of cumulative quantities: five thousand (5,000) pounds of solid hazardous substances, five hundred (500) gallons of liquid hazardous substances, six hundred fifty (650) cubic feet of gaseous hazardous substances, or equivalent combination thereof. Hazardous substances shall not be disposed on-site unless in compliance with Dangerous Waste Regulations, WAC 173-303, and any pertinent local ordinances, such as sewer discharge standards.

HAZARDOUS WASTE. Any dangerous and extremely hazardous waste as designated pursuant to RCW 70.105, WAC 173-303, including substances composed of radioactive and hazardous components. A moderate risk waste is not a hazardous waste.

HAZARDOUS WASTE FACILITY. The contiguous land and structures, other appurtenance and improvements on the land used for recycling, storing, treating, incinerating or disposing of hazardous waste.

HAZARDOUS WASTE STORAGE FACILITY. Any designated zone facility which holds hazardous waste for a temporary period not to exceed five (5) years; this does not include accumulation of hazardous waste by the generator on the site of generation, as long as the generator complies with the applicable requirements of WAC 173-303-200 and 173-303-201.

HAZARDOUS WASTE TREATMENT FACILITY. Any designated zone facility which processes hazardous waste by physical, chemical or biological means to make such waste nonhazardous or less hazardous, safer for transport, amenable for energy or material resource recovery, amenable for storage, or reduced in volume.

HAZARDOUS WASTE TREATMENT OR STORAGE FACILITY, OFFSITE. Any hazardous waste treatment or storage facility that treats or stores any waste that is generated off the site.

HAZARDOUS WASTE TREATMENT OR STORAGE FACILITY, ONSITE. Any hazardous waste treatment or storage facility that treats or stores only that waste that is generated on the site.

HEARING EXAMINER REVIEW. A process involving the judgment and discretion of the Hearing Examiner in applying specific decision criteria and other requirements unique to a particular use in the approval of an activity permitted, or permitted conditionally, within a zoning district.

HEARING EXAMINER. A person appointed by the City to carry out the functions authorized under LMC 18A.02, Administration, and Chapter 35A.63 RCW.

HOLIDAY DECORATIONS. Temporary messages, displays, lighting, or decorations celebrating national, state, local, ethnic, and religious holidays or holiday seasons.

HOME OCCUPATION. Any occupation, profession or lawful commercial activity carried on by a resident living on the premises, and in which said activity is secondary to the use of the dwelling for living purposes, provided that the occupation or profession meets the requirements of LMC 18A.70.250.A and C.

HOME OCCUPATION, LIMITED. Any occupation, profession or lawful commercial activity carried on entirely within the dwelling, solely by a resident living on the premises, and which said activity is secondary to the use of the dwelling for living purposes; provided that the limited home occupation meets the requirements of LMC 18A.70.240.A-B.

HOMEOWNERS' ASSOCIATION. An incorporated, nonprofit organization operating under recorded land agreements through which each lot owner is automatically a member, and, each lot is automatically subject to a charge for a proportionate share of the common property, and, a charge, if unpaid, becomes a lien against the property.

HORTICULTURE. The cultivation of plants, garden crops, trees and/or stock.

HOTEL. A single building or a group of detached or semi-detached buildings containing six (6) or more guest rooms or self-contained suites, with parking provided on the site for the use of those staying in the rooms or suites, which is or are designed and used for the accommodation of transient travelers for a period not to exceed thirty (30) days.

HUMAN SCALE. The size of a building element or space relative to the dimensions and proportions of a human being.

IMPERVIOUS SURFACE. A hard surface area which either prevents or retards the entry of water into the soil mantle as it entered under natural conditions preexistent to development, or that hard surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from that present under natural conditions preexistent to development. Common impervious surfaces include but are not limited to rooftops, concrete or asphalt paving, paved walkways, patios, driveways, parking lots or storage areas, grasscrete, and oiled, macadam or other surfaces, which similarly impede the natural infiltration of surface water. Open, uncovered retention/detention facilities shall not be considered impervious surfaces.

INCIDENTAL USE. A use that is in conjunction with, and smaller than the main part of a facility or use.

INCOMPATIBLE USES. For the purpose of community design, incompatible uses are those uses, including, but not limited to, outdoor storage, utilities equipment and apparatus, and loading and service facilities, which are considered to be visually intrusive, unsightly and which require site design and screening to mitigate the negative impacts to retail, service and office commercial uses and residential development.

INDUSTRIAL PRETREATMENT FACILITY. Treatment devices and structures used for the treatment of industrial wastewater prior to being released into a wastewater collection or conveyance system.

INTERIOR LOT AREA. Any area of a lot that is not within a required perimeter or buffer area.

JUDICIAL APPEALS. Appeals filed by a party of record in Pierce County Superior Court.

KENNEL. An enclosure or structure in which any combination of six (6) or more dogs that individually exceed seven (7) months of age are kept for breeding, sale, training, boarding, or sporting purposes.

KITCHEN. Any room or rooms, or portion of a room or rooms, used or intended or designed to be used for cooking or the preparation of food.

LAKE. A natural or artificial body of water of two (2) or more acres or where the deepest part of the basin at low water exceeds two (2) meters. Artificial bodies of water with a recirculation system approved by the City Engineer are not included in this definition.

LANDFILL, DEMOLITION. A solid waste facility for the permanent disposal of demolition wastes resulting from the demolition or razing of buildings, roads and other man-made structures, consisting of, but not limited to, concrete, brick, bituminous concrete, wood and masonry, composition roofing and roofing paper, steel and minor amounts of other materials. Plaster or other materials likely to produce leachate is not demolition waste.

LANDFILL, INERT. A solid waste facility for the permanent disposal of inert materials which are non-combustible and non-dangerous wastes likely to retain their physical and chemical structure including resistance to biological and chemical attack from acidic rainwater.

LANDFILL, MUNICIPAL SOLID WASTE. A solid waste facility for the permanent disposal of mixed household, commercial or industrial waste from municipal sources delivered by hauling companies or self-hauled by residents or businesses.

LANDFILL, SPECIAL WASTE. A solid waste facility for the permanent disposal of one (1) specific type of waste of limited, known and consistent composition such as an ash monofill, a landspreading disposal facility for biosolids, problem waste landfill or any facility which is not previously defined but is permitted with a state solid waste permit as a "limited purpose landfill."

LANDFILL, WOOD WASTE. A solid waste facility with two thousand (2,000) or more cubic yards of capacity for the permanent disposal of wood waste which does not contain chemical preservatives. This does not include wood waste landfills on forest lands regulated under the state Forest Practices Act but does include facilities which use wood waste as a component of fill.

LANDFILL. A solid waste facility for the permanent disposal of solid wastes in or on the land which requires a solid waste permit under RCW 70.95.

LANDSCAPING. Vegetative cover including shrubs, trees, flowers, ground cover and other similar plant material.

LARGE-SCALE COMMERCIAL FACILITIES. Principal, anchoring retail use integrated with other commercial or services uses under common ownership or use exceeding 100,000 square feet of cumulative gross floor area. For this purpose, “under common ownership or use” shall mean a single establishment which shares checkstands, management, a controlling ownership interest, or storage areas, e.g., a hardware/nursery, pharmacy, and/or grocery component associated with a general merchandise store.

LATTICE TOWER. A support structure which consists of a network of crossed metal braces, forming a tower which is usually triangular or square in cross-section.

LOADING SPACE, OFF-STREET. In space logically and conveniently located for bulk pickups and deliveries, scaled to delivery vehicles expected to be used and accessible to such deliveries when required off-street parking spaces are filled. Required off-street loading space is not to be included as off-street parking space in computation of required off-street parking space.

LOCAL ROAD OR STREET. A road or street which is used or intended to be used primarily for providing access to abutting properties.

LOT. A fractional part of divided lands having fixed boundaries, being of sufficient area and dimension to meet minimum zoning requirements for width and area, and developed or built upon as a unit. The term shall include “tracts” or “parcels”.

LOT AREA. The total area, in gross square feet (gsf), within the lot lines of a lot, excluding right-of-way. For the purposes of flood regulations, any portion of a lot lying below the ordinary high water mark or lawfully constructed bulkhead shall not be included in a lot area calculation.

LOT COVERAGE. The area of a lot covered by a building or buildings, expressed as a percentage of the total lot area.

LOT DEPTH. The perpendicular distance measured from the mid-point of the front lot line to the mid-point of the opposite lot line.

LOT LINE. The property line bounding a lot.

LOT LINE, FRONT. Normally, the property line separating the lot from the street, other than an alley, from which access is provided to the lot. For the purpose of establishing setback requirements, orientation of the dwelling unit shall be independent of access to the parcel. In the case of a corner lot, the front lot line shall be the property line with the narrow dimension adjacent to the street.

LOT LINE, REAR. The lot line which is opposite and most distant from the front lot line and which is in the same plane and runs parallel to the front lot.

LOT LINE, INTERIOR. Any property line which is neither a front nor a rear lot line.

LOT OF RECORD. A lot that is part of a subdivision recorded, pursuant to statute, with the Pierce County Auditor, or a legally created lot under state and local subdivision on regulations in effect at the time of creation or a lot described by metes and bounds, the description of which has been so recorded.

LOT, BUILDABLE. A legal lot which is proposed for use in compliance with this title, and has received approval of the water supply and sewage disposal method as appropriate to such use.

LOT, CORNER. A lot of which at least two (2) adjacent sides abut streets other than alleys.

LOT, CUL-DE-SAC. A lot which has a front lot line contiguous with the outer radius of the turn-around portion of a cul-de-sac.

LOT, FLAG. A flag lot is surrounded by abutting lots with an extended access way to a street right-of-way.

LOT, INTERIOR. A lot other than a corner lot.

LOT, THROUGH. An interior lot having frontage on two (2) streets, and which is not a corner lot.

LOT, WIDTH. The average horizontal distance between the side lot lines, ordinarily measured parallel to the front lot lines, except that portion of a flag lot that usually forms an extended access way to a street right-of-way.

LOWEST FLOOR. For flood purposes, any floor usable for living purposes, which includes working, sleeping, eating, cooking or recreation, or a combination thereof. A floor used only for storage purposes is not a lowest floor.

LUMEN. A lumen is a unit used for measuring the amount of light energy given off by a light source.

(see next Section for Additional Definitions)

18A.90.200A - Definitions

MAINTENANCE. Routine upkeep of existing structure or facilities which are in current use or operation.

MAJOR COMMERCIAL OR EMPLOYMENT CENTERS. An integrated planned development within the NC2, CBD, SD, C1, C2, IBP, I1, and I2 zoning districts with contiguous ownership larger than 12 acres in size. Contiguous properties under separate control, but which function as an integrated center and when combined are larger than 12 acres in size, may be considered a major center.

MANUFACTURED HOME PARK. A tract of land that was permitted, designed, and maintained under a single ownership or unified control where two (2) or more spaces or pads are provided solely for the placement of manufactured homes for residential purposes with or without charge. A manufactured home park shall not include manufactured home subdivisions or recreational vehicle parks.

MANUFACTURED HOME SPACE. An apportioned piece of land within a park designed to accommodate a single manufactured home, also known as a “pad”.

MANUFACTURED HOME. A factory-assembled structure that was constructed in accordance with the 1976 or later HUD federal Manufactured Housing Construction and Safety Standards Act in effect at the time of construction, and displays the appropriate HUD or Department of Labor and Industries label,

- a. is suitable for movement along public highways;
- b. is intended solely for human habitation; and
- c. has sleeping, eating and plumbing facilities.

Manufactured homes do not include modular homes or recreational vehicles as herein defined. For the purpose of flood hazard regulations only, a manufactured home is a structure, transportable in one (1) or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. It includes recreational vehicles or travel trailers that are placed on a site for more than one hundred eighty (180) consecutive days.

MAP. A representation, usually on a flat surface, of the whole or part of an area.

MARINA. Facilities which provide moorage, launching, storage, supplies and a variety of services for recreational, commercial and fishing vessels. They are differentiated from docks and moorages by their larger scale, the provision of significant shore or land-side services and/or the use of a solid breakwater (rock, bulkheading, etc.).

MAXIMUM DENSITY. The maximum number of dwelling units allowed per gross acre (dua), excluding accessory dwelling units.

MEAN HIGH WATER (MHW). The average height of all high waters over a nineteen (19) year period.

MINI-WAREHOUSE. A facility consisting of separate storage units which are rented to customers having exclusive access to their respective units for storage of residential or commercial oriented goods. No business is conducted out of storage units.

MITIGATE. To alleviate the negative impacts of a particular action.

MITIGATION. Any action that, to some degree, softens the impact of development on critical or sensitive areas. This may include all or any one of the following actions:

- a. avoiding the impact altogether by not taking a certain action or parts of an action;

- b. minimizing impacts by limiting the degree or magnitude of an action and its implementation;
- c. rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
- d. reducing or eliminating the impact over time by preservation and maintenance operations; and
- e. compensating for the impact by creation, restoration, or enhancement of critical or sensitive areas to maintain their functional processes, such as natural biological productivity, habitat, and species diversity, unique features and water quality. Any mitigation action or combination of actions may involve monitoring and remedial follow-up measures.

MOBILE HOME PAD. That part of a mobile home space which has been reserved for the placement of the mobile home, appurtenant structures, or addition.

MOBILE HOME PARK. An area under one (1) ownership designed to accommodate ten or more mobile homes (see Manufactured Home for definition of mobile home).

MOBILE HOME. A structure constructed for movement on the public highways that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, that is being used for residential purposes, that was constructed prior to June 15, 1976 and/or does not conform to [HUD] Manufactured Housing Construction and Safety Standards Act. Mobile home does not include recreational vehicles. The appropriate HUD or Department of Labor and Industries label is displayed.

~~**MOBILE TRANSMISSION FACILITY.** A movable, non-stationary transmission facility that contains wireless telecommunications equipment including any antenna, support structure, accessory structures, and may include other uses associated with and ancillary to wireless telecommunications facilities.~~

MOBILE VENDING. Any for-profit or non-profit business selling food and/or drink at or adjacent to the vehicle or cart in which such items are carried and/or prepared. This definition shall not include businesses providing or offering to provide scheduled delivery of food products to individual residences.

MODERATE RISK WASTE FIXED FACILITY. A solid waste transfer facility needing a state solid waste permit which specializes in the collection of household hazardous waste for packaging for transport to a disposal facility for recycling. It may collect limited amounts of hazardous waste from small quantity generators that are businesses which generate hazardous waste in quantities below the threshold for regulation under Washington Dangerous Waste Regulations (RCW 70.105).

MODERATE RISK WASTE. Those wastes defined in WAC 173-303-040 as moderate risk wastes. This may include any waste that exhibits any of the properties of hazardous waste but is exempt from regulation under Chapter 70.105 RCW solely because the waste is generated in quantities below the threshold for regulation, and any household waste which is generated from

the disposal of substances identified by the Department of Ecology as hazardous household substances.

MODIFICATION. The changing of any portion of a wireless telecommunications facility from its description in a previously approved permit, excluding routine maintenance and repair. Examples include, but are not limited to, changes in design or structure, changes in the heights of towers or monopoles, changes in any accessory structures or appurtenances that are affiliated with or support a wireless telecommunications facility.

MODULAR HOME. A detached dwelling that is designed for human habitation, is either entirely or substantially prefabricated at a place other than a building site, and is constructed or installed on the site in accordance with the UBC and bearing the appropriate insignia indicating such compliance. Modular homes are also commonly referred to as “prefabricated”, “panelized”, or “factory-built” units.

MODULATION. A stepping back or projecting forward of portions of a building facade within specified intervals of building width and depth as a means of breaking up the apparent bulk of a structure's continuous exterior walls.

MONOPOLE TOWER. A support structure which consists of a single pole sunk into the ground and/or attached to a foundation.

MOORAGE. Piling or a dock, or both, used to secure a boat or barge.

MOTEL. A building or group of buildings on the same lot, containing units with separate entrances and consisting of individual sleeping quarters detached or in connected rows, with or without cooking facilities, for rental to transients and guests for compensation.

MOTOR VEHICLE. Motor vehicle includes every device capable of being moved upon a public highway and in, upon, or by which any person or property is or may be transported or drawn upon a public highway except for mopeds, bicycles and other devices moved by human or animal power or used exclusively upon stationary rails or tracks.

MOTOR VEHICLE SERVICE OR REPAIR. Those establishments engaged in fixing, engine tune-up, adjusting lights or brakes, or supplying and installing replacement parts of or for passenger vehicles and trucks.

MOTOR VEHICLE SERVICE STATION. Any premises used for supplying gasoline, oil, minor accessories and services, excluding body and fender repair, for automobiles at retail direct to the customer.

~~**MOUNT.** The structure or surface upon which wireless telecommunications facilities are mounted. There are three (3) types of mounts:~~

- ~~— a. Building mounted. A wireless telecommunications facility mount fixed to the roof or side~~
- ~~— of a building.~~

~~b. Ground mounted. A wireless telecommunications facility mount fixed to the ground, such~~

~~as a tower.~~

~~c. Structure mounted. A wireless telecommunications facility fixed to a structure other than a building, such as light standards, utility poles, water towers, and bridges.~~

MULTIFAMILY DESIGN REVIEW. An administrative process for the purpose of reviewing multifamily development applications for compliance with specific site design, landscape design and building design criteria.

MULTIFAMILY DWELLING. Multiple residential units within a single residential structure, or multiple residential structures, which provide separate living accommodations for multiple individuals or families. Multifamily dwelling units are typically under common ownership and management but may be separately owned condominium units on a commonly owned parcel or cooperatively owned.

MURAL. A picture on an exterior surface of a structure. A mural is a sign only if it is related by text, logo, or pictorial depiction to the advertisement of any product or service or the identification of any business.

NATURAL AREAS. All or portions of a parcel of land undisturbed by development and maintained in a manner which preserves the indigenous plant materials.

NEIGHBORHOOD PARK OR PLAYGROUND. An area for recreational activities, such as but not limited to field games, court games, crafts, playground apparatus area, skating, walking, viewing, picnicking, wading pools, swimming pools.

NET ACREAGE. The buildable area after the area of street right-of-way has been subtracted.

NOISE LEVEL REDUCTION (NLR). Difference in noise level from outside to inside of the building. NLR is a difference, in decibels, between A-weighted sound levels; it depends primarily on the nature of the walls, ceilings, windows, doors and vents and, to a lesser extent, on the amount of sound-absorbing material in the room in which the sound is received. It shall be measured, if so required, by the building official, in a completed and furnished building by application of the testing procedure described in this section.

NONCONFORMING LOT. A lot which does not conform to the design or density requirements of the zoning district in which it is located. A non-conforming lot is a lot that was legal when it was created but no longer meets the current area, width, or depth dimensional requirements for the zoning district in which the property is located. Nonconforming lots may be occupied by any permitted use in the district, provided that all other development regulations in effect at the time of development must be met.

NONCONFORMING STRUCTURE. A nonconforming structure is one which was lawfully erected in conformance with the regulations in effect at the time of its construction but which no longer conforms to current development standards including, but not limited to design, height,

setback or coverage requirements of the zoning district in which it is located. A structure shall not be considered non-conforming for the purposes of this code if the only nonconforming aspect is failure to comply with the Chapter 18A.50.200, Community Design Standards.

NONCONFORMING USE. The use of land, a building or a structure lawfully existing prior to the effective date of this title or subsequent amendments thereto, which does not conform with the regulations of the district in which it is located.

NONCONFORMITY. Any land use, structure, lot or sign legally established prior to the effective date of this title or subsequent amendment, which is no longer permitted by or in full compliance with the regulations of this title.

NON-PROJECT ACTION. A decision on a policy, plan or program, which is not related to a specific project and/or which affects a significant portion of or the City of Lakewood in its entirety, including but not limited to the adoption or amendment of the comprehensive plan, development regulations, and/or subarea plans, zoning of newly annexed land, area-wide rezones, and zoning map amendments, except for site specific rezones authorized by the comprehensive plan.

NON-VEGETATIVE GROUNDCOVER. Bark mulch, gravel and other nonvegetative materials that promote vegetative growth by retaining moisture or preventing weeds.

NON-WHIP ANTENNA. An antenna that is not a whip antenna, such as dish antennas, panel antennas, etc.

NOXIOUS MATTER. Materials that are capable of causing injury to living organisms by chemical reaction or are capable of causing detrimental effects upon the psychological, social, or economic well-being of human beings.

NURSERY, HORTICULTURAL. A place where trees, shrubs, vines, etc. are propagated for transplanting or for use as stocks for grafting and where such flora can be sold.

NURSING HOME. A multi-unit or multi-bed facility that are licensed or approved to provide living accommodations and round-the-clock health care and medical supervision.

OCCUPANCY. The purpose for which a building is used or intended to be used. The term shall also include the building or room housing such use. Change of occupancy is not intended to include change of tenants or proprietors.

OCCUPANT. A person, family, group, or organization who is using or living in a particular building, apartment, or room.

ODOR CONTROL STRUCTURE. Equipment or structures appurtenant to wastewater conveyance facilities used to lessen the odors of the liquids being transported.

OFFICIAL CONTROLS. Legislatively defined and enacted policies, standards, precise detailed maps and other criteria, all of which control the physical development of the county, and are the means of translating into regulations and ordinances all or any part of the general objectives of the comprehensive plan.

OFFICIAL MAP. Maps that show the designation, location and boundaries of the various districts which have been adopted and made a part of this title.

OFF-SITE. With respect to mitigation, an area separated from the impact area by a significant distance and that offers little or no opportunity for reestablishing lost values and functions to organisms which originally benefited from the lost habitat.

OFFSITE HAZARDOUS WASTE TREATMENT OR STORAGE FACILITY. Any hazardous waste treatment or storage facility which treats or stores wastes that are generated off the site.

ON-SITE. With respect to mitigation, an area adjacent to or near the impact area that offers a reasonable opportunity for reestablishing lost values and functions to organisms which originally benefited from the lost habitat.

ONSITE HAZARDOUS WASTE TREATMENT OR STORAGE FACILITY. Any hazardous waste treatment or storage facility that treats or stores only those wastes that are generated on the site.

OPEN HOUSE. A temporary real estate event where a property owner or his representative opens a structure or structures on one or more contiguous Pierce County Assessor's tax parcels with single or the same ownership, to be inspected by the general public for the sole purpose of sale, rent, or lease of a structure thereon.

OPEN RECORD HEARING. A hearing held by a decision-making body who is authorized by the city to conduct such hearings, that creates the city's record through testimony and submission of evidence and information, under procedures prescribed by the city by ordinance or resolution.

OPEN SPACE. Land used for farm or forest uses, and any land area that would, if preserved and continued in its present use:

- a. Conserve and enhance natural or scenic resources;
- b. Protect air or streams or water supply;
- c. Promote conservation
- d. Enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature preservations or sanctuaries or other open space.

ORDINARY HIGH-WATER MARK. That mark that will be found by examining the bed and banks and ascertaining where the presence and action of waters 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 title, 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 shall be the line of mean high water.

ORNAMENTAL TREE. A tree that is either a conifer or deciduous tree that is accessory, decorative, enhance and accent the general landscaping of the site. Ornamental trees are generally between eight (8) and twenty (20) feet tall at maturity.

OUTSIDE STORAGE. All or part of a lot which is used for the keeping of materials, vehicles or products in an open, uncovered yard or in an unwallled building. Such materials may include tractors, backhoes, heavy equipment, construction materials and other similar items.

OVERLAY DISTRICT. A defined geographic area where a set of development regulations are established to achieve a specific public purpose. These regulations are in addition to those of the underlying zoning district.

OWNER. The owner of record of real property as shown on the tax rolls of the Pierce County Assessor, or a person who is purchasing a piece of property under contract.

OWNER OCCUPANT. A property owner, as reflected in title records, that makes his or her legal residence at the site, and actually resides at the site more than six months out of any given year.

OWNERSHIP. The existence of legal equitable title to land.

PACKAGE WASTEWATER TREATMENT PLANT. A pre-assembled factory built treatment plant.

PARAPET WALL. That portion of a vertical building wall that extends above the roof of the building.

PARCEL. A lot or plot of land proposed or created in accordance with this Code or prior subdivision ordinance and state law and intended as a unit for the purpose, whether immediate or future, of transfer of ownership. The external boundaries existing as of the date of incorporation of the City of Lakewood shall be used to establish what is a parcel for the purposes of this Code. For parcels which have not been conveyed since that date, the legal description used in the conveyance closest to that date shall control.

PARKING AREA. An area accessible to vehicles, which area is provided, improved, maintained, and used for the sole purpose of accommodating a motor vehicle.

PARKING SPACE. Any off-street surface area of not less than fifteen (15) feet by eight (8) feet in size, exclusive of maneuvering and access area, permanently reserved for the storage or parking of one (1) vehicle, and connected with an access which affords ingress and egress for vehicles.

PARKING STRUCTURE. A building or structure consisting of more than one (1) level, above and/or below ground with one (1) or more common entrances, and used for the parking and/or temporary storage of motor vehicles.

PARKING, SURFACE. An off-street, ground level open area, usually improved, for the parking and/or temporary storage of motor vehicles.

PARKS AND CAMPGROUNDS. A developed area devoted to overnight temporary use for vacation, and/or recreational or emergency purposes, but not for residential purposes. A camping site may be occupied by a tent, travel trailer or recreational vehicle. Campgrounds shall not include intensively developed commercial uses such as retail stores or gas stations.

PARTIES OF RECORD. Persons with legal standing with respect to an application including the applicant, property owner as identified by the records available from the Pierce County assessor's office, or any person who testified at the open record public hearing on the application and/or; Any person who submitted written comments during administrative review or has submitted written comments concerning the application at the open record public hearing, excluding persons who have only signed petitions or mechanically produced form letters.

PASSIVE RECREATION. An outdoor leisure time activity which usually occurs in a natural or designed urban setting. Passive recreation may occur in common open lawn areas and, where determined appropriate, critical area buffers, aquifer recharge and flood water storage areas. Activities may include picnicking, sightseeing, walking, hiking, biking, horseback riding, and nature walks. Accessory structures associated with passive recreation include: Playground equipment, picnic shelters and tables, barbecue pits, exercise stations, restroom facilities, benches, directory signs, garbage containers, and landscaped areas.

PASSIVE RESTORATION. The use of natural processes, sequences, and timing which occurs after the removal or reduction of adverse stresses without other specific positive remedial action.

PATIO. A recreation area adjoining a dwelling which is often paved or a wood platform of thirty (30) inches or less above finished grade.

PEDESTRIAN-ORIENTED FACADES. Facades that feature one (1) or more of the following characteristics:

- a. Transparent window area or window displays along at least half the length of the ground floor facade.
- b. Sculptural, mosaic or bas-relief artwork along at least half the length of the ground floor facade.
- c. Pedestrian-oriented space, as defined below.
- d. Other measures that meet the intent of the criteria, as approved in conjunction with overall design review approval.

PEDESTRIAN-ORIENTED SPACE. An area between a building and a public street or another building that promotes visual and pedestrian access onto the site and that provides pedestrian-oriented amenities and landscaping to enhance the public's use of the space. Pedestrian-oriented spaces include but are not limited to outdoor plazas, arcades, courtyards, seating areas, and amphitheaters. Pedestrian-oriented spaces have:

- a. Visual and pedestrian access, including handicapped access, into the site from the public right-of-way.

- b. Special textured paved walking surfaces of either concrete or approved unit paving.
- c. On-site or building-mounted lighting providing at least four (4) footcandles (avg.) on the ground.
- d. Seating; at least four (4) feet of seating area (bench, ledge, etc.) or one (1) individual seat per sixty (60) square feet of plaza area or open space.
- e. Landscaping, including trees and seasonal plantings, that defines the space but does not act as a visual barrier to views from the street or adjacent buildings.
- f. Site furniture, artwork or amenities such as fountains, kiosks, etc.
- g. Pedestrian weather protection or other enclosure, such as an arcade or gazebo.

Generally, pedestrian-oriented spaces shall not have:

- a. Asphalt or gravel pavement.
- b. Adjacent unscreened parking lots.
- c. Adjacent chain-link fences.
- d. Adjacent “blank walls” without “blank wall treatment”.

PEDESTRIAN-ORIENTED USE. A commercial use whose customers commonly arrive on foot, or where signage, advertising, window display and entryways are oriented toward pedestrian traffic on a public sidewalk. Pedestrian-oriented businesses may include restaurants, retail shops, personal service businesses, travel services, banks (except drive-through windows), and similar establishments.

PENNANT. A tapered flag having a distinctive triangular form. (See FLAG and STRING PENNANTS)

PERFORMANCE STANDARDS. Criterion to control noise, odor, smoke, toxic or noxious matter, vibration, fire and explosive hazards, or glare or heat generated by or inherent in uses of land or buildings.

PERSON. Any natural person, firm, partnership, association, social or fraternal organization, corporation, estate, trust, receiver, syndicate, branch of government, or any other person or combination acting as a unit, with legal rights and duties, whether acting by themselves or by a servant, agent, employee, or guardian.

PERSONAL WIRELESS SERVICE, PERSONAL WIRELESS SERVICE FACILITIES, AND FACILITIES. (see Wireless Telecommunications Facility).

PILING. Wood, concrete or steel posts driven into the bottom in aquatic areas either as mooring devices or to support a dock, float, range marker, or other structure.

PLAT. A map or representation of a subdivision, showing thereon the division of a tract or parcel of land into lots, blocks, streets, and alleys or other division and dedications.

PLAT, PRELIMINARY. A neat and approximate drawing of a proposed subdivision showing the general layout of streets and alleys, lots, blocks, and other elements of a subdivision consistent with the requirements of the City subdivision regulations and Chapter 58.17 RCW.

The preliminary plat shall be the basis for the approval or disapproval of the general layout of a subdivision.

PLAT, SHORT. A legally recorded map or drawing which subdivides a parcel of ground into four (4) or fewer lots, tracts, parcels, sites, or divisions for the purpose of sale, lease or transfer of ownership.

PLAZA. A pedestrian space that is available for public use and is situated near a main entrance to a building or is clearly visible and accessible from the adjacent right-of-way. Typical features include special paving, landscaping, lighting, seating areas, water features, and art.

POST OFFICE, BRANCH. A government operated subdivision of a main post office serving as a base for one (1) or more carrier routes and providing customer postal service.

POST OFFICE, CONTRACT STATION. A privately operated, limited-service postal facility carried on as adjunct to a principal business or use.

PREEMPTED FACILITY. Any hazardous waste facility defined as a preempted facility in RCW 70.105.010 or in Chapter 173-303 WAC. This may include any facility that includes as a significant part of its activities any of the following hazardous waste operations:

- a. Landfill,
- b. Incineration,
- c. Land treatment,
- d. Surface impoundment to be closed as a landfill, or
- e. Waste pile to be closed as a landfill.

~~**PRE-EXISTING WIRELESS TELECOMMUNICATIONS FACILITY (WTF).** Any wireless telecommunications facility for which a building permit and/or development permit has been properly issued prior to the date of adoption of this ordinance, including permitted Wireless Telecommunications Facilities (WTFs) that have not yet been constructed, so long as that permit or approval has not expired.~~

PRELIMINARY APPROVAL. An approval, based upon an application and conceptual plan for a Discretionary Land Use Permit, granted by the Director or Examiner which sets forth certain conditions.

PRESCHOOL. An establishment providing exclusively educational programs for prekindergarten or preschool children, but excluding daycare uses as specified in LMC 18A.20.400, Use Types and Levels.

PRINCIPAL USE. The main use to which the premises are devoted and the principal purpose for which the premises exist.

PROCESSING OR HANDLING OF A HAZARDOUS SUBSTANCE. The compounding, treatment, manufacture, synthesis, use or storage of hazardous substances in excess of the following amounts in bulk quantities: five thousand (5,000) pounds of solid hazardous

substances, five hundred (500) gallons of liquid hazardous substances, and six hundred fifty (650) cubic feet of gaseous hazardous substances.

PROJECT ACTION. Any action taken or activity performed in conjunction with a development or to make a use possible, on a specific site or within a defined geographic area. Project actions do not in and of themselves constitute or result in a specific use. A project action involves a decision on a specific project located in a defined geographic area, such as agency decisions to license, permit, fund, or undertake any activity that will directly modify the environment, whether the activity will be conducted by the agency, an applicant, or under contract, or to purchase, sell, lease, transfer, or exchange natural resources, including publicly owned land, whether or not the environment is directly modified.

PROJECT PERMIT. Any land use or environmental permit or license required from the City of Lakewood for a project action, including but not limited to building permits, site development permits, grading or other land preparation permits, subdivisions, binding site plans, conditional uses, shoreline substantial development permits, site plan review, site specific rezones authorized by the comprehensive plan and other discretionary or administrative land use permits or approvals; but excluding adoption or amendment of the comprehensive plan and development regulations, zoning of newly annexed land, area-wide rezones, and zoning map amendments except as otherwise specifically included above in this definition.

PROPERTY LINE ADJUSTMENT. The relocation of a common property line between two (2) abutting properties.

PROPERTY MANAGER. A person or firm charged with the management of land and buildings as a business including renting of property, and keeping the premises and buildings in good condition.

PROVIDER. A corporation, company, association, joint stock company, firm, partnership, sole-proprietorship, limited liability company, other entity or individual which provides telecommunications services through the use of wireless telecommunications facilities.

PUBLIC ACCESS. Public access to shoreline and aquatic areas either may be achieved through

- a. direct physical access to shoreland and aquatic areas (i.e. boat ramps);
- b. aesthetic access (i.e. viewing opportunities); and
- c. other facilities providing some degree of access to shorelands and aquatic areas.

PUBLIC FACILITIES. Public facilities include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, storm waste facilities, parks and recreational facilities and schools. Such facilities include, but are not limited to, water supply electric power, gas and transportation of persons or freight.

PUBLIC GAIN. The net gain from combined economic, social, and environmental effects which accrue to the public because of a use or activity and its subsequent resulting effects.

PUBLIC MEETING. An informal or formal meeting, workshop, or other public gathering of persons to obtain comments from the public or other agencies on a proposed project permit prior to the City's decision, but is not an open record hearing.

PUBLIC ON-SITE OPEN SPACE. A space that is accessible to the public at all times, predominantly open above, and designed specifically for use by the general public as opposed to serving merely as a setting for the building.

PUBLIC OR SEMI-PUBLIC USE. A structure or use, owned or operated by a state, county, city, school district or other public or private agency or concern for the benefit of the public generally including schools, fire stations, libraries, community building, museums, child care centers, fairgrounds, and churches but does not include specific uses or structures which are defined separately in this section.

PUMP/LIFT STATION. The part of a water collection or distribution system that raises water from a lower to a higher elevation.

QUALIFIED ARCHITECT OR ENGINEER. An architect or engineer registered in the state of Washington who, by reason of his/her training and experience, is considered qualified to pass judgment on acoustical design, materials, and methods of construction for the attenuation of noise. The qualifications of the architect or engineer relative to acoustical design must be reviewed and found to be acceptable by the building official.

QUEUING. Specified area for vehicles awaiting service in a drive-through facility, which may include not only the space between point of ingress and the point of service, but also, where applicable, points of service internal to the drive-through operation. Where a drive-through contains not just one but separate points of ordering, payment, and/or receipt of goods, queuing is considered to apply in between all three points as well as between the ingress point and initial point of service. "Queuing" may be used interchangeably with "stacking".

RECIDIVISM. A condition that results when an offender who has served a period of incarceration is subsequently released from confinement and commits a new crime. As applied herein, a recidivating event is any event that results in the filing of criminal charges in any court of competent jurisdiction; or when an offender is administratively adjudicated and judged to have violated the terms of supervision or confinement in a manner that, had he or she been prosecuted in court, would have been equivalent to a misdemeanor, gross misdemeanor or felony crime in the state of Washington. Administrative adjudications are those conducted by DOC, the Indeterminate Sentence Review Board, their successors or their surrogates. Recidivating events include any criminal conduct including those which occur within the Type 4 Group Home.

RECORDED. Unless otherwise stated, filed for record with the Auditor of the County of Pierce, State of Washington.

RECREATION. The refreshment of body and mind through forms of play, amusement or relaxation. The recreational experience may be active, such as boating, fishing, and swimming, or may be passive such as enjoying the natural beauty of the shoreline or its wildlife. Facilities

included as low-intensity recreation include picnic tables, trail signs, unpaved trails and portable restrooms.

RECREATIONAL VEHICLE PARK. A plot of ground upon which two (2) or more recreational vehicles are located, established or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreational, education or vacation purposes.

RECREATIONAL VEHICLE. A camping trailer, travel trailer, motor home, truck camper, and any similar vehicular-type units primarily designed as temporary living quarters for recreational, camping or travel use, with or without motor power, being of such size and weight as to be operable over highways without requirement of a special highway movement permit.

RECYCLING CENTER. A center for the receiving and storage of recyclable materials such as paper, glass and aluminum. The center would receive materials from the general public. This use may involve some outside storage.

RECYCLING COLLECTION SITE. A site with collection boxes or other containerized storage where citizens can leave materials for recycling.

REHABILITATION. Infrequent, extensive repair of more than routine nature to existing structures or facilities which are in current use or operation.

RELIGIOUS ASSEMBLY. An establishment whose principal purpose is religious worship and for which the principal building or other structure contains the sanctuary or principal place of worship, which may include accessory uses in the main building or in separate buildings or structures such as religious educational class rooms, assembly rooms, library or reading room, recreation hall, and a single dwelling unit for caretaker or clergy and his/her immediate family.

REMOTE SWITCHING UNIT. A device or group of devices in a telephone system having the necessary equipment for terminating and interconnecting subscribers' lines, farmer lines, toll lines and inter-facilities trunks, normally dependent on one (1) or more Central Office Switching Units for full operability.

REPLAT. The act of platting the lots, parcels and easements in a recorded subdivision or partition plat to achieve a reconfiguration of the existing subdivision or partition plat or to increase or decrease the number of lots in the subdivision.

RESORT. Any area of land or water used for open land commercial or private recreation where overnight lodging, meals and related tourist services are provided in conjunction with such recreational use.

RETAIL TRADE. The sale or rental of goods and merchandise for final use or consumption.

REVEGETATION. The planting of vegetation to cover any land areas which have been disturbed during construction.

RIGHT-OF-WAY. Land owned, dedicated or conveyed to the public, used primarily for the movement of vehicles, wheelchair, bicycle, and pedestrian traffic. Right-of-way may also include land privately owned, provided that such land has been developed and constructed in compliance with all applicable laws and standards for a public right-of-way.

RIPARIAN. Of, pertaining to, or situated on the edge of the bank of a river, stream or other body of water.

RIPRAP. A layer, facing, or protective mound of stones randomly placed to prevent erosion, scour or sloughing of a structure or embankment; also, the stone so used. In local usage, the similar use of other hard material, such as concrete rubble, is also frequently included as riprap.

ROADSIDE STAND. A temporary structure designed or used for the display or sale of agricultural products primarily produced on the premises upon which such a stand is located.

ROOM. Any space in a building enclosed or set apart by a partition or partitions which is habitable and shall be deemed to apply to any room used as a bedroom, a dining room, a living room, a sitting room, a parlor, a kitchen, a sewing room, a library, a den, a music room, a dressing room, a sleeping porch, a sun room, a sun porch, a party room, a recreation room, a breakfast room, a study, and similar uses.

ROWHOUSE. A three-story residential structure in which individual dwelling units are attached along at least one (1) common wall to at least two (2) other dwelling unit. Each dwelling unit occupies space from the ground to the roof and no portion of a unit may occupy space above or below another unit, except that townhouse units may be constructed over a common shared parking garage, provided the garage is underground.

SALVAGE YARD OR JUNKYARD. A place where waste, discarded or salvaged materials are bought, sold, exchanged, stored, baled, cleaned, packed, disassembled or handled, including, but not limited to, auto and motor vehicle wrecking yards, house wrecking yards, used lumber yards and yards for use of salvaged house wrecking and structural steel materials and equipment.

SCREENING. Placement of a wireless telecommunication facility such as a tower or mount among trees or other appropriate vegetation to provide a natural, aesthetic appearance to the location of such wireless telecommunication facility.

SECONDARY USE. A use subordinate to the principal or primary use of the property, such as commercial, residential, or industrial uses allowed in each zoning district, etc.

SECONDHAND DEALER. Any person engaged, in whole or in part, in the business of buying, selling, trading, or otherwise transferring for value, secondhand or used personal property, metal junk, melted metals, or precious metals and consigned or auctioned goods.

SECONDHAND PROPERTY/GOODS. Any and all used or secondhand goods or items of personal property which can be used again for the purpose for which they were originally

intended, including, but not limited to, valuable items such as coins with a value greater than their face value, precious metals, precious stones and jewelry.

SECURITY BARRIER. A wall, fence, or berm that has the purpose of securing a wireless telecommunications facilities wireless service facility from unauthorized entry or trespass.

SEPTAGE. A semisolid consisting of settled sewage solids combined with varying amounts of water and dissolved materials generated from a septic tank system.

SERVICE AREAS. Service areas refer to areas, enclosed or open, that contain equipment and uses such as ground level mechanical equipment, utility vaults, loading zones, outdoor storage areas, and trash and recycling areas.

SERVICE PROVIDER. The department, district or agency responsible for providing the specific public facility or service.

SERVICE USES OR ACTIVITIES. A business which sells the knowledge or work of its people rather than a tangible product.

SETBACK. The minimum required distance, measured from the wall line of any structure and a specified line such as a property line or buffer line that is required to remain free of structures unless otherwise provided in this title.

SEWAGE SYSTEM, ON-SITE. Any system of piping, treatment devices, or other facilities that convey, store, treat, or dispose of sewage on the property where it originates or on adjacent or nearby property under control of the user where the system is not connected to a public or approved private sewer system.

SEWAGE COLLECTION SYSTEM. Pipelines, culverts, and appurtenances which transport wastewater and sewage from points of origin to wastewater treatment plants, or which convey treated wastewater to points of discharge.

SHADING VEGETATION. Vegetation planted on the south side of a major creek that generally provides shade from midmorning to midafternoon. Examples of shading vegetation are specified in LMC 18A.50.400, Landscaping.

SHED, STORAGE. A structure in which possessions are kept for future use and which is constructed on the owner's property. The owner may not lease the structure or any portion of the storage area to a second party. The structure shall not be used for any form of commercial production or retail sales activities.

SHOPPING CENTER. A retail shopping area designed as a unit, with a minimum of six (6) tenant spaces, and which uses a common parking area.

SHORELINE. The boundary between a body of water and the land, measured on tidal waters at the landward limit of aquatic vegetation or, where aquatic vegetation is absent, Mean Higher High Water; and on non-tidal waterways at the ordinary high water mark.

SHORELINE STABILIZATION. The protection from erosion and sloughing of the banks of tidal or non-tidal streams, rivers or lakes by vegetative or structural means:

- a. Vegetative shoreline stabilization is the use of lands that anchor the soil to prevent shoreline erosion and sloughing.
- b. Structural shoreline stabilization is the use of riprap, bulkheads, sea walls, or other non-vegetative material to prevent shoreline erosion.

SIGNIFICANT TREE. An existing tree which, when measured at four and one-half (4 1/2) feet above ground

- a. has a minimum diameter of nine (9) inches for evergreen trees and deciduous trees;
- b. has a minimum diameter of six (6) inches for Garry Oaks, also known as Oregon White Oaks, and,
- c. regardless of the tree diameter, is determined to be significant by the Community Development Director due to the uniqueness of the species or provision of important wildlife habitat.

SINGLE FAMILY ATTACHED DWELLING. A single-family residential structure that is structurally attached to another single-family residential structure and provides living accommodations for an individual or family. Attached dwelling units may be separate structures located on individual lots or on a commonly owned parcel.

SINGLE FAMILY DETACHED DWELLING. A residential dwelling unit that is not attached to another residential dwelling unit by any means and provides living accommodations for a single individual or family. Dwelling units shall be separately located, with a maximum of one (1) dwelling unit per individual lot.

SITE PLANNING. Site planning is the arrangement of buildings, driveways, sidewalks, public open spaces, landscaping, parking, and other facilities on a specific site.

SKATING RINK. A commercial facility wherein the rental of skating equipment occurs and an enclosed skating surface for private or public use is provided.

SLOPE LINE. The line perpendicular to the contour lines crossing the property.

SOIL. Soil means the surface layer of earth supporting plant life.

SOLID WASTE INCINERATOR. The processing of solid wastes by means of pyrolysis, refuse-derived fuel or mass incineration within an enclosed structure. These processes may include the recovery of energy resources from such waste or the conversion of the energy in such wastes to more useful forms or combinations thereof. This definition refers to citywide or regional-scale operations and does not include solid waste incineration which is accessory to an individual principal use.

SOLID WASTE TRANSFER STATION. The transfer of solid waste materials from route collection trucks to larger capacity semi-trailers for transport to a solid waste disposal site. The transfer activities would be conducted entirely within an enclosed structure. The use may involve a service area for the repair and maintenance of trucks and an outside parking area for trucks.

SOLID WASTE. All wastes, including, but not limited to, garbage, rubbish, ashes, industrial wastes, swill, demolition and construction wastes, abandoned vehicles or parts thereof, discarded commodities, sludge from wastewater treatment plants, seepage from septic tanks, wood wastes, dangerous wastes, and problem wastes.

SOUND ABSORPTION. Capacity of the materials and furnishings in a habitable room to absorb sound.

SOUND LEVEL. In decibels, the quantity measured by an instrument that satisfies American National Standard Specification for Sound Level Meters, S1.4-1971, or the most recent revision thereof. Sound level is understood to be measured with the A-weighted filter and slow response of the instrument.

SOUND TRANSMISSION CLASS (STC) OF A PARTITION. A single figure rating of the sound-isolating properties of a partition, which takes into account the relative importance of the sound transmission loss of the partition at different frequencies. The determination of the sound transmission class of a partition is described in "Determination of Sound Transmission Class", American Society for Testing and Materials, Designation E413-73.

SOUND TRANSMISSION LOSS OF A PARTITION. A measure of the sound-isolating properties of a wall, floor, ceiling, window or door, that is characteristic of the partition itself and not the room of which it is part. The determination of sound transmission loss of a partition, in the field, is described in "Measurement of Airborne Sound Isolation in Buildings", American Society for Testing and Materials, Designation E336-71 or the latest revision thereof.

SPORTING VEHICLE. A motor- or wind-powered device used in or on the water or off normal public roads for recreational or sporting purposes.

STABILIZATION. The process of controlling or stilling the movement of sand and eroding soil by natural vegetative growth, planting of grasses and shrubs, or mechanical means such as wire net or fencing.

STACKING SPACE. The space specifically designated as a waiting area for vehicles whose occupants will be patronizing a drive-in business. Such space is considered to be located directly alongside a drive-in window, facility or entrance used by patrons and in lanes leading up to and away from the business establishment.

STORAGE. The parking of vehicles or machinery and/or the placement of equipment, inventory, goods or materials in a location for more than 72 hours or the use of a site for the

parking of vehicles or machinery and/or the placement of equipment, inventory, goods or materials in a reoccurring or routine manner, regardless of the time interval.

STORMWATER CONVEYANCE FACILITIES. Features such as gutters, pipelines, culverts, manholes, weirs, man-made and natural channels, water quality filtration systems and drywells that convey stormwater.

STORMWATER MULTIPLE USE FACILITIES. Stormwater pond facilities that are also developed to allow uses such as parks, recreational, educational and research structures and activities.

STORY. That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above.

STREAMBANK ALTERATION. Realignment of a stream bank or the entire stream, either within or without its normal high water boundaries.

STREAM BANK, TOP OF. That line along the highest elevations at the top of a slope above a channel or stream, where the slope changes to less than ten (10) percent.

STREET FURNITURE. The objects placed on or near a sidewalk for use, convenience or enjoyment primarily by pedestrians such as benches or other seating arrangements, trash receptacles, mail and newspaper boxes, kiosks, light poles, and art objects.

STREET TREE FUND. A fund established by ordinance for the purpose of allowing the transfer of street improvements including street trees, landscaping and urban design features such as sidewalks and street furniture from one site to another.

STREET TREE. A species of tree approved by the City of Lakewood to be planted along street frontages in accordance with the provisions of LMC 18A.50.400, Landscaping.

STREET WALL. The construction of buildings adjacent to the edge of the sidewalk and which abut each other or are in very close proximity to one another, to create the effect of a continuous wall of building facades along the sidewalk at the property lines.

STREET, CUL-DE-SAC. A street having only one (1) outlet for vehicular traffic, with a turnaround at the closed end and which is not planned to be extended or continued to serve future subdivisions or development on adjacent lands.

STREET, STUBBED. A street having only one (1) outlet for vehicular traffic which is constructed to the edge of a property line, and which is to be extended or continued to serve future subdivisions or development on adjacent property.

STREET. A public access way located within a thirty (30) feet right-of-way that was created to provide ingress and/or egress to one (1) or more lots, parcels, areas or tracts of land and includes the terms road, highways, lanes, avenue, or similar designation.

STREETSCAPE. The streetscape is the visual character and quality of a street as determined by various elements located between the edge of the street and the building face, such as trees and other landscaping, street furniture, lighting, artwork, transit stops, signage, utility fixtures and equipment, and paving treatments. Where there are frequent and wide spaces between buildings, the streetscape will be defined by the pattern of building and open space and the character of that open space.

STRUCTURAL ALTERATION. Any change to the supporting members of a building including foundations, bearing walls or partitions, columns, beams, or girders or any structural change in the roof or in the exterior walls.

STRUCTURE (used in connection with flood regulations only). A walled and roofed building, a manufactured home, and a gas or liquid storage tank that is principally above ground.

STRUCTURE. Anything that is constructed in or on the ground or over water, including any edifice, gas or liquid storage tank, and any piece of work artificially built up or composed of parts and joined together.

SUBDIVIDER. Any person who undertakes the subdivision of land for the purpose of ownership or development at any time, whether immediate or future.

SUBDIVISION. The act of dividing a parcel or tract of land into smaller lots and tracts.

SUBDIVISION, FINAL. The final drawing of the subdivision and dedication prepared for filing for record with the County Auditor and containing all elements and requirements set forth in this Title and Chapter 58.17 RCW.

SUBSTANTIAL IMPROVEMENT (for the purposes of flood regulations only). Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure either:

- a. Before the improvement or repair is started, or
- b. If the structure has been damaged and is being restored, before the damage occurred.

Substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not the alteration affects the external dimensions of the building. The term does not, however, include:

- a. Any project for improvement of a structure to comply with existing state or local health, sanitary or safety code specifications which are solely necessary to assure safe living conditions, or
- b. Any alteration of a structure listed on the National Register of Historical Places or a State Inventory of Historic Places.

SURFACE MINING. Any area or areas within one-half (1/2) mile of each other, where extraction of minerals from the surface results in: Removal of five thousand (5,000) cubic yards of material; or More than three acres of disturbed area; or Mined Slopes greater than thirty (30) feet high land steeper than one (1) foot horizontal to one (1) foot vertical; or more than one (1) acre of disturbed area within an eight (8) acre or greater area when the disturbed area results from mineral prospecting or exploration activities. Surface mines include areas where mineral extraction from the surface occurs by the auger method or by reworking mine refuse or tailings, when these activities exceed the quantity, size, or height threshold listed above. Surface mining shall not include excavations and grading for the purpose of public safety or restoring the land following a natural disaster.

SURVEY AND MONUMENT. To locate and monument the boundaries of a partition parcel, road right-of-way or road easement.

~~**TELECOMMUNICATIONS SERVICE.** The offering of telecommunications for a fee directly to the public, or to such classes of users as to be effectively available directly to the public, regardless of the facilities used.~~

~~**TELECOMMUNICATIONS.** The transmission, between or among points specified by the user, of information of the user's choosing without change in the form or content of the information as sent and received.~~

TEMPORARY USE. A non-permanent structure, use or activity involving minimal capital investment that does not result in the permanent alteration of the site and which is intended to exist or operate for a limited period of time.

~~**TOWER [FOR THE PURPOSES OF WIRELESS TELECOMMUNICATIONS FACILITIES (WTF)].** Any structure that is designed and constructed primarily for the purpose of supporting one (1) or more antennas for telecommunications, including, but not limited to, radio and television transmission towers, microwave towers, common carrier towers, cellular telephone towers or personal communications services towers, alternative tower structures and other similar communication purposes. The term includes the structure, all structural supports, and all related buildings and appurtenances.~~

TOWNHOUSE. A two-story residential structure in which individual dwelling units are attached along at least one (1) common wall to at least two (2) other dwelling units. Each dwelling unit occupies space from the ground to the roof and no portion of a unit may occupy space above or below another unit, except that townhouse units may be constructed over a common shared parking garage, provided the garage is underground.

TOXIC MATERIALS. A substance (liquid, solid, or gaseous) which by reason of an inherent deleterious property tends to destroy life or impair health.

TRACT. Any parcel of land, lot, building site, or contiguous combination thereof devoted to or intended to be devoted to a principal use and any other uses customarily accessory thereto.

TRAILER, AUTOMOBILE COMMERCIAL. A vehicle without motor power designed to be drawn by a motor vehicle and which trailer is used or is to be used for carrying goods and property.

TRANSFER STATION, DROP-BOX. A solid waste facility requiring a state solid waste permit which is used for placement of a detachable container including the area adjacent for necessary entrance and exit roads, unloading and turn-around areas. The facility normally serves the general public with loose loads and receives waste from offsite.

TRANSFER STATION. A solid waste facility requiring a state solid waste permit which is a permanent, fixed supplemental collection and transportation facility, used by person and route collection vehicles to deposit collected solid waste from offsite into a larger transfer vehicle for transport to a disposal facility. It may include baling or compaction activities or recycling facilities.

TRANSITIONAL HOUSING. A facility operated publicly or privately to provide housing for individuals or families who might otherwise be homeless and generally have no other immediate living options available to them. Transitional housing shall not exceed a two (2) year period per individual or family.

TRANSIT-ORIENTED DEVELOPMENT. Development that is centered around and coordinated in its use and design with a transit station or other transit facility. Transit-oriented development includes a variety of different planning and development projects, but is typically compact, medium to high density, mixed-use development within walking distance of transit with a focus on pedestrian orientation and creating neighborhood centers, places and/or gathering spots.

TRANSPARENT GLASS. Windows that are transparent enough to permit the view of activities within a building from nearby streets, sidewalks and public spaces. Tinting or some coloration is permitted, provided a reasonable level of visibility is achieved. Reflective or very dark tinted glass does not accomplish this objective.

TREE REMOVAL PERMIT. An approval granted by the Community Development Department to remove a significant tree(s) within the city.

TREE. Any living woody plant characterized by one (1) main trunk and many branches.

UNIFORM BUILDING CODE (UBC). The current version of the Uniform Building Code, published by the International Conference of Building Officials.

UNIQUE AND FRAGILE AREA. An area of special environmental significance for wildlife habitat, threatened plant communities or natural scenic quality.

UNLICENSED WIRELESS SERVICES. Commercial mobile services that operate on public frequencies and are not required to have a FCC license to operate.

USE CATEGORY. A group of similar use types that are associated with each other to such an extent that they represent a general land use function.

USE TYPE. A group of similar uses that are fundamentally related to each other, contain equivalent characteristics, and which fall within the same use category.

USE, PERMITTED. Any use allowed in a zoning district and subject to the restrictions applicable to the specific use.

USE, PRINCIPAL. The primary or predominant use of any lot or parcel.

USE. The purpose or activity for which land or buildings are designed, arranged, or intended, or for which land or buildings are occupied, maintained, rented, or leased, and includes any manner of performance of such activity with respect to the performance standards of this zoning code. A use often involves the placement of structures or facilities for industry, commerce, habitation, or recreation.

UTILITIES. Public facilities including electrical substation, electrical generation facilities, electrical transmission, telephone or communication lines, pipelines, sewer lines, water lines, natural gas lines, or similar transmission facilities, natural gas gate valve and storage facilities, sewage collection and treatment facilities, waste disposal facilities, waste transfer facilities, and water supply facilities.

UTILITY VEHICLE. A utility vehicle includes those devices capable of being moved upon a public highway and in, upon, or by which any property or animal is or may be transported or drawn upon a public highway such as utility trailers, horse trailers, and other similar devices, except for devices moved by human or animal power or used exclusively upon stationary rails or tracks.

VARIANCE. A modification of regulations of this title when authorized by the hearing examiner after finding that the literal application of the provisions of this title would cause undue and unnecessary hardship in view of certain facts and conditions applying to a specific parcel of property.

VEGETATIVE GROUNDCOVER. Low growing vegetation that does not usually exceed one (1) foot in height and eventually grows together to form a continuous mass.

VETERINARY CLINIC. Any premises to which animals are brought, or where they are temporarily kept, solely for the purpose of diagnosis or treatment, care, observation or treatment of any illness or injury to domestic or exotic animals.

WAREHOUSE. A structure, or part of a structure, for storing goods, wares, and merchandise, whether for the owner of the structure or for others.

WASTE-TO-ENERGY FACILITY, MUNICIPAL SOLID WASTE. A combustion plant specializing in disposal of or energy recovery from mixed waste from municipal sources.

WASTE-TO-ENERGY FACILITY, SPECIAL. A combustion plant designed to burn more than twelve (12) tons per day and specializing in disposal of or energy recovery from a single type of waste of known and consistent composition, other than municipal waste, such as tires or infectious waste.

WASTE-TO-ENERGY FACILITY. Any solid waste facility designed as a combustion plant to dispose of solid waste or to recover energy in a useable form from mass burning, refuse-derived fuel incineration, pyrolysis or any other means of using the heat of combustion of solid waste which requires a state solid waste permit under RCW 70.95.

WASTEWATER TRANSFER FACILITY. Equipment, structures, driving and parking surfaces, and appurtenances used for loading wastewater for transport to wastewater treatment facilities.

WASTEWATER. Water that carries waste from domestic, commercial or industrial facilities together with other waters which may inadvertently enter the sewer system through infiltration and inflow.

WATER PURIFICATION FACILITY. Treatment plants or facilities for disinfecting water.

WATER SUPPLY, POTABLE. A water source that complies with appropriate state agency regulations as to quality and quantity for use as a drinking source.

WESTERN STATE HOSPITAL CAMPUS. A hospital and surrounding buildings, wards, and related and/or accessory structures, operated and maintained by the state of Washington for the care and treatment of patients affected with acute or chronic mental illness. The campus also includes the operation of an existing child study and treatment center and forensic center, both of which are located on the grounds of the Western State Hospital campus. Mental health facilities, the child study and treatment center, and the forensic center are subject to the public facilities master plan development standards listed in LMC 18A.30.850 as hereafter may be amended. The mental health facilities located at Western State Hospital are considered to constitute an Essential Public Facilities Civic use type.

WETLAND CREATION. Alteration, by excavation or other means, of upland areas to allow local hydrologic conditions to convert soils and vegetation to hydric character.

WETLAND ENHANCEMENT. An action which results in a long term improvement of existing wetland functional characteristics and processes that is not the result of a creation of restoration action.

WETLANDS. Those areas that are inundated or saturated by surface 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.

~~**WHIP ANTENNA.** An omnidirectional dipole antenna of cylindrical shape that is no more than six inches in average diameter.~~

WHOLESALE. Establishments primarily engaged in selling merchandise to retailers; industrial, commercial, institutional, or professional business users; or other wholesalers; or acting as agents or brokers and buying for or selling merchandise to such individuals or companies; and professional and commercial equipment suppliers.

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

YARD. An open area on a lot with a building and bounded on one (1) or more sides by such building, such space being unoccupied land unobstructed from the ground upward.

YARD SALE. All temporary and intermittent sales which may be variously referred to as “garage sale,” “lawn sale,” “attic sale,” “rummage sale,” “estate sale,” or any similar casual sale of tangible personal property from a residence or community use which is advertised by any means whereby the public at large is or can be made aware of the sale, and which is clearly secondary to the primary use of the site.

YARD, FRONT. An open space on the same lot with the building, between the front wall line of the building, exclusive of steps, and the front property line, including the full width of the lot to its side line.

YARD, REAR. An open space on the same lot with the building between the rear wall line of the building, exclusive of steps and accessory buildings, and the rear line of the lot, including the full width of the lot to its side lines.

YARD, SIDE. An open, unoccupied space on a lot, between the side wall line of the main building, exclusive of steps, and the side property line of the lot.

ZONING CERTIFICATION. A certificate, issued prior to a project permit, stating that the proposed use is in accordance with the requirements and standards of this title

ZONING DISTRICT. An area accurately defined as to boundaries and location, and classified by the Zoning Code as available for certain types of uses and within which other types of uses are excluded.

ZONING. The regulation of the use of private lands or the manner of construction related thereto in the interest of implementing the goals and policies of the comprehensive plan. Zoning includes both the division of land into separate and distinct zoning districts, and the specific use and development standards that regulate development. Such regulation shall also govern those public and quasi-public land use and buildings that provide for government activities and proprietary type services for the community benefit, except as prohibited by law. State and

federal governmental activities are strongly encouraged to cooperate under these regulations to secure harmonious city development.

Section 6. Section 18A.90.300 Lakewood Municipal Code entitled, “Abbreviations,” is amended to read as follows:

The following abbreviations are used throughout this title:

DOC. Washington State Department of Corrections

DOE. Washington State Department of Ecology

DOT (or WSDOT). Washington State Department of Transportation

DNS. Determination of Non-Significance

DS. Determination of Significance

DSHS. Washington State Department of Social and Health Services

DUA. Dwelling units per gross acre

EFM. Eligible Facilities Modification

EIS. Environmental Impact Study

FCC. Federal Communications Commission

FEMA. Federal Emergency Management Agency

FIRM. Federal Insurance Rate Map

FHBM. Flood Hazard Boundary Map

GSF. Gross square feet

GVW Gross Vehicle Weight

HUD. U.S. Department of Housing and Urban Development

LMC. Lakewood Municipal Code

MDNS. Mitigated Determination of Non-Significance

OHWL Ordinary High Water Mark

SEPA. State Environmental Policy Act

RCW. Revised Code of Washington.

UBC. Uniform Building Code.

WAC. Washington Administrative Code.

~~WTF. Wireless telecommunications facilities~~

Section 7 The following Sections of the Lakewood Municipal Code are repealed: Sections 18A.70.600, 18A.70.610, 18A.70.615, 18A.70.620, 18A.70.625, 18A.70.630, 18A.70.640, 18A.70.645, 18A.70.650, 18A.70.655, 18A.70.660, 18A.70.665, 18A.70.670, 18A.70.675, 18A.70.680, 18A.70.685, 18A.70.690, and 18A.70.695.

Section 8. 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 9. Effective Date. This Ordinance shall be in full force and effect thirty (30) days after final passage.

ADOPTED by the City Council of the City of Lakewood this 17th day of October, 2016.

CITY OF LAKEWOOD

Don Anderson, Mayor

Attest:

Approved as to Form:

Alice M. Bush, MMC, City Clerk

Heidi Ann Wachter, City Attorney

18A.70.600 - Wireless Telecommunications Facilities**18A.70.610 - Purpose - Wireless Telecommunications Facilities**

The purpose of this chapter is to accommodate an increased need for the development of enhanced wireless telecommunications facilities (WTF) capabilities and services while protecting the public health, safety, welfare, and property and aesthetic values, to the extent permitted by the federal Telecommunications Act of 1996. This section establishes criteria for the siting of WTFs, which promote collocation on existing and new towers and utility pole extensions in order to minimize the number of towers; manage the location and height of towers and antennae; minimize adverse visual impacts of towers through careful design, siting, landscaping, and other innovative camouflaging and screening techniques; and avoid potential damage or adverse impacts to adjacent properties through sound engineering practices and the proper siting and construction of antenna support structures. (Ord. 264 § 1 (part), 2001.)

18A.70.615 - Applicability - Wireless Telecommunications Facilities

Wireless telecommunications facilities may be located upon properties in Lakewood only as provided herein. All proposals for WTFs made in the city, whether for new construction or for modification of existing facilities, shall be subject to these regulations, except those specifically exempted under LMC 18A.70.620, Exemptions.

Wireless telecommunications facilities existing before April 28, 1998, or those with permits issued by the City after April 28, 1998, but prior to the effective date of this title, which do not meet the requirements of this section shall be allowed to continue as they presently exist, but shall be considered nonconforming uses for the purposes of this title. (Ord. 264 § 1 (part), 2001.)

18A.70.620 - Exemptions - Wireless Telecommunications Facilities

The following are exempt from the provisions of this chapter and shall be permitted in accordance with the requirements of LMC 18A.30, Zoning Districts:

- A. Industrial processing equipment and scientific or medical equipment using frequencies regulated by the FCC.
- B. Antennae and related equipment no more than three (3) feet in height that are being stored, shipped, or displayed for sale.
- C. Amateur radio station operators or receive-only antennae.
- D. Home satellite services, including satellite dish antennae less than six and one-half (6 1/2) feet in diameter and direct-to-home satellite services, when used as an accessory use of the property.
- E. Public safety WTFs and equipment, including the regional 911 system, radar systems for military and civilian communication and navigation, and wireless radio utilized for temporary emergency communications in the event of a disaster.
- F. A mobile transmission facility or other temporary wireless telecommunications facility temporarily placed on a site for a period of thirty (30) days or less, unless an administrative use permit is obtained for an additional period or unless the City has declared an area-wide emergency.
- G. Emergency or routine maintenance and repair of an existing WTF and related equipment,

excluding structural work or changes in height or dimensions of antennae, towers, or buildings, provided that compliance with the standards herein is maintained.

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

(Ord. 264 § 1 (part), 2001.)

18A.70.625 - Priority of Locations - Wireless Telecommunications Facilities

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

1. Mount antennae on utility poles within the right-of-way, public water towers, existing WTF towers or other public and/or non-residential buildings in commercial and industrial zoning districts.
 2. Mount antennae on utility poles within the right-of-way, public water towers, existing WTF towers or other public or non-residential buildings in all zoning districts.
 3. Locate antennae and new towers in the IBP, I1, and I2 zoning districts.
 4. Locate antennae and new towers in the C1 and C2 zoning districts.
 5. Locate antennae and new towers on non-residential property in the CBD, TOC, and PI zoning districts.
 6. Locate antennae and new towers on non-residential property in the NC1 and NC2 zoning districts.
 7. Locate antennae and new towers in the C3 zoning district.
 8. Locate antennae and new towers on non-residential property in the OSR1 and OSR2 zoning districts.
 9. Locate antennae and new towers on non-residential property in the MF1, MF2, MF3, and ARC zoning districts.
 10. Locate antennae and new towers on residential property in the CBD, TOC, PI, NC1, NC2, OSR1, OSR2, and ARC zoning districts.
 11. Locate antennae and new towers on residential property in MF1, MF2, and MF3 zoning districts.
 12. Antennae and new towers shall not be located in single-family residential zoning districts, except as allowed above, unless the applicant demonstrates that all other possible locations, collocations and wireless technologies cannot be modified to function within their grid system.
- (Ord. 525 § 12, 2010; Ord. 264 § 1 (part), 2001.)

18A.70.630 - General Siting and Design Requirements

The location and design of WTFs shall consider the impacts, including visual, of the facility on the surrounding neighborhood.

A. Siting. Any applicant who proposes to construct a new WTF or to modify or add to an existing WTF shall demonstrate, by engineering evidence satisfactory to the City, that the proposed facility is located at the least obtrusive and the most appropriate site available to satisfy its function in the

applicant's grid system. Facilities shall be placed in locations where the existing topography, vegetation, buildings, or other structures provide the greatest amount of screening and shall be designed to minimize any significant adverse impact on residential property.

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

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

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

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

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

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

H. Height. Except as allowed by LMC 18A.70.645, Collocation, or LMC 18A.70.660, Conditional Use Permit, no WTF may exceed one hundred (100) feet in height. Further, the applicant must demonstrate, by engineering evidence satisfactory to the City, that the height requested is the minimum height necessary.

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

J. Landscaping. Wireless telecommunications facilities shall be landscaped with a buffer of plant materials that effectively screens the view of the WTF compound pursuant to LMC 18A.70.675.B. Screening.

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

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

1. Unless a different color is required by the FCC or FAA, a WTF shall be painted a neutral color generally matching the surroundings or background to minimize its visual obtrusiveness.
2. At a WTF site, the design of the buildings and related structures shall, to the extent possible, use materials, colors, textures, screening, and landscaping that will blend into the existing natural and constructed environment.

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

N. Required parking. Off-street parking shall be provided in accordance with LMC 18A.50.550, Parking. The amount of parking required to be provided shall be dependent on whether the cell site is fully automated, partially automated, or is not automated.

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

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

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

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

S. Backhaul providers. Backhaul providers shall be identified and shall obtain and maintain all necessary approvals to operate as such, including holding necessary franchises, permits, and certificates. The method of providing backhaul, either wired or wireless, shall be identified.

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

U. Equipment structures. Ground-level equipment, buildings, and the tower base shall be screened from public view. All such structures shall be considered primary structures, not accessory structures, for the purposes of development regulations. The standards for the equipment buildings are as follows:

1. The maximum floor area shall be three hundred (300) square feet, and the maximum height shall be twelve (12) feet, unless the applicant demonstrates that the WTF and/or proposed collocation will require additional space or height to function within the provider's local network. The City may, at its sole discretion, approve multiple equipment structures or one (1) or more larger structures if it will result in a more aesthetically pleasing structure and/or site design or will further other public policy objectives.
2. The equipment building shall be located no more than fifty (50) feet from the tower or antenna, except under unique and unusual circumstances demonstrated by the applicant to the City's satisfaction or for other public policy considerations.
3. Ground level buildings shall be screened from view by landscape plantings, fencing, or other appropriate means, as specified in this title or other City ordinances or regulations.
4. A WTF, including equipment buildings, antennae, and related equipment, shall occupy no more than twenty-five (25) percent of the total roof area of the building on which the WTF is mounted. The City may, at its sole discretion, increase the percentage of building coverage allowed, if collocation is achieved and an adequate screening structure is used.
5. Equipment buildings mounted on a roof shall be completely screened from view by materials that are consistent and compatible with the design, color, and materials of the

building. Equipment for roof-mounted antenna may also be located within the building on which the antenna is mounted.

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

(Ord. 264 § 1 (part), 2001.)

18A.70.635 - Siting and Design Requirements for Structure-Mounted WTF's

A. A WTF mounted on and/or extending above a structure shall be subject to the following:

1. The antenna shall be architecturally compatible, to the maximum extent feasible, with the building and/or wall on which it is mounted, and shall be designed and located so as to minimize adverse aesthetic impact.
 - a. The antenna may be mounted on a wall of an existing building if it is mounted as flush to the wall as is technically possible and does not project further above the top of the wall on which it is mounted beyond that height necessary to fulfill the function of that site within the local network system.
 - b. The antenna may be mounted on a building roof if the City finds that it is not technically possible or aesthetically desirable to mount the antenna on a wall.
 - c. The antenna shall be constructed, painted, or fully screened to match, as closely as possible, the color and texture of the building and/or wall on which it is mounted.
 - d. No portion of the antenna or base station shall exceed the height limitations set forth in this section.
2. If an equipment shelter is present, the structure shall be architecturally and visually compatible with surrounding existing buildings, structures, vegetation, and uses in terms of color, size, and bulk. Such facilities will be considered architecturally and visually compatible if they blend with the surrounding buildings in architectural character and color and are camouflaged to disguise the facility.
3. The maximum height of a utility pole extension shall be determined by the City Engineer and Community Development Director. The pole extension shall be designed such that the height of the utility pole is the minimum additional height necessary to support the antenna and the diameter of the utility pole required to support the antenna is not increased more than twenty (20) percent of the existing utility pole.
4. An antenna attached to the roof or sides of a building at least thirty (30) feet in height, or on an existing tower, a water tank, or a similar structure, must be either:
 - a. An omnidirectional or whip antenna no more than seven (7) inches in diameter and extending no more than sixteen (16) feet above the structure to which it is attached.
 - b. A panel antenna no more than two (2) feet wide and six (6) feet long, extending no more than ten (10) feet above the structure to which it is attached.

(Ord. 264 § 1 (part), 2001.)

18A.70.640 - Tower Siting and Design Requirements

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

1. Tower setback. A tower's setback shall be measured from the base of the tower to the property line of the parcel on which it is located. In the MF1, MF2, MF3, MR1, MR2, R1, R2, R3, and R4 zoning districts, where permitted, and on property abutting or adjacent to such districts, towers shall be set back from any property line in or abutting a residential zone a distance equal to one hundred (100) percent of tower height as measured from ground level, except for unusual geographic limitations or other public policy considerations, as determined at the City's sole discretion.

2. In all other zones, towers shall comply with a minimum setback of fifteen (15) feet from all property lines.
3. Right-of-way setback exception. The setback requirement may be waived if the antenna and antenna support structure are located in the public right-of-way.

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

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

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

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

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

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

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

1. Tower height shall not exceed one hundred (100) feet in height except under the following conditions:
 - a. Collocation of two (2) or more service providers allows for additional height by using collocation height increment provisions.
 - b. A single service provider can demonstrate, via the conditional use permit criteria and all other applicable criteria in this section and this title, that a tower greater than one hundred (100) feet in height is necessary to provide service within its provider system.

2. The height of a tower shall have the least visual impact feasible and the height shall be no greater than necessary to achieve service area requirements and to provide for potential collocation; and
3. The owner or operator has demonstrated that the tower site selected provides, to the greatest extent feasible, the least visual impact on residential areas. This shall include an analysis of the potential impacts from other vantage points in the area to illustrate that the selected site and design provides the best opportunity to minimize the visual impact of the proposed facility.
4. The tower shall be sited to minimize solitary or prominent visibility when viewed from surrounding areas, especially residential areas. The facility shall be camouflaged to the maximum extent feasible.

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

J. Separation distances between towers. Separation distances between towers shall be measured between the proposed tower and pre-existing towers. Measurement shall be from base of tower to base of tower, excluding pad, footing or foundation. The separation distances shall be measured by drawing or following a straight line between the nearest point on the base of the existing tower and the proposed tower base, pursuant to a site plan of the proposed tower. The separation distances shall be listed in linear feet. Separation distances between towers shall be one thousand five hundred (1,500) linear feet, except when both towers are lattice or guyed towers, then the separation distance shall be five thousand (5,000) linear feet, or one (1) of the towers is a monopole is less than one hundred (100) feet in height, then the separation distance shall be one thousand (1,000) linear feet; or, if the City designates areas where multiple towers can be located in closer proximity. The applicant shall provide an inventory of all WTF towers, despite ownership, within a one thousand five hundred (1,500) or five thousand (5,000) foot radius, as appropriate, around the proposed tower site, and said inventory shall include the location, height and design style of each tower. The Community Development Director or Hearing Examiner, as applicable, may reduce tower separation distance requirements if written findings are made that the provider has demonstrated that the purposes and goals of this section or this title would be better served in doing so. However, the development of multiple tower locations on one (1) or more sites in close proximity, often referred to as "antenna farms," are specifically prohibited, unless such a site has been so designated by the City Council.

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

(Ord. 264 § 1 (part), 2001.)

18A.70.645 - Collocation - Wireless Telecommunications Facilities

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

A. To reduce the number of antenna support structures needed in the city in the future, new proposed support structures shall be designed to accommodate antennae for more than one user, unless the applicant demonstrates why such design is not feasible for technical reasons.

B. Proposed facilities shall collocate onto existing towers wherever reasonably feasible. A new or additional administrative use or conditional use permit approval, as appropriate, is not required when a new service provider is added to an existing tower without modification or reconstruction of the tower. However, requirements for any and all other permits, licenses, leases, or franchise

conditions must be satisfied, and the collocation must be accomplished in a manner consistent with the policies, siting and design criteria, and landscape and screening provisions contained in this section, as well as any applicable requirements of the original administrative use or conditional use permit and building permit.

C. An existing tower may be modified or rebuilt to a taller height to accommodate collocation of an additional antenna without a new or additional administrative use or conditional use permit, as appropriate, and without additional distance separation, provided that:

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

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

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

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

F. No WTF service provider or lessee or agent thereof shall fail to cooperate in good faith to accommodate collocation with competitors. If a dispute arises about the feasibility of collocating, the Community Development Director may require a third party technical study, at the expense of either or both parties, to resolve the dispute.
(Ord. 264 § 1 (part), 2001.)

18A.70.650 - Permits Required - Wireless Telecommunications Facilities

Unless specifically exempt, all wireless telecommunications facilities require either an administrative use or conditional use permit. Any WTF application that is not subject to administrative use permit approval pursuant to LMC 18A.70.655, Approved WTFs., or an exemption pursuant to LMC 18A.70.620, Exemptions, shall require a conditional use permit pursuant to LMC 18A.70.660, Conditional Use Permit. In addition to these discretionary land use permits, additional permits including, but not limited to, a building permit, zoning certification, site

development permit and if applicable, a right-of-way permit is required prior to site development and construction. (Ord. 264 § 1 (part), 2001.)

18A.70.655 - Administratively Approved WTFs

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

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

1. Industrial/commercial zones. Locating WTFs, including the placement of additional buildings or other supporting equipment used in connection with WTFs, that meet the required separation distances and that do not exceed one hundred (100) feet in height for a single user and one hundred thirty (130) feet in height for two (2) or more users in the C1, C2, C3, NC1, NC2, IBP, I1, I2, and PI zoning districts.

2. Antennae on existing structures. Locating a WTF, other than a tower, as an accessory use by attachment to any non-residential building or structure in any zoning district, provided that:

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

b. The WTF complies with all applicable building codes.

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

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

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

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

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

D. Appeal. An appeal to a final decision of the Community Development Director issued hereunder shall be heard by the Hearing Examiner in accordance with the requirements of LMC 18A.02, Administration. (Ord. 525 § 13, 2010; Ord. 264 § 1 (part), 2001.)

18A.70.660 - Conditional Use Permit - Wireless Telecommunications Facilities

Application for a conditional use permit shall be subject to the procedures and requirements of LMC 18A.10, Discretionary Permits, Conditional Use Permits., except as modified by this subsection. Conditional use permits shall be required for the following WTFs:

- A. Tower height. Locating WTFs that exceed one hundred (100) feet in height for a single user or one hundred thirty (130) feet in height for two (2) or more users.
- B. Amateur radio antennae. Locating amateur radio antennae or towers that exceed seventy (70) feet in height.
- C. Locating WTFs on existing structures. Placement of WTFs on existing structures that will exceed the height limitations in LMC 18A.70.655.A.2.a., Antennae on Existing Structures.
- D. Wireless telecommunications facilities exceeding allowable building height. Locating WTFs, including towers, that exceed the allowable building height limitations in the MF1, MF2, MF3, TOC, and CBD zoning districts.
- E. Tower construction under allowed separation distances. Locating towers that do not meet the separation distance requirements in LMC 18A.70.640.J, Separation Distances Between Towers., or that do not meet administratively approved separation distance limits in LMC 18A.70.655.B, Authority to Waive Certain Requirements.
- F. Wireless telecommunications facilities that are located on public property, and are:
 - 1. Separate from existing structures on property owned, leased, or otherwise controlled by the City or other governmental entity.
 - 2. Attached to existing structures exceeding the height limitations in LMC 18A.70.655A.2.a., Antennae on Existing Structures., on property owned, leased, or otherwise controlled by the City or other governmental entity.
- G. Any other WTF application that is not subject to administrative approval pursuant to LMC 18A.70.655, Administrative Approved WTFs, or an exemption pursuant to LMC 18A.70.620, Exceptions.

(Ord. 264 § 1 (part), 2001.)

18A.70.665 - Factors for Granting Conditional Use Permits for Towers

A. In addition to the conditions of LMC 18A.10, Discretionary Permits, Conditional Use Permits, the following factors shall be taken into consideration when reviewing a CUP application for a WTF tower. The Hearing Examiner shall make written findings to approve, deny, modify or condition an application on the basis of these factors:

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

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

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

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

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

(Ord. 264 § 1 (part), 2001.)

18A.70.670 - Siting and Permit Requirements for WTF Use on Public Property

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

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

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

1. The facilities shall not interfere with the purpose for which the City-owned property is intended.
2. The facilities shall have no significant adverse impact on surrounding properties.
3. The applicant shall obtain adequate liability insurance and commit to a lease agreement

which includes equitable compensation for the use of public land and other provisions and safeguards deemed necessary by the City. The City shall determine appropriate fees after considering comparable rates in other cities, potential expenses, risks to the City, and other appropriate factors.

4. The applicant shall submit a letter of credit, cash guarantee, or other security acceptable to the City to cover the costs of removing the facilities.

5. The antennae or tower shall not interfere with other users who have a higher use priority on the public land pursuant to LMC 18A.70.670.A, Property of WTF Placement.

6. The lease shall provide that, in the case of a declared emergency or documented threat to public health, safety or welfare and following reasonable notice, the City may require the applicant to remove the facilities at the applicant's expense.

7. The applicant shall reimburse the City for any related costs incurred by the City because of the presence of the applicant's facilities.

8. The applicant shall obtain all necessary land-use approvals.

9. The applicant shall cooperate with the City's objectives to promote and encourage collocation.

10. The applicant shall comply with the requirements and conditions set forth in any administrative or conditional use permits, or decision of a reviewing body.

11. The applicant shall comply with requirements for maintenance of the facility site, including but not limited to keeping lawns mowed, providing litter control and maintaining trees and other vegetation in a healthy state.

C. Special requirements for parks. The use of City-owned parks for WTFs brings with it special concerns due to the unique nature of these sites. The placement of a WTF in a park shall be allowed only when the following additional requirements are met:

1. The applicant has clearly demonstrated to the satisfaction of the City that the following additional criteria are met:

a. Placement of the WTF shall conform to the requirements of the Critical Areas and Resource Lands Ordinance.

b. Visual impacts shall be mitigated to the fullest extent reasonably possible.

c. Accommodations shall be included in the design and placement of the WTF to ensure that there will be no disruption of normal public use of the park.

d. Placement of the WTF in a public park is absolutely necessary for the effective operation of the applicant's system, and that placement at other alternate sites would not be reasonably possible.

2. The Community Development Director has made a recommendation, based on the approval criteria, to the City Council regarding the WTF proposed to be located in the park.

3. The City Council has considered the Community Development Director's recommendation in relation to the request and the applicable criteria, and has given consent for such use of the park.

(Ord. 264 § 1 (part), 2001.)

18A.70.675 - Landscaping and Screening - WTFs

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

B. Screening. The visual impacts of a WTF shall be mitigated through landscaping or other screening materials at the base of a WTF and/or compound. The following landscaping and

buffering shall be required around the perimeter of the compound. Landscaping shall be installed on the outside of fences. Further, existing vegetation shall be preserved to the maximum extent possible and may be used as a substitute for or as a supplement to landscaping requirements.

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

(Ord. 264 § 1 (part), 2001.)

18A.70.680 - Nonconforming Uses - Wireless Telecommunications Facilities

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

B. Damage or destruction not the fault of owner/occupant. Legal nonconforming WTFs that are damaged or destroyed without fault attributable to the owner or entity in control may be rebuilt without first having to obtain an administrative use or conditional use permit and without having to meet separation requirements. The type, height, and location of the tower on-site shall be of the same type and intensity as the original facility or of a less obtrusive design, such as a monopole. Construction to rebuild the facility shall comply with all current applicable building codes and building permits shall be obtained prior to construction, and within one hundred eight (180) days from the date the facility is damaged or destroyed. If no building permit is obtained or if the permit expires, the WTF shall be deemed abandoned as specified in LMC 18A.70.685.A, Abandonment. (Ord. 264 § 1 (part), 2001.)

18A.70.685 - Non-use or Abandonment - WTFs

A. Abandonment.

1. The owner or operator of any abandoned WTF shall notify the City of Lakewood, in writing, at least thirty (30) days prior to the date of discontinuation of operation or abandonment of a WTF. In the event that a licensed carrier fails to give notice, the facility shall be considered abandoned upon the City's discovery of discontinuation of operation or upon a determination by the City of the date abandoned, and subsequent notice of the City's determination of abandoned status to the WTF owner and/or operator.
2. Except as provided in LMC 18A.70.685.A.3, an owner or operator shall have ninety (90) days from the date of abandonment within which to reactivate the use of the facility or transfer the facility to another provider who makes actual use of the facility.
3. If abandonment occurs due to the relocation of an antenna to a lower point on the antenna

support structure, a reduction in the effective radiated power of the antenna or a reduction in the number of transmissions from the antennae, then the operator of the tower shall have six (6) months from the date of effective abandonment to collocate another service on the tower. If another service provider is not added to the tower, then the operator shall dismantle and remove, within thirty (30) days, that portion of the tower which resulted from a collocation height increment and/or exceeds the minimum height required to function satisfactorily. City approval for that portion of the tower shall automatically expire two hundred ten (210) days from the date of abandonment if the collocation is not completed or upon completion of the dismantlement and removal of that portion of the tower that is not longer being utilized, whichever comes first.

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

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

C. Except as provided in LMC 18A.70.685.A.3, City approval for the facility shall automatically expire ninety (90) days from the date of abandonment if the WTF is not reactivated or upon completion of the dismantlement and removal of the WTF, whichever comes first.

D. Security and Lien. Prior to the commencement of demolition, each applicant shall post sufficient security in the form of a cash guarantee or assignment of funds in a form acceptable to the City, cashier's check, or cash, to cover the estimated cost of demolition or removal of the tower and support structures, including complete site restoration. If, for any reason, the posted funds are not adequate to cover the cost of removal, then the City may charge the facility owner or operator with the City's total cost incurred in removing the abandoned structures. If the owner or operator fails to make full payment within thirty (30) calendar days, then the amount remaining unpaid shall become a lien on the facility property.
(Ord. 264 § 1 (part), 2001.)

18A.70.690 - Expert Review - Wireless Telecommunications Facilities

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

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

A. The accuracy and completeness of submissions.

- B. The applicability of analysis techniques and methodologies.
- C. The validity of conclusions reached.
- D. Any specific technical issues raised by the City.

(Ord. 264 § 1 (part), 2001.)

18A.70.695 - Controlling Provisions

To the extent that any provision of this chapter is inconsistent or conflicts with any other City ordinance, this chapter shall control. Otherwise, this chapter shall be construed consistently with the other provisions and regulations of the City. (Ord. 264 § 1 (part), 2001.)

**CITY OF LAKEWOOD
PLANNING COMMISSION
RESOLUTION NO. 2016-03**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKEWOOD,
WASHINGTON, FORMALIZING ITS RECOMMENDATIONS REGARDING THE
WIRELESS TELECOMMUNICATION AMENDMENTS AND FORWARDING ITS
RECOMMENDATIONS TO THE LAKEWOOD CITY COUNCIL FOR CONSIDERATION
AND ACTION

WHEREAS, in October 2014, the Federal Communications Commission (FCC) adopted a "Report and Order" that takes steps to increase broadband deployment; and

WHEREAS, in January 2015, a Final Wireless Infrastructure Order issued by the FCC was published in the Federal Register that includes new mandatory requirements for how local governments, including the City of Lakewood; and

WHEREAS, this Order is intended to promote the deployment of wireless infrastructure to support wireless communications by eliminating what the FCC considers "unnecessary reviews" by jurisdictions that have authority to act on applications for such uses; and

WHEREAS, this Order curtails or eliminates some review procedures that the FCC has deemed not necessary for small-size facilities collocating on existing structures that are in compliance with local zoning requirements and concealment measures; and

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

WHEREAS, the City of Lakewood has initiated a Land Use and Development Code text amendment; and

WHEREAS, pursuant to the provisions of the State Environmental Policy Act (SEPA), together with related state and local implementation guidelines, including Titles 14 and 14A of the Lakewood Municipal Code, the provisions of this Ordinance have been found to not constitute a project under SEPA, municipal code amendments that involve no changes to the physical environment; and

WHEREAS, on September 21, 2016, the Lakewood Planning Commission conducted a Public Hearing on the proposed changes to the City of Lakewood's telecommunications regulations; and

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

The City of Lakewood Planning Commission hereby makes the following findings and conclusions:

FINDINGS

The Lakewood Planning Commission makes the following findings for the proposed zoning text amendment to repeal section 18A.70.600-18A.70.690 and replace it with a new chapter, 18A.80.

1. This amendment went through a professional review at the City and State level.
2. This amendment was reviewed for compliance with County-wide planning policies.
3. On September 21, 2016, a public hearing was held on the proposed amendments. The public hearing was closed after all persons were given an opportunity to speak.
4. On September 21, 2015, the Planning Commission considered all additional written testimony.
5. The Planning Commission reviewed and discussed the consistency of the 2016 Wireless Telecommunications Ordinance with the existing Comprehensive Plan and Zoning Regulations.
6. The Planning Commission reviewed and discussed comments received, and recommended to forward to the Lakewood City Council all technical and clerical comments received regarding the proposed amendments for Council review and consideration.

CONCLUSIONS:

1. The Lakewood Planning Commission concludes that the proposed amendment will not have a significant impact on the environment.
2. The Lakewood Planning Commission has properly considered and deliberated the merits of the proposed amendment.
3. The Lakewood Planning Commission has determined that the proposed amendment furthers the goals and policies set forth in the GMA and the County-Wide Planning Policies.
4. The Lakewood Planning Commission hereby affirms that it has found that the amendment meets the required findings in LMC 18A.02.415 as if fully set forth herein.
5. All procedural and substantive requirements of the GMA have been satisfied.
6. A notice has been provided to state agencies, and state agencies have been afforded the opportunity to comment, per RCW 36.70A.106(1).

NOW, THEREFORE, BE IT RESOLVED BY THE LAKEWOOD PLANNING COMMISSION THAT:

Section 1:

The Planning Commission hereby recommends the following actions to the Lakewood City Council relative to the Wireless Telecommunications Amendment, as appended to this Resolution:

- A. Approval to amend the Lakewood Municipal Code and repeal 18A.70.600-18A.70.690
- B. Approval to amend the Lakewood Municipal Code and add a new section, 18A.80.

Section 2:

The Lakewood Planning Commission hereby directs staff to transmit its recommendations as contained herein to the Lakewood City Council in a timely manner to enable its action prior to December 31, 2016.

Section 3:

This resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED at a regular meeting of the City of Lakewood Planning Commission this 19 day of September, 2016, by the following vote:

AYES: 5 BOARDMEMBERS: 5 Robert Estrada, Connie Lokeman-Lacadie,
Chris Webber, Paul Wagemann, Robert Pourpasand
NOES: 0 BOARDMEMBERS: 0
ABSENT: 2 BOARDMEMBERS: 2 Don Daniels, James Guerrero



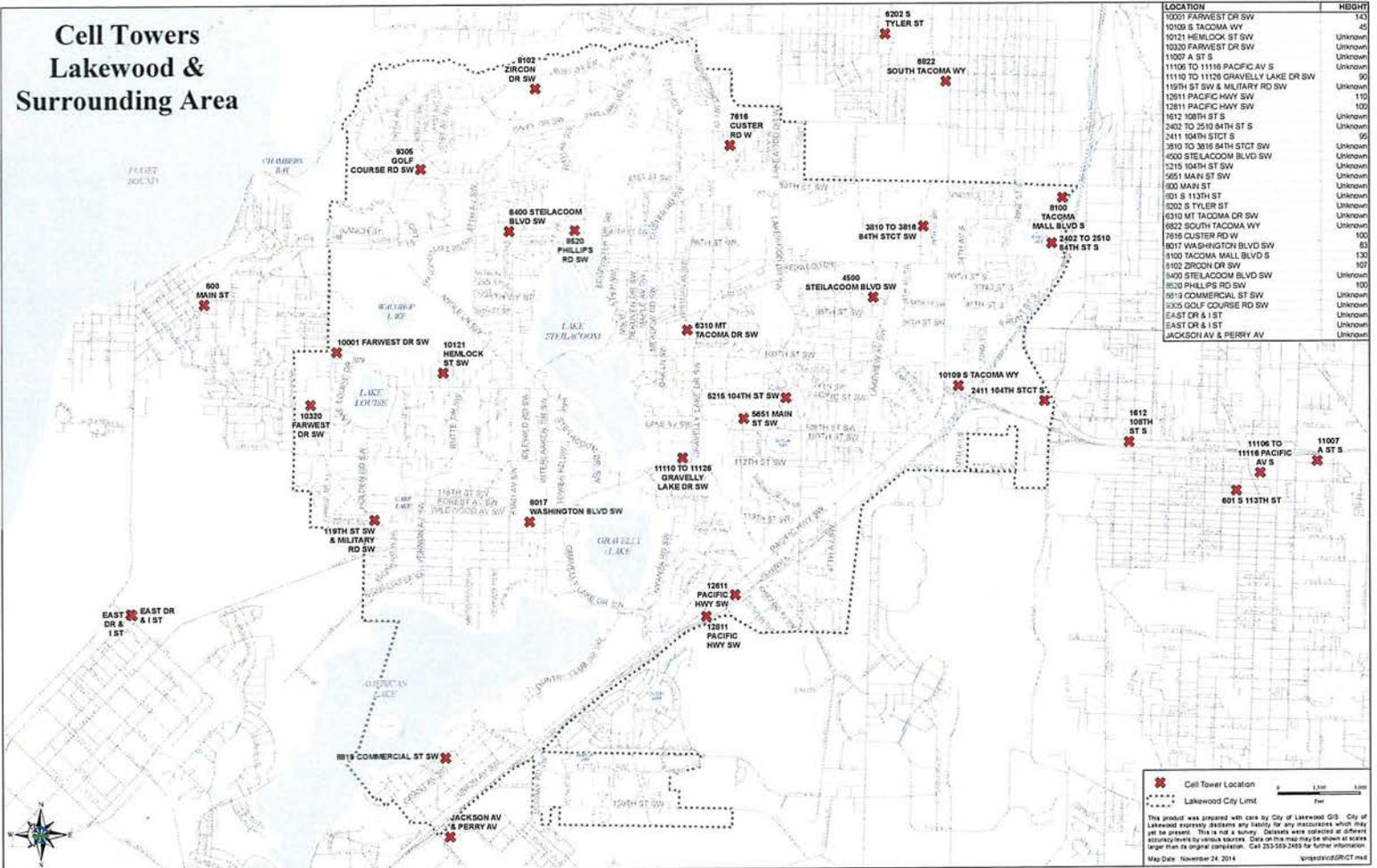
ROBERT ESTRADA, CO-CHAIR
PLANNING COMMISSION

ATTEST:



KAREN DEVEREAUX, SECRETARY

Cell Towers Lakewood & Surrounding Area



LOCATION	HEIGHT
10001 FARWEST DR SW	143
10109 S TACOMA WY	143
10121 HEMLOCK ST SW	Unknown
10320 FARWEST DR SW	Unknown
11007 A ST S	Unknown
11100 TO 11116 PACIFIC AV S	Unknown
11110 TO 11126 GRAVELLY LAKE DR SW	90
1197H ST SW & MILITARY RD SW	Unknown
12811 PACIFIC HWY SW	110
12811 PACIFIC HWY SW	100
1612 108TH ST S	Unknown
2402 TO 2510 84TH ST S	Unknown
2411 104TH ST S	55
3810 TO 3816 84TH ST SW	Unknown
4500 STEILACOOM BLVD SW	Unknown
5215 104TH ST SW	Unknown
5651 MAIN ST SW	Unknown
600 MAIN ST	Unknown
601 S 113TH ST	Unknown
1000 S TYLER ST	Unknown
6310 MT TACOMA DR SW	Unknown
6822 SOUTH TACOMA WY	Unknown
7816 CUSTER RD W	100
8017 WASHINGTON BLVD SW	83
8100 TACOMA MALL BLVD S	130
8100 TACOMA MALL BLVD S	130
8102 ZIRCON DR SW	107
8400 STEILACOOM BLVD SW	Unknown
8520 PHILLIPS RD SW	100
8819 COMMERCIAL ST SW	Unknown
8300 GOLF COURSE RD SW	Unknown
EAST DR & 1ST	Unknown
JACKSON AV & PERRY AV	Unknown

Cell Tower Location
 Lakewood City Limit
 This product was prepared with data by City of Lakewood GIS. City of Lakewood expressly disclaims any liability for any inaccuracies which may appear in this product. This is a survey. Discrepancies were reported at different intervals by various sources. Data on this map may be shown at scales larger than its original compilation. Call 253-589-2483 for further information.
 Map Date: November 24, 2014 www.lakewood.gov/GIS



Department of Commerce

Notice of Proposed Amendment Request for Expedited Review

Pursuant to RCW 36.70A.106(3)(b), the following jurisdiction provides notice of a proposed development regulation amendment and requests expedited state agency review under the Growth Management Act.

The expedited review period is 10 business days (14 calendar days).

Proposed amendments to Comprehensive Plans are not eligible for expedited review.

If needed, you may expand this form and the fields below, but please try to keep the entire form under two pages in length.

Jurisdiction:	City of Lakewood
Mailing Address:	6000 Main Street, Lakewood, WA 98499
Date:	9/2/2016

Contact Name:	Courtney Casady
Title/Position:	Assistant to the City Manager/ Management Analyst
Phone Number:	253-983-7839
E-mail Address:	ccasady@cityoflakewood.us

Brief Description of the Proposed/Draft Development Regulations Amendment: <i>(40 words or less)</i>	<i>Amend the Lakewood Municipal Code, Title 18A. to repeal section, 18A.70 and replace it with a new section, 18A.80</i>
Is this action part of the scheduled review and update? <i>GMA requires review every 8 years under RCW 36.70A.130(4)-(6).</i>	Yes: ____ No: X
Public Hearing Date:	Planning Board/Commission: September 21, 2016 Council/County Commission: October 2016
Proposed Adoption Date:	October/November 2016

REQUIRED: Attach or include a copy the proposed amendment text or document(s). **We do not accept a website hyperlink requiring us to retrieve external documents. Jurisdictions must submit the actual document(s) to Commerce.** If you experience difficulty, please contact reviewteam@commerce.wa.gov.



To: Mayor and City Councilmembers
From: Tho Kraus, Assistant City Manager/Administrative Services
Through: John J. Caulfield, City Manager
Date: October 10, 2016
Subject: 6-Year Financial Forecast

Introduction

The City's financial policy requires the City to prepare a financial forecast for six years to include the current budget period. The projection extends current operations to determine if the services are sustainable and the magnitude of, if any, future financing gaps. This glimpse into the future allows the City to proactively plan and implement corrective measures over time to avoid sudden drastic changes in service levels and/or in revenues.

6-Year Forecast

The attached report provides operating and revenue trends for the operating funds and 6-year financial forecast for all funds.

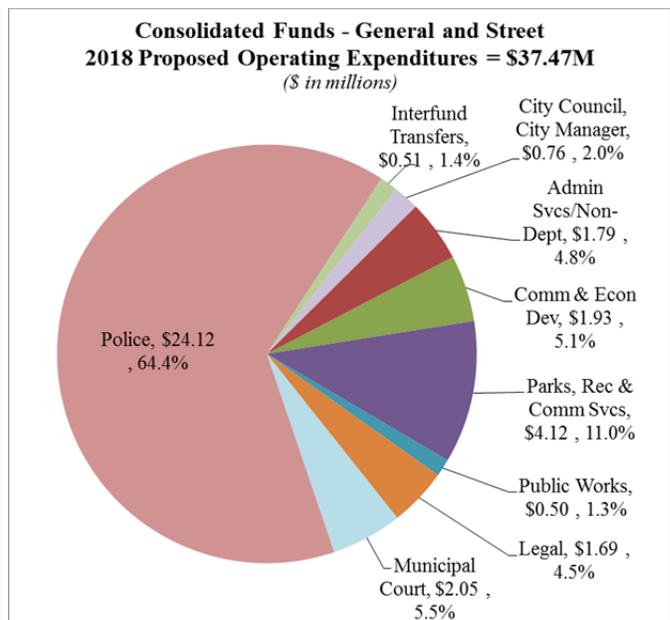
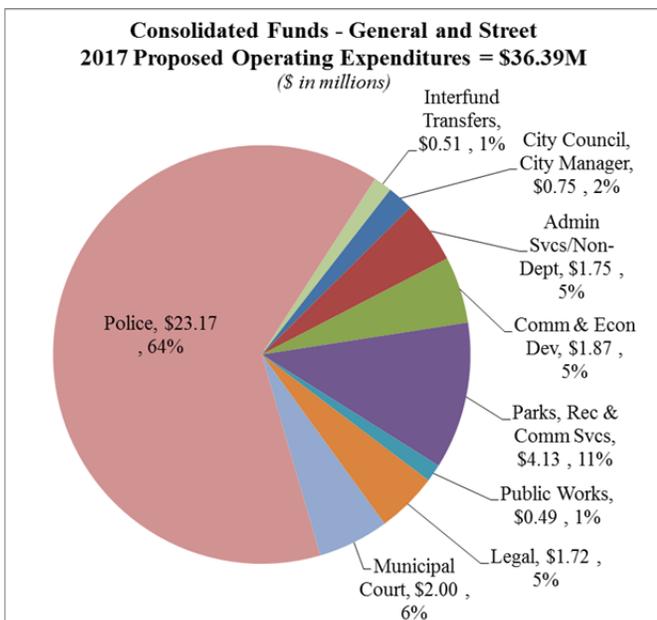
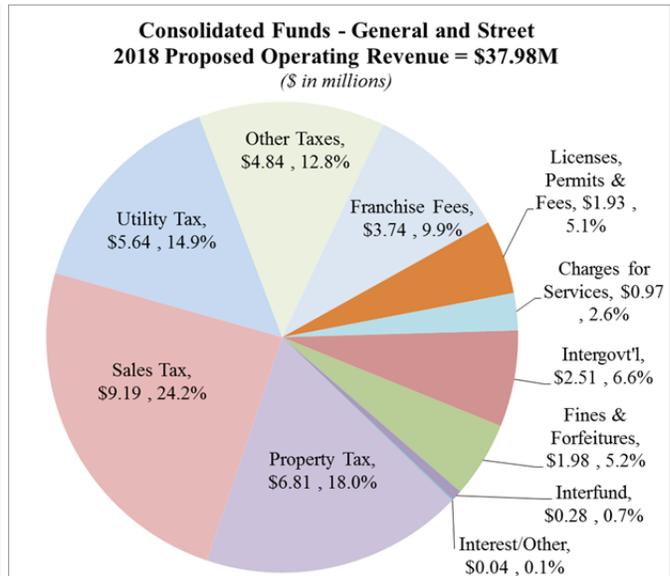
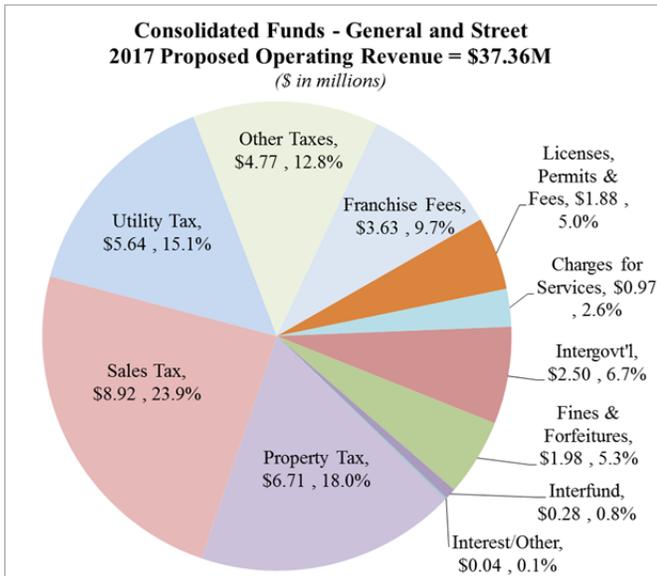
Next Steps

- | | |
|-------------|--|
| October 12 | Continue Department Budget Presentations
Parks, Recreation & Community Services, Public Works, Municipal Court, Legal |
| October 24 | Review of 2017/2018 Proposed Biennial Budget
Review of 2016 Budget Adjustments
Review of 2017 Fee Schedule |
| November 7 | Public Hearing on 2017/2018 Proposed Biennial Budget
Public Hearing on 2017 Property Tax Ordinance
Public Hearing on 2016 Budget Adjustments |
| November 21 | Adoption of 2017/2018 Biennial Budget
Adoption of 2017 Property Tax Levy Ordinance
Adoption of 2016 Budget Adjustments
Adoption of Human Services Funding
Adoption of Lodging Tax Funding
Adoption of 2017 Fee Schedule |

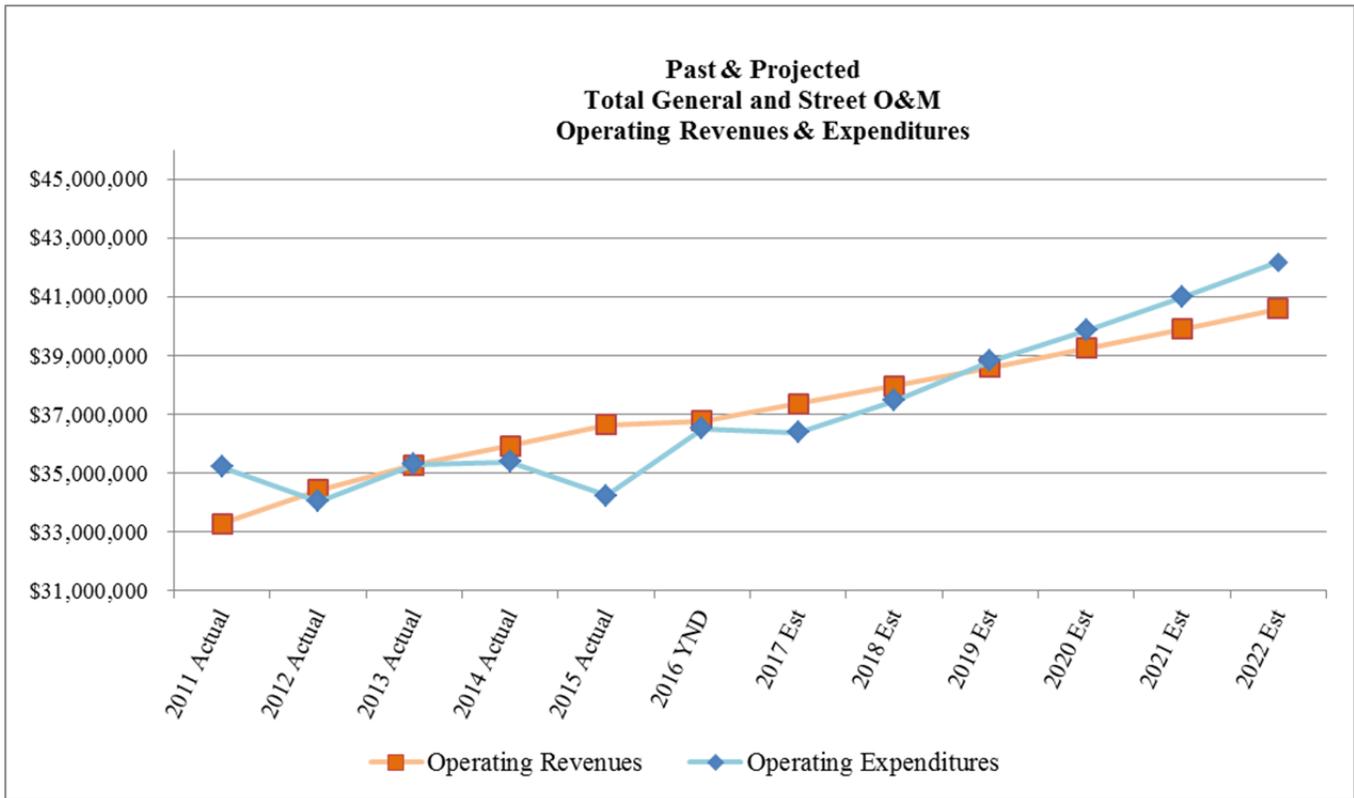
SIX-YEAR FINANCIAL FORECAST

OVERVIEW

The City’s financial policy requires the City to prepare a financial forecast for six years beyond the current budget period. The projection extends current operations to the future to determine if the services are sustainable and the magnitude of, if any, future financing gaps. This glimpse into the future allows the City to proactively plan and implement corrective measures over time to avoid sudden drastic changes in service levels and/or in revenues. Additionally, the City’s financial policy requires the city to balance its ongoing services with ongoing revenues. Therefore, the six-year financial forecast distinguishes between services and revenues that are considered ongoing “operating” revenues/expenditures versus one-time “capital and other” sources/uses. The City utilizes a five-year trend to project for future sources/uses; however, the City also takes into consideration of the current economic climate and adjusts these trends accordingly.

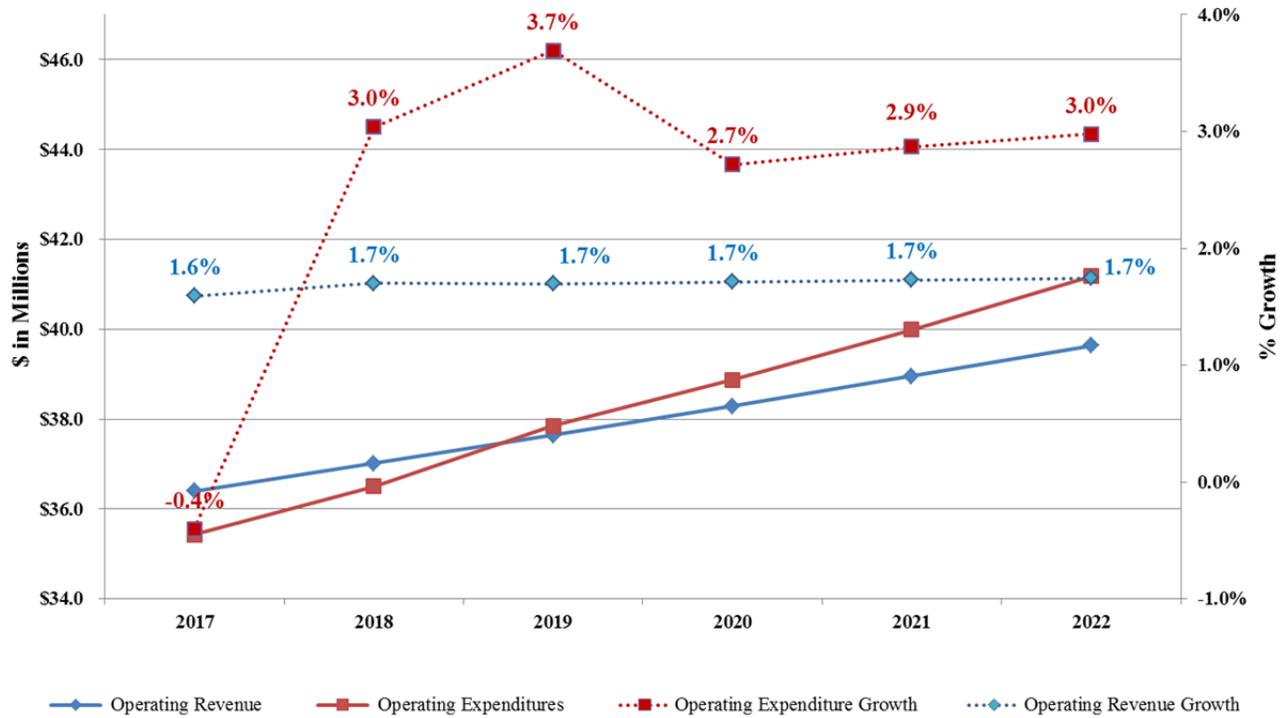


The consolidated General and Street operating revenues and expenditure trends are provided below.



Year	General/Street	\$	%	General/Street	Oper Exp	\$	%
2011 Actual	\$ 33,299,179	\$ 1,307,575	4.1%	\$ 35,213,798	100.0%	\$ 1,097,836	3.2%
2012 Actual	\$ 34,444,324	\$ 1,145,145	3.4%	\$ 34,055,936	100.0%	\$ (1,157,861)	-3.3%
2013 Actual	\$ 35,283,700	\$ 839,376	2.4%	\$ 35,298,046	99.9%	\$ 1,242,109	3.6%
2014 Actual	\$ 35,940,262	\$ 656,562	1.9%	\$ 35,386,601	99.9%	\$ 88,556	0.3%
2015 Actual	\$ 36,648,189	\$ 707,927	2.0%	\$ 34,234,618	100.0%	\$ (1,151,983)	-3.3%
2016 YND	\$ 36,793,517	\$ 145,328	0.4%	\$ 36,515,082	100.0%	\$ 2,280,464	6.7%
2017 Est	\$ 37,364,353	\$ 570,836	1.6%	\$ 36,393,771	100.0%	\$ (121,312)	-0.3%
2018 Est	\$ 37,983,260	\$ 618,907	1.7%	\$ 37,470,139	106.1%	\$ 1,076,368	3.0%
2019 Est	\$ 38,611,700	\$ 628,440	1.7%	\$ 38,818,276	105.2%	\$ 1,348,138	3.6%
2020 Est	\$ 39,256,600	\$ 644,900	1.7%	\$ 39,874,826		\$ 1,056,550	2.7%
2021 Est	\$ 39,918,500	\$ 661,900	1.7%	\$ 40,990,564		\$ 1,115,738	2.8%
2022 Est	\$ 40,597,800	\$ 679,300	1.7%	\$ 42,187,151	100.0%	\$ 1,196,588	2.9%
Average 6 Year Change (2011 - 2016)			1.6%	Average 6 Year Change (2011 - 2016)			0.6%
Average 6 Year Change (2012 - 2017)			1.3%	Average 6 Year Change (2012 - 2017)			1.1%
Average 6 Year Change (2013 - 2018)			1.2%	Average 6 Year Change (2013 - 2018)			1.0%

General Fund 6-Year Financial Forecast Operating Revenues & Expenditures



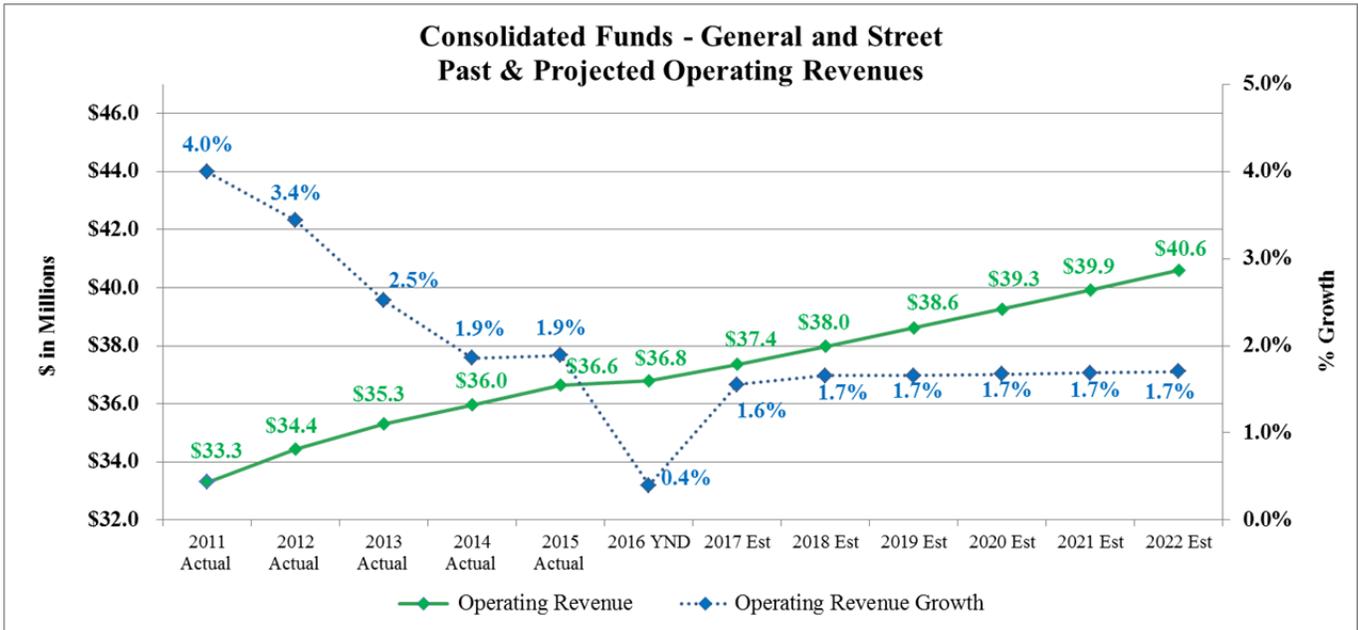
General Fund - Operating Gap	2017	2018	2019	2020	2021	2022
Operating Gap \$	\$973,000	\$516,000	(\$204,000)	(\$587,000)	(\$1,040,000)	(\$1,552,000)
Operating Gap as % of Operating Expenditure	2.7%	1.4%	-0.5%	-1.5%	-2.6%	-3.8%

General Fund - Ending Fund Balance	2017	2018	2019	2020	2021	2022
General Fund 12% Reserves Required	\$4,484,000	\$4,558,000	\$4,633,000	\$4,711,000	\$4,790,000	\$4,872,000
General Fund Reserves Shortfall	\$451,000	\$0	(\$1,014,000)	(\$2,412,000)	(\$4,266,000)	(\$6,635,000)

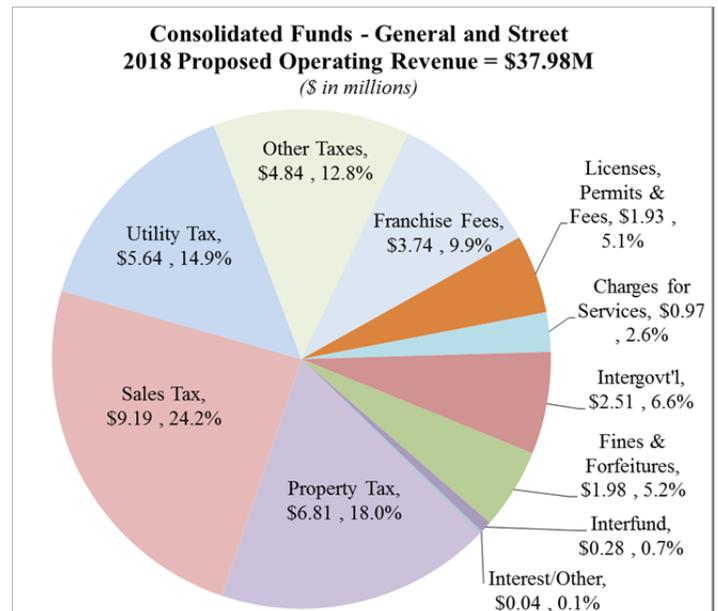
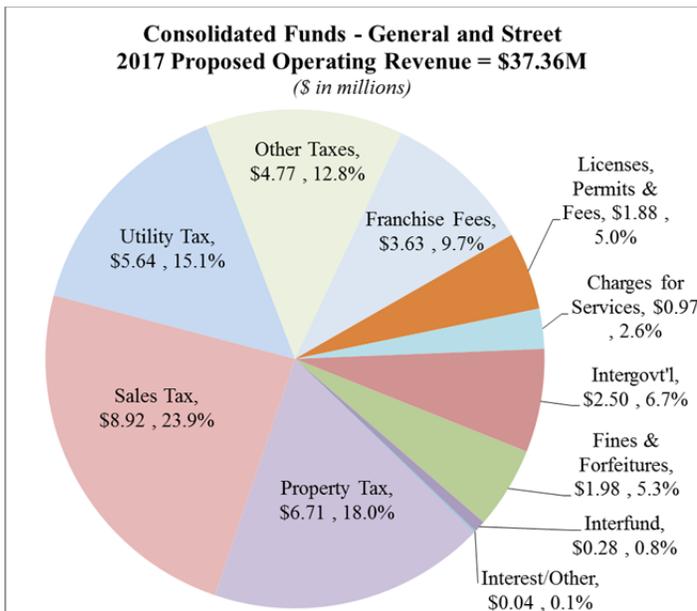
REVENUES

Consolidated Funds - General and Street

Operating revenues for the consolidated General and Street Fund is projected to increase by 1.6% in 2017 and 1.7% thereafter. The 0.4% revenue growth estimated for 2016 year-end is due primarily to decreases in estimated gambling tax, utility tax and admissions tax compared to 2015 actuals.



Of all the funds, the General and Street Funds are the two funds accounting for general city services that are primarily supported by taxes. In total, taxes account for 70% of the operating revenue sources which includes sales tax, property tax, utility tax and other taxes such as gambling tax, admissions tax, parks sales tax, natural gas tax, and criminal justice sales tax.



Among the taxes supporting General and Street fund operations, sales tax is by far the most significant source and accounts for 24% of the General & Street Fund operating revenues. Sales tax revenue fluctuates from year to year depending on the local economic condition. With that in mind, economic development continues to be a priority of the City, particularly focusing on the community’s commercial corridors to improve the City’s tax base.

The next largest source of tax revenue is property tax followed by utility tax, which accounts for 18% and 15%, respectively, of the General and Street funds operating revenues.

Sales & Use Tax (RCW 82.14)

The City of Lakewood has a local sales and use tax rate of up to 1% to fund general government programs. Of this total 15% is provided to Pierce County per state law. Currently the City imposes both the basic 0.5% and the optional 0.5% sales and use tax. This tax is imposed on personal and business purchases of tangible property. The retail sales tax is also assessed on some services such as repairs and construction. Revenues are accounted for in the General Fund.

The City of Lakewood receives 1% of the 9.4% sales tax rate. Of the 1%, Lakewood receives 0.84% (Pierce County receives 15% of the 1% and the State receives 1% of the 1% leaving 84% (.84%) to the City of Lakewood.

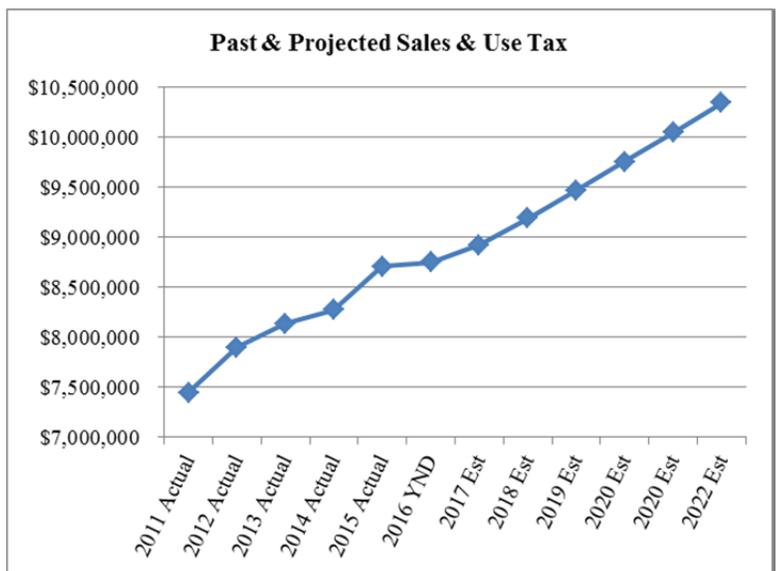
Agency	Rate
State of Washington	6.50%
City of Lakewood	1.00%
Criminal Justice Sales Tax	0.10%
Pierce Transit	0.60%
Sound Transit	0.90%
Pierce County Juvenile Facilities	0.10%
Zoo-Park Fee	0.10%
South Sound 911	0.10%
Total Tax on Sales & Use	9.40%

Each sales tax dollar that is collected in the City is distributed as follows:

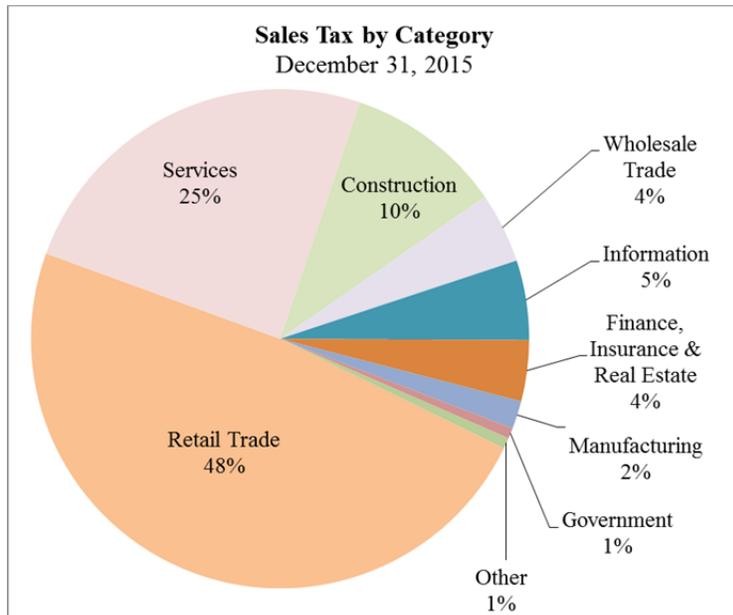
Sales tax is the largest single revenue source for the City of Lakewood representing 24% of General and Street Fund revenue. It is estimated to generate \$8.9M in 2017 (an increase of 2.0% over the 2016 year-end estimate) and \$9.2M in 2018 (an increase of 3.0% over 2017).



Year	Sales & Use Tax	% of G/S Oper Rev	Chg Over Prior Year	
			\$	%
2011 Actual	\$ 7,445,356	22.4%	\$ (116,983)	-1.5%
2012 Actual	\$ 7,897,357	22.9%	\$ 452,001	6.1%
2013 Actual	\$ 8,140,449	23.1%	\$ 243,092	3.1%
2014 Actual	\$ 8,272,877	23.0%	\$ 132,428	1.6%
2015 Actual	\$ 8,707,904	23.8%	\$ 435,028	5.3%
2016 YND	\$ 8,750,000	23.8%	\$ 42,096	0.5%
2017 Est	\$ 8,925,000	23.9%	\$ 175,000	2.0%
2018 Est	\$ 9,192,800	24.2%	\$ 267,800	3.0%
2019 Est	\$ 9,468,600	24.5%	\$ 275,800	3.0%
2020 Est	\$ 9,752,700	24.8%	\$ 284,100	3.0%
2020 Est	\$ 10,045,300	25.2%	\$ 292,600	3.0%
2022 Est	\$ 10,346,700	25.5%	\$ 301,400	3.0%
Average 6 Year Change (2011 - 2016)			2.5%	
Average 6 Year Change (2012 - 2017)			1.9%	
Average 6 Year Change (2013 - 2018)			1.9%	



According to a listing of businesses registered with the City of Lakewood and sorted by the North American Industry Classification System, the business economy appears to be configured as follows: retail trade 48%; services 25%; construction 10%; wholesale trade 4%; information 5%; finance, insurance and real estate 4%; manufacturing 2%; and all other 2%.



Sales Tax Revenue by Category										
(\$ in thousands)										
Category	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Retail Trade	\$ 3,480	\$ 3,803	\$ 3,660	\$ 3,473	\$ 3,586	\$ 3,719	\$ 4,016	\$ 3,938	\$ 3,925	\$ 4,209
Services	1,694	1,787	1,800	1,769	1,830	1,872	1,819	1,924	1,998	2,147
Construction	915	954	1,162	1,076	963	714	903	1,030	884	884
Wholesale Trade	361	359	435	291	382	312	317	342	466	398
Information	307	320	329	324	364	364	364	387	424	449
Finance, Insurance & Real Estate	280	314	268	233	234	230	239	277	280	344
Manufacturing	158	184	143	104	113	136	132	136	157	158
Government	101	107	82	65	57	55	66	59	71	59
Other	38	46	47	41	35	45	40	46	68	61
Total	\$ 7,334	\$ 7,874	\$ 7,926	\$ 7,376	\$ 7,564	\$ 7,447	\$ 7,896	\$ 8,139	\$ 8,273	\$ 8,707

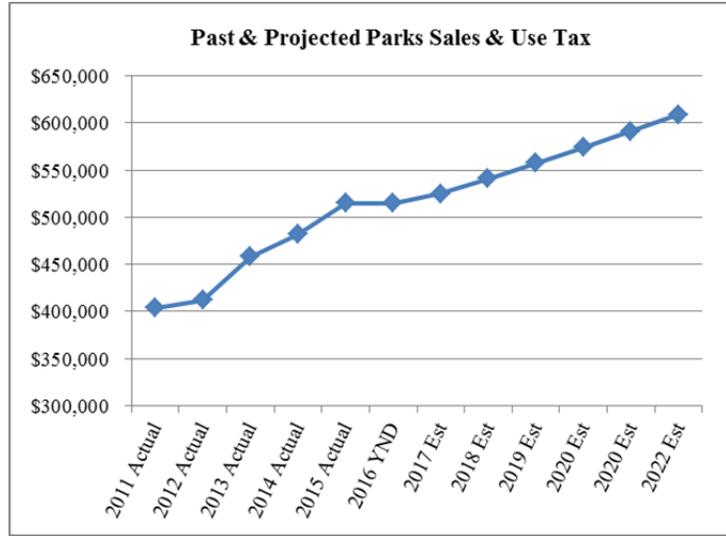
Parks Sales & Use Tax (RCW 82.14.400)

On September 19, 2000, Pierce County voters approved the ballot measure to increase local sales taxes by one-tenth of 1 percent. A sales and use tax equal to one-tenth of one percent (0.001%) within Pierce County provides funds to acquire, improve, rehabilitate, maintain, or develop regional and local parks; to improve, rehabilitate, maintain or expand accredited zoo, aquarium and wildlife preserves pursuant to RCW 82.14.400(6); for community-based housing; and to implement the creation of a zoo and aquarium advisory authority.

The tax was proposed as a funding mechanism for Tacoma Metro Park District (the zoo). The money collected is split 50-50 between the Parks District and the cities not contained in the District and the county.

The City receives the parks sales tax from the Pierce County on a monthly basis and funds are deposited into the General Fund for parks and recreation purposes.

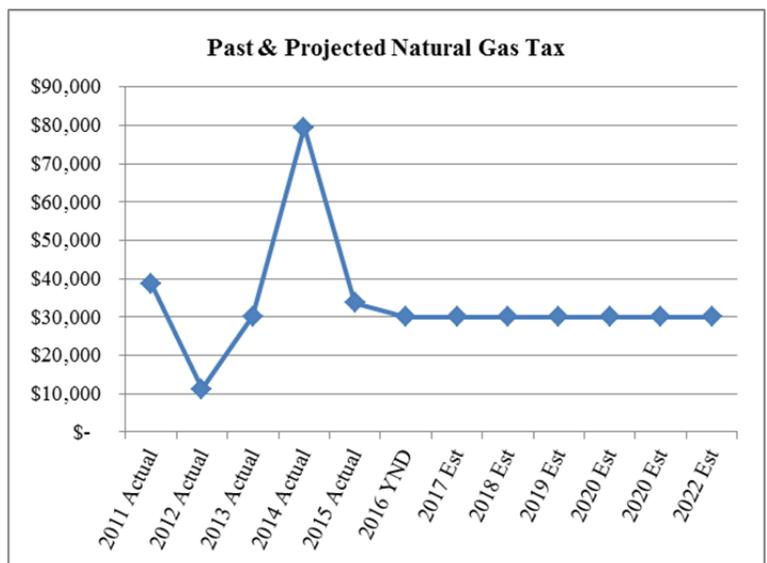
Year	Parks Sales & Use Tax	% of G/S Oper Rev	Chg Over Prior Year	
			\$	%
2011 Actual	\$ 403,822	1.2%	\$ (33,324)	-7.6%
2012 Actual	\$ 412,204	1.2%	\$ 8,382	2.1%
2013 Actual	\$ 458,373	1.3%	\$ 46,169	11.2%
2014 Actual	\$ 481,690	1.3%	\$ 23,317	5.1%
2015 Actual	\$ 515,202	1.4%	\$ 33,513	7.0%
2016 YND	\$ 515,000	1.4%	\$ (202)	0.0%
2017 Est	\$ 525,300	1.4%	\$ 10,300	2.0%
2018 Est	\$ 541,100	1.4%	\$ 15,800	3.0%
2019 Est	\$ 557,300	1.4%	\$ 16,200	3.0%
2020 Est	\$ 574,000	1.5%	\$ 16,700	3.0%
2020 Est	\$ 591,200	1.5%	\$ 17,200	3.0%
2022 Est	\$ 608,900	1.5%	\$ 17,700	3.0%
Average 6 Year Change (2011 - 2016)			3.6%	
Average 6 Year Change (2012 - 2017)			3.6%	
Average 6 Year Change (2013 - 2018)			2.5%	



Natural Gas Use Tax (RCW 82.14.230)

The governing body of any city, while not required by legislative mandate to do so, may by resolution or ordinance, fix and impose on every person a use tax for the privilege of using natural gas or manufactured gas in the City as a consumer. The Department of Revenue administers and collects the natural gas use tax. The State Treasurer's Office, upon certification from the Department of Revenue, remits amounts due to local governments on a monthly basis. Funds are received into the General Fund and used for general purposes.

Year	Natural Gas Use Tax	% of G/S Oper Rev	Chg Over Prior Year	
			\$	%
2011 Actual	\$ 38,585	0.1%	\$ 38,585	n/a
2012 Actual	\$ 11,296	0.0%	\$ (27,289)	-70.7%
2013 Actual	\$ 30,120	0.1%	\$ 18,824	166.6%
2014 Actual	\$ 79,394	0.2%	\$ 49,274	163.6%
2015 Actual	\$ 33,661	0.1%	\$ (45,733)	-57.6%
2016 YND	\$ 30,000	0.1%	\$ (3,661)	-10.9%
2017 Est	\$ 30,000	0.1%	\$ -	0.0%
2018 Est	\$ 30,000	0.1%	\$ -	0.0%
2019 Est	\$ 30,000	0.1%	\$ -	0.0%
2020 Est	\$ 30,000	0.1%	\$ -	0.0%
2020 Est	\$ 30,000	0.1%	\$ -	0.0%
2022 Est	\$ 30,000	0.1%	\$ -	0.0%
Average 6 Year Change (2011 - 2016)			-4.8%	
Average 6 Year Change (2012 - 2017)			10.4%	
Average 6 Year Change (2013 - 2018)			-0.1%	



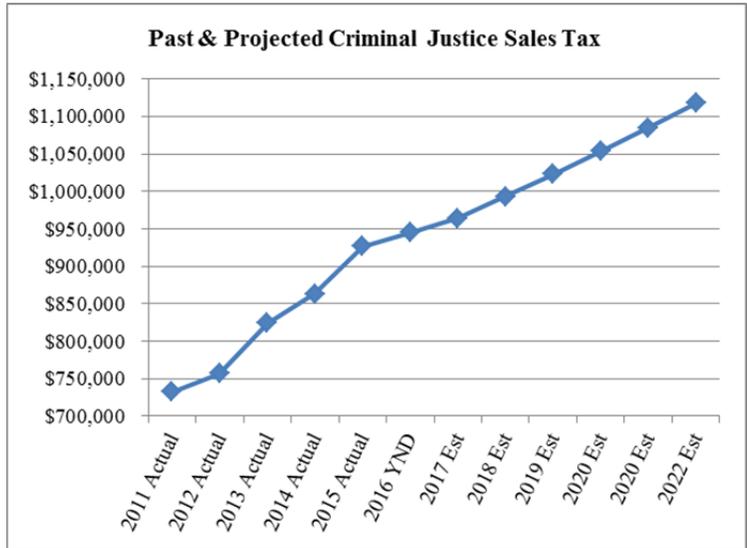
Note - The increase in 2014 is due to payments received and reported in 4th quarter 2014 for taxes related to years 2012, 2013 and 2014.

Criminal Justice Sales Tax (RCW 82.14.340)

Criminal Justice Sales Tax is a local option sales tax of 0.10 percent that is collected in addition to retail sales tax and use taxes by the Department of Revenue. Ten percent of the funds are distributed to the county in which the tax was collected. The remainder of the funds (90%) is then distributed to the county (for unincorporated areas) and cities within the county based on population as last determined by the Office of Financial Management.

Moneys received from this tax must be expended for criminal justice purposes. Criminal justice purposes are defined as activities that substantially assist the criminal justice system, which may include circumstances where ancillary benefit to the civil justice system occurs, and which includes domestic violence services such as those provided by domestic violence programs, community advocates, and legal advocates, as defined by RCW 0.123.020.

Year	Criminal Justice Sales Tax	% of G/S Oper Rev	Chg Over Prior Year	
			\$	%
2011 Actual	\$ 732,065	2.2%	\$ (11,770)	-1.6%
2012 Actual	\$ 756,800	2.2%	\$ 24,735	3.4%
2013 Actual	\$ 824,003	2.3%	\$ 67,203	8.9%
2014 Actual	\$ 863,463	2.4%	\$ 39,460	4.8%
2015 Actual	\$ 926,884	2.5%	\$ 63,421	7.3%
2016 YND	\$ 945,000	2.6%	\$ 18,116	2.0%
2017 Est	\$ 963,900	2.6%	\$ 18,900	2.0%
2018 Est	\$ 992,800	2.6%	\$ 28,900	3.0%
2019 Est	\$ 1,022,600	2.6%	\$ 29,800	3.0%
2020 Est	\$ 1,053,300	2.7%	\$ 30,700	3.0%
2020 Est	\$ 1,084,900	2.7%	\$ 31,600	3.0%
2022 Est	\$ 1,117,400	2.8%	\$ 32,500	3.0%
Average 6 Year Change (2011 - 2016)				3.8%
Average 6 Year Change (2012 - 2017)				3.6%
Average 6 Year Change (2013 - 2018)				2.8%



In the expenditure of funds for criminal justice purposes, cities and counties, or any combination thereof, are authorized to participate in agreements to jointly expend funds for criminal justice purposes of mutual benefit. Such criminal justice purposes of mutual benefit include, but are not limited to, the construction, improvement, and expansion of jails, court facilities, juvenile justice facilities, and services with ancillary benefits to the civil justice system.

Property Tax (RCW 84.52)

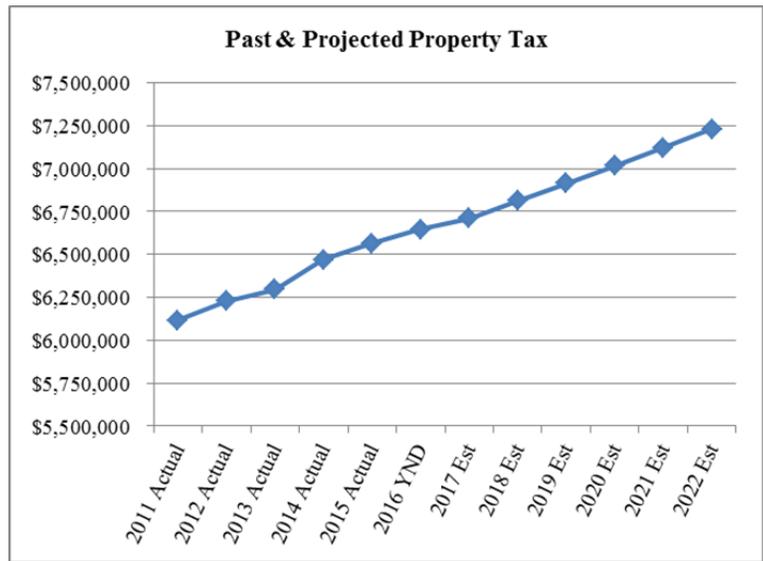
A property tax is a rate placed on each piece of property within the city and is used for general governmental purposes. The rate is expressed in “Dollars per \$1,000 of Assessed Value (AV), and is a function of the property tax levy permitted by law and adopted by the Lakewood City Council. In the City of Lakewood, as in other Washington cities, the maximum regular levy cannot exceed \$3.60 which includes the maximum regular levy of \$3.375 plus an additional \$0.225 per \$1,000 AV to provide for the Firemen’s Pension Fund.

Property tax is assessed on all land, buildings, and residential homes, and on inventory and improvements to commercial property within the Lakewood city limits.

Each year the City Council adopts a property tax rate by ordinance, which although established by ordinance is not codified. The ordinance must be provided to the Pierce County Council by November 30th as they have the duty to establish the actual property tax rate based upon the amount of property tax collections requested by a city, unless the City Council establishes a rate. The Lakewood City Council does not set the rate; however, does limit the amount of taxes to be collected.

The following tables show the City’s past and projected property tax. New construction and other add-ons such as administrative refunds and increase from state-assessed public utilities are also added to the 1% levy limit. Another factor affecting the actual property tax collection is delinquent taxes.

Year	Property Tax	% of G/S Oper Rev	Chg Over Prior Year	
			\$	%
2011 Actual	\$ 6,116,332	18.4%	\$ 69,007	1.1%
2012 Actual	\$ 6,227,924	18.1%	\$ 111,592	1.8%
2013 Actual	\$ 6,295,819	17.8%	\$ 67,895	1.1%
2014 Actual	\$ 6,468,617	18.0%	\$ 172,798	2.7%
2015 Actual	\$ 6,563,936	17.9%	\$ 95,319	1.5%
2016 YND	\$ 6,644,634	18.1%	\$ 80,698	1.2%
2017 Est	\$ 6,711,734	18.0%	\$ 67,100	1.0%
2018 Est	\$ 6,812,400	17.9%	\$ 100,666	1.5%
2019 Est	\$ 6,914,600	17.9%	\$ 102,200	1.5%
2020 Est	\$ 7,018,300	17.9%	\$ 103,700	1.5%
2021 Est	\$ 7,123,600	17.8%	\$ 105,300	1.5%
2022 Est	\$ 7,230,500	17.8%	\$ 106,900	1.5%
Average 6 Year Change (2011 - 2016)				1.3%
Average 6 Year Change (2012 - 2017)				1.2%
Average 6 Year Change (2013 - 2018)				1.3%



Property tax is the second largest revenue source for Lakewood and is deposited into the General Fund for general governmental operations. The City's property tax levy amount is subject to a number of limitations in the state statute:

1. The \$1.60 Levy Cap:

The state constitution establishes the maximum regular property tax levy for all taxing districts combined at 1%, or \$10 per \$1000 market value of the property. This cap is further divided by the RCW to the various taxing districts, with the maximum regular property tax levy for most cities at \$3.375 per thousand dollars assessed valuation (AV). Cities with the Firemen's Pension Fund can levy an additional \$0.225 per thousand dollars AV, resulting in a maximum levy of \$3.60 per thousand dollars AV.

For cities belonging to a fire district and/or library district, such as Lakewood, the combined total levies for the City and special districts cannot exceed \$3.60 per thousand dollars AV. The amount the City could levy is reduced by what the library district and the fire district are levying. The library and fire districts each have a maximum allowed rate of \$0.50 and \$1.50 respectively. If both levy the maximum amount, the City can only levy up to \$1.60. If one or both of the special districts are not levying the maximum amount, the City's portion could exceed \$1.60, but must reduce its levy by the same amount if the library or fire district raises its levy in the future; so that the combined total is never above \$3.60. Currently, the Fire District and the Library District are both levying at their maximum amount; therefore the City’s maximum levy rate is \$1.60.

This levy cap can be exceeded (excess levy) with voter approval. Depending on its purpose, if the levy were to be used for operational and maintenance purposes (O & M levy), the voters' approval is only good for a year. If the additional levy is for capital purposes, the approval does not have to have a time limit; however, one is normally given based on the expected life of the bonds.

2. The 106 percent lid and other limits in property tax growth rates:

Before 1997, a taxing district could increase the property tax levy amount annually by 6% (for a total of 106% of the amount levied in the previous year), up to the applicable levy cap. This growth rate limit was established in 1973 as the legislature responded to people's concerns that property taxes were rising too fast with the real estate boom.

Initiative 747 (approved by voters in 2001) further lowered the limit to the lesser of 1% or inflation. Property tax growth resulted from new construction; changes in value of state-assessed utility property, and newly annexed property (collectively referred to as new construction”) are exempted from the lid/limit factor and may be added to the tax levy. The growth limit can be "lifted" by voters. A "lid lift" vote requires a simple majority voter approval, and the amount is added to the levy base for future years.

The General Levy property tax is the property tax levied by the City for general governmental purposes. It is determined by the following equation:

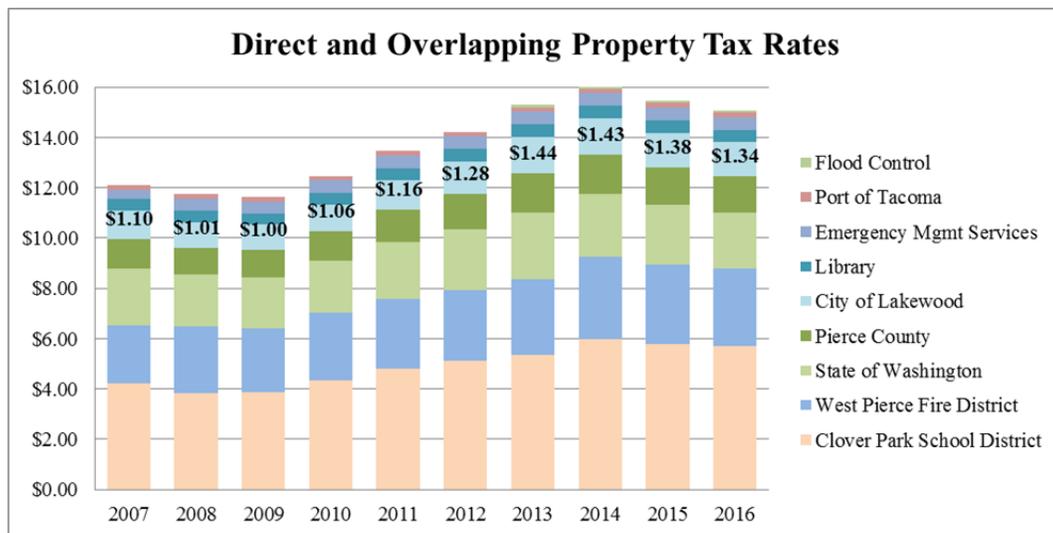
$$\text{Rate per } \$1,000 \text{ AV} = \text{Amount of Property Tax to be Collected} / \text{Assessed Value divided by } \$1,000$$

The rate per \$1,000 is a function of the total amount of taxes generated divided by the City’s total AV.

In addition to the City’s general levy, property owners in Lakewood must also pay taxes to other taxing districts.

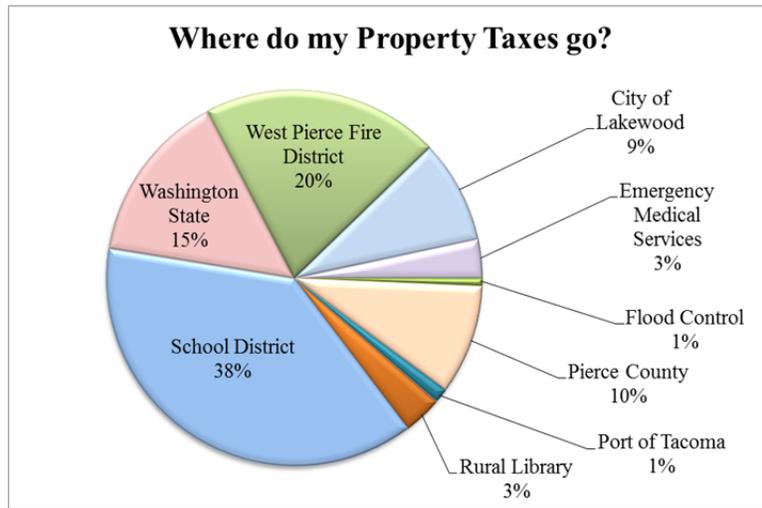
The following table provides historical and current rates by taxing districts.

Taxing District	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Clover Park School District	\$ 4.22	\$ 3.82	\$ 3.86	\$ 4.33	\$ 4.79	\$ 5.11	\$ 5.34	\$ 5.98	\$ 5.77	\$ 5.71
West Pierce Fire District	2.28	2.65	2.56	2.69	2.77	2.82	3.03	3.26	3.17	3.08
State of Washington	2.29	2.07	2.02	2.07	2.27	2.41	2.63	2.53	2.38	2.23
Pierce County	1.18	1.08	1.08	1.16	1.29	1.42	1.58	1.56	1.48	1.43
<i>City of Lakewood</i>	<i>1.10</i>	<i>1.01</i>	<i>1.00</i>	<i>1.06</i>	<i>1.16</i>	<i>1.28</i>	<i>1.44</i>	<i>1.43</i>	<i>1.38</i>	<i>1.34</i>
Library	0.48	0.44	0.44	0.47	0.50	0.50	0.50	0.50	0.50	0.50
Emergency Mgmt Services	0.36	0.50	0.49	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Port of Tacoma	0.19	0.19	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18
Flood Control	-	-	-	-	-	-	0.10	0.10	0.10	0.10
Total Levy Rate	\$ 12.10	\$ 11.76	\$ 11.63	\$ 12.46	\$ 13.46	\$ 14.22	\$ 15.30	\$ 16.04	\$ 15.47	\$ 15.08
AV (in billions)	\$ 5.147	\$ 5.748	\$ 5.948	\$ 5.693	\$ 5.316	\$ 4.884	\$ 4.420	\$ 4.495	\$ 4.495	\$ 4.943



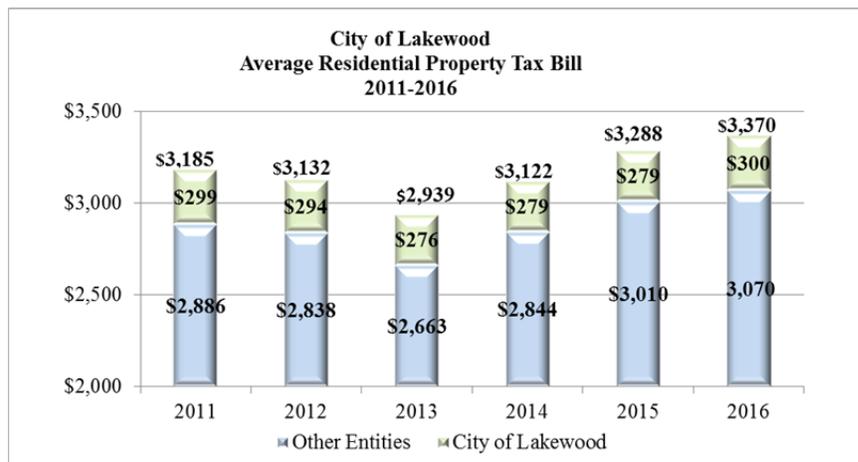
Most properties in Lakewood are taxed at \$15.08 per \$1000 AV in 2016, of which the City receives approximately 9% or \$1.34 per \$1000 AV to provide local services.

Therefore, for each \$1 property tax paid, less than 9¢ is available for City services and the remaining 91¢ goes to other taxing jurisdictions.

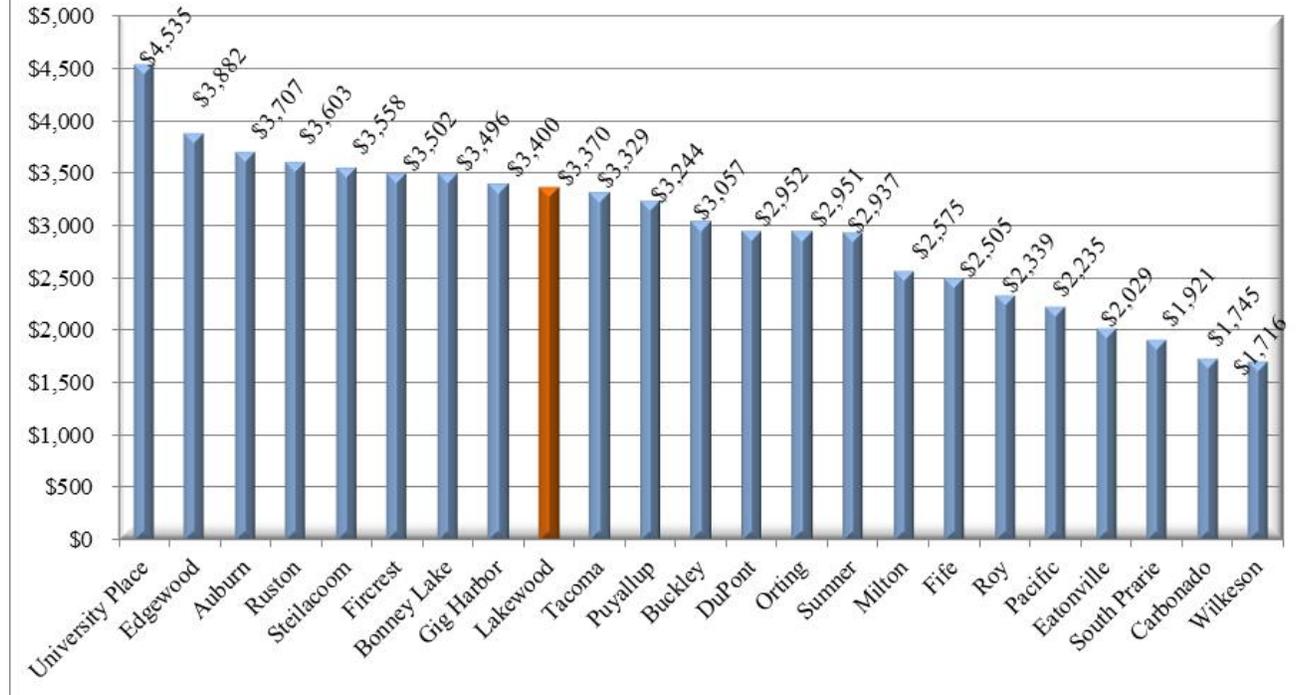


The Pierce County Assessor’s Office reports the average 2016 residential property tax bill (including schools, state, fire, library, port, city, etc.) in Lakewood totals \$3,370.

The following charts and tables provide a trend for the average residential property tax bill for the last six years and a comparison of the average residential property tax bill in Lakewood compared to other Pierce County cities.



Pierce County 2016 Average Residential Property Tax Bill
Average Assessed Value for City of Lakewood
\$223,456



Gambling Excise Tax (RCW 9.46)

Cities are authorized to assess gambling excise tax on gambling operations. A comparison of the City’s rate versus the maximum rate authorized under Washington State law is provided below.

Activity	Rate Imposed	Maximum Amount Authorized Per State Law
Punch Boards	3% of gross receipts	3% of gross receipts
Pull Tabs	5% of gross receipts	5% of gross receipts
Bingo	5% of gross receipts	5% of gross receipts
Raffles	5% of gross receipts	5% of gross receipts
Amusement Games	2% of gross receipts less amount paid as prizes	2% of gross receipts less amount paid as prizes
Card Room	11% of gross receipts	11% of gross receipts

Bona fide charitable or nonprofit organizations, as defined by RCW 9.46.02.09, conducting bingo, raffles, amusement games, or gambling within the City are exempt from payment of gambling excise taxes to the City.

RCW 9.46.113 states that cities that levy gambling taxes “shall use the revenue from such tax primarily for the purpose of enforcement of the provisions of this chapter.” In 1991, the Washington State Supreme Court handed down a decision (American Legion Post No. 32 v. City of Walla Walla) that clarified the definition of “primarily.” In that decision, the court said that gambling tax must “first be used” for gambling law enforcement purposes to the extent necessary for that city. The remaining funds may be used for any general government purpose. The court also recognized that enforcement does not necessarily encompass only police activity related to gambling activities. A general police presence can help prevent illegal gambling activities.

The majority of the City’s gambling tax comes from card rooms (94%) and the remainder comes primarily from punchboards and pull-tabs.

Gambling taxes are due by the 15th day of the month following the month in which the tax is accrued and are accounted for in the General Fund.

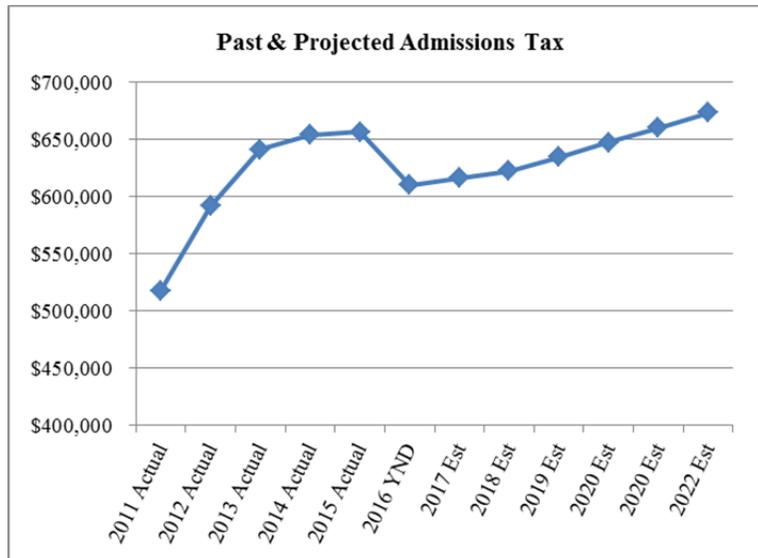
Year	Gambling Tax	% of G/S Oper Rev	Chg Over Prior Year	
			\$	%
2011 Actual	\$ 2,432,400	7.3%	\$ (183,060)	-7.0%
2012 Actual	\$ 2,425,133	7.0%	\$ (7,267)	-0.3%
2013 Actual	\$ 2,434,051	6.9%	\$ 8,918	0.4%
2014 Actual	\$ 2,482,403	6.9%	\$ 48,352	2.0%
2015 Actual	\$ 2,771,934	7.6%	\$ 289,531	11.7%
2016 YND	\$ 2,599,000	7.1%	\$ (172,934)	-6.2%
2017 Est	\$ 2,625,000	7.0%	\$ 26,000	1.0%
2018 Est	\$ 2,651,200	7.0%	\$ 26,200	1.0%
2019 Est	\$ 2,677,700	6.9%	\$ 26,500	1.0%
2020 Est	\$ 2,704,400	6.9%	\$ 26,700	1.0%
2020 Est	\$ 2,731,500	6.8%	\$ 27,100	1.0%
2022 Est	\$ 2,758,800	6.8%	\$ 27,300	1.0%
Average 6 Year Change (2011 - 2016)				1.1%
Average 6 Year Change (2012 - 2017)				1.3%
Average 6 Year Change (2013 - 2018)				1.4%



Admissions Tax (RCW 36.38)

An admissions tax of 5% is levied and imposed upon every person (including children without regard to age) who pays and admission charge to any place or event including play tickets, entrance fees and cover charges to clubs. The tax is due to the City of Lakewood from the person or organization collecting the admission fee by the 15th day of the month following the “reporting period” in which the activity occurred. The reporting periods are two-month blocks of time (i.e. Jan/Feb reporting period due March 15th).

Year	Admissions Tax	% of G/S Oper Rev	Chg Over Prior Year	
			\$	%
2011 Actual	\$ 517,350	1.6%	\$ 32,743	6.8%
2012 Actual	\$ 591,704	1.7%	\$ 74,354	14.4%
2013 Actual	\$ 641,151	1.8%	\$ 49,447	8.4%
2014 Actual	\$ 654,011	1.8%	\$ 12,860	2.0%
2015 Actual	\$ 656,410	1.8%	\$ 2,399	0.4%
2016 YND	\$ 610,000	1.7%	\$ (46,410)	-7.1%
2017 Est	\$ 616,100	1.6%	\$ 6,100	1.0%
2018 Est	\$ 622,300	1.6%	\$ 6,200	1.0%
2019 Est	\$ 634,700	1.6%	\$ 12,400	2.0%
2020 Est	\$ 647,400	1.6%	\$ 12,700	2.0%
2020 Est	\$ 660,300	1.7%	\$ 12,900	2.0%
2022 Est	\$ 673,500	1.7%	\$ 13,200	2.0%
Average 6 Year Change (2011 - 2016)				2.5%
Average 6 Year Change (2012 - 2017)				0.7%
Average 6 Year Change (2013 - 2018)				-0.5%

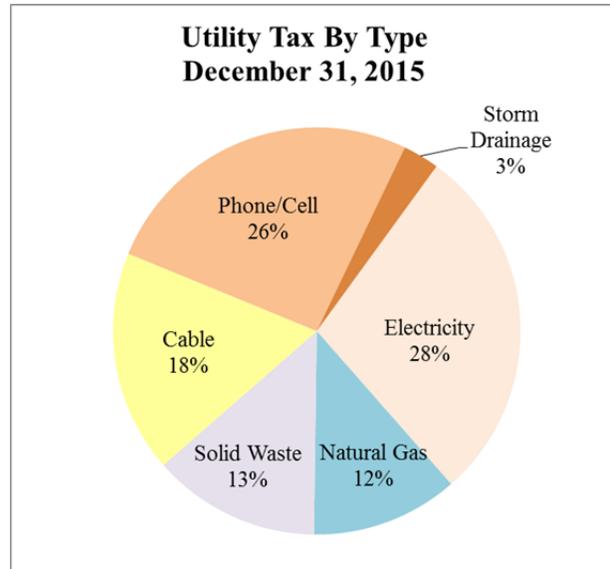


Utility Tax (RCW 35.21.870)

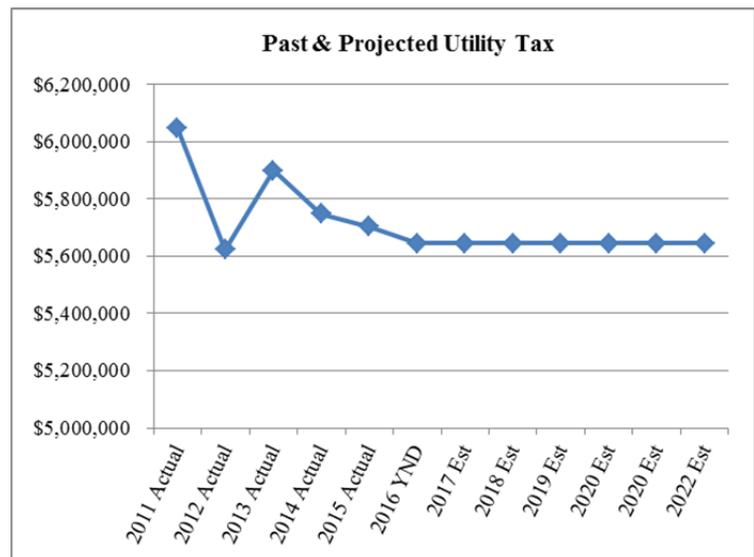
Cities and towns in Washington State are authorized to levy a business and occupation tax (RCW 35.22.280(32)) on public utility businesses based on revenues they generate within the city or town, known as a utility tax. The rate of taxes for electric, phone, and natural gas utilities are limited to 6% (RCW 35.21.870) without voter approval. No limitation on tax rates on other public utilities. Utility taxes are levied on the gross income earned by private utilities from operations within the City of Lakewood boundaries. Taxable utilities include electric, natural gas, cable, cellular, telephone, and solid waste.

The utility tax is a general purpose revenue source received into the General Fund.

Utility	Rate
Electric	5%
Natural Gas	5%
Cable	6%
Cellular	6%
Telephone	6%
Solid Waste	6%
Stormwater	6%



Year	Utility Tax	% of G/S Oper Rev	Chg Over Prior Year	
			\$	%
2011 Actual	\$ 6,047,025	18.2%	\$ 918,673	17.9%
2012 Actual	\$ 5,622,338	16.3%	\$ (424,687)	-7.0%
2013 Actual	\$ 5,899,854	16.7%	\$ 277,516	4.9%
2014 Actual	\$ 5,747,855	16.0%	\$ (151,999)	-2.6%
2015 Actual	\$ 5,703,609	15.6%	\$ (44,246)	-0.8%
2016 YND	\$ 5,644,000	15.3%	\$ (59,609)	-1.0%
2017 Est	\$ 5,644,000	15.1%	\$ -	0.0%
2018 Est	\$ 5,644,000	14.9%	\$ -	0.0%
2019 Est	\$ 5,644,000	14.6%	\$ -	0.0%
2020 Est	\$ 5,644,000	14.4%	\$ -	0.0%
2020 Est	\$ 5,644,000	14.1%	\$ -	0.0%
2022 Est	\$ 5,644,000	13.9%	\$ -	0.0%
Average 6 Year Change (2011 - 2016)				-1.2%
Average 6 Year Change (2012 - 2017)				0.1%
Average 6 Year Change (2013 - 2018)				-0.8%



Utility Tax by Type									
Change Over Prior Year									
Type	2014	2015	2016 YND	2017 Est	2018 Est	2019 Est	2020 Est	2021 Est	2022 Est
Electricity	\$ 1,595,942	\$ 1,627,657	\$ 1,622,000						
\$ Change	(\$6,346)	\$31,715	(\$5,657)	\$0	\$0	\$0	\$0	\$0	\$0
% Change	0%	2%	0%	0%	0%	0%	0%	0%	0%
Natural Gas	720,699	666,412	665,000						
\$ Change	(\$41,337)	(\$54,287)	(\$1,412)	\$0	\$0	\$0	\$0	\$0	\$0
% Change	-5%	-8%	0%	0%	0%	0%	0%	0%	0%
Solid Waste	720,197	760,782	760,000						
\$ Change	(\$20,335)	\$40,585	(\$782)	\$0	\$0	\$0	\$0	\$0	\$0
% Change	-3%	6%	0%	0%	0%	0%	0%	0%	0%
Cable	944,860	1,006,459	1,005,000						
\$ Change	\$2,582	\$61,599	(\$1,459)	\$0	\$0	\$0	\$0	\$0	\$0
% Change	0%	7%	0%	0%	0%	0%	0%	0%	0%
Phone/Cell	1,602,189	1,477,998	1,425,000						
\$ Change	(\$87,327)	(\$124,191)	(\$52,998)	\$0	\$0	\$0	\$0	\$0	\$0
% Change	-5%	-8%	-4%	0%	0%	0%	0%	0%	0%
Storm Drainage	163,968	164,300	167,000						
\$ Change	\$764	\$332	\$2,700	\$0	\$0	\$0	\$0	\$0	\$0
% Change	0%	0%	2%	0%	0%	0%	0%	0%	0%
Total	\$ 5,747,855	\$ 5,703,608	\$ 5,644,000						
\$ Change	(\$151,999)	(\$44,247)	(\$59,608)	\$0	\$0	\$0	\$0	\$0	\$0
% Change	-3%	-1%	-1%	0%	0%	0%	0%	0%	0%

The City of Lakewood offers a **utility tax relief program** to reimburse qualifying low income seniors and disabled persons for their utility tax payments. To qualify a person must be either 62 years of age or older or be permanently disabled, and the person must have an income less than 50% of the median income. Applicants must be a resident of Lakewood and the amount of relief will be prorated on a monthly basis for each month that the customer was a resident. Applicants must apply each year for the program. The maximum relief available is \$30 per year (\$10 per utility for electric, natural gas and telephone).

Franchise Fees

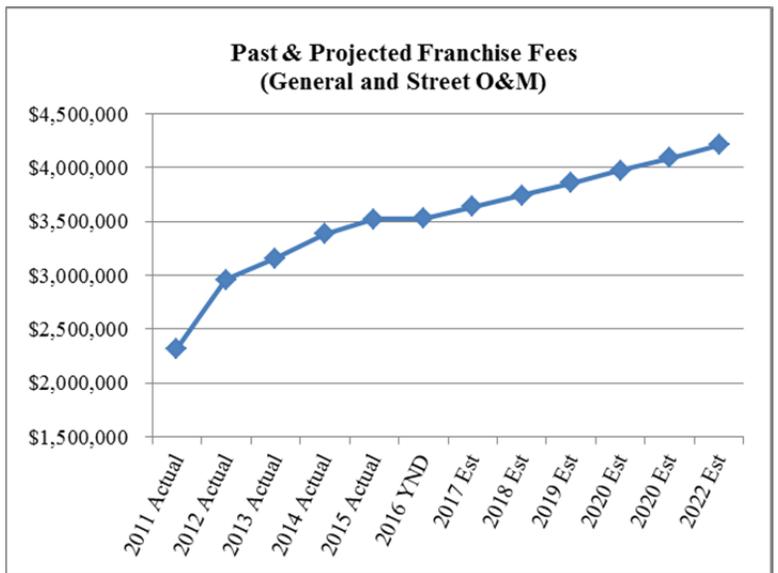
Franchise fees are charges levied on private utilities for their use of City streets and other public properties to place utility infrastructure and to recoup City costs of administering franchise agreements. The franchise fees on light, natural gas, and telephone utilities are limited by statute to the actual administrative expenses incurred by the City directly related to receiving and approving permits, licenses, or franchisees. Cable TV franchise fees are governed by the Federal Cable Communications Policy Act of 1996 and are negotiated with cable companies for an amount not to exceed 5% of gross revenues.

Franchise fees are a general purpose revenue source received into the General Fund.

A list of utilities and the applicable assessed on rates on utility tax and franchise fee and franchise agreement expiration is provided in the following table.

Utility	Utility Tax	Franchise Fee	Franchise Agreement Expiration
Clover Park School District Cable	n/a	n/a	January 21, 2026
Comcast Phone	6.00%	n/a	n/a
Comcast Cable	6.00%	5.00%	November 3, 2020
Integra Telecommunications	6.00%	n/a	July 27, 2019
Lakeview Light & Power	5.00%	n/a	December 23, 2022
Lakewood Water District	n/a	6.00%	December 22, 2026
Pierce County Sanitary Sewer	n/a	6.00%	March 13, 2031
Puget Sound Energy	5.00%	n/a	January 21, 2026
TPU Cable Flett Creek	n/a	n/a	September 1, 2017
TPU Click!	6.00%	5.00%	May 7, 2019
TPU Light	n/a	6.00%	September 1, 2017
TPU Water	n/a	8.00%	November 23, 2021
Waste Connections	6.00%	4.00%	December 31, 2025

Year	Franchise Fees	% of G/S Oper Rev	Chg Over Prior Year	
			\$	%
2011 Actual	\$ 2,319,292	7.0%	\$ 287,182	14.1%
2012 Actual	\$ 2,957,590	8.6%	\$ 638,298	27.5%
2013 Actual	\$ 3,157,630	8.9%	\$ 200,040	6.8%
2014 Actual	\$ 3,382,845	9.4%	\$ 225,215	7.1%
2015 Actual	\$ 3,520,594	9.6%	\$ 137,749	4.1%
2016 YND	\$ 3,529,000	9.6%	\$ 8,406	0.2%
2017 Est	\$ 3,634,900	9.7%	\$ 105,900	3.0%
2018 Est	\$ 3,743,900	9.9%	\$ 109,000	3.0%
2019 Est	\$ 3,856,100	10.0%	\$ 112,200	3.0%
2020 Est	\$ 3,971,800	10.1%	\$ 115,700	3.0%
2020 Est	\$ 4,091,000	10.2%	\$ 119,200	3.0%
2022 Est	\$ 4,213,700	10.4%	\$ 122,700	3.0%
Average 6 Year Change (2011 - 2016)			5.7%	
Average 6 Year Change (2012 - 2017)			3.1%	
Average 6 Year Change (2013 - 2018)			2.6%	

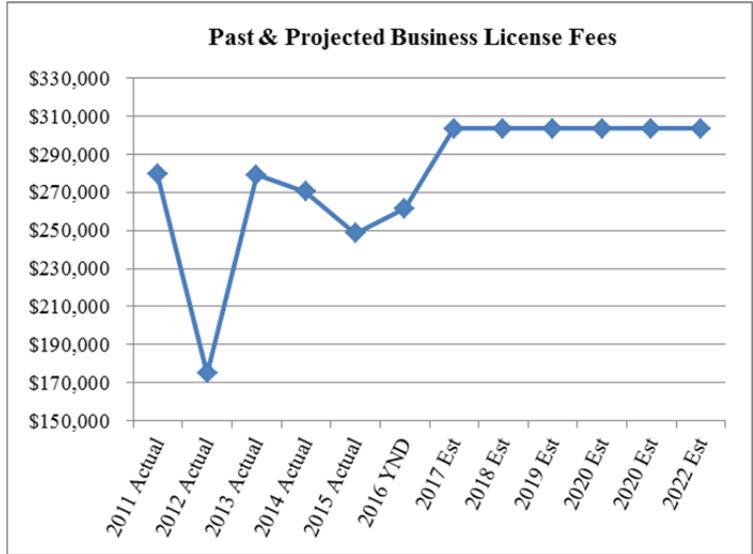


Franchise by Type									
Change Over Prior Year									
Type	2014	2015	2016 YND	2017 Est	2018 Est	2019 Est	2020 Est	2021 Est	2022 Est
Cable	\$ 806,377	\$ 840,297	\$ 865,000	\$ 891,000	\$ 917,700	\$ 945,200	\$ 973,600	\$ 1,002,800	\$ 1,032,900
\$ Change	\$65,783	\$33,920	\$24,703	\$26,000	\$26,700	\$27,500	\$28,400	\$29,200	\$30,100
% Change	9%	4%	3%	3%	3%	3%	3%	3%	3%
Water	382,531	434,430	434,000	447,000	460,400	474,200	488,400	503,100	518,200
\$ Change	\$70,382	\$51,899	(\$430)	\$13,000	\$13,400	\$13,800	\$14,200	\$14,700	\$15,100
% Change	23%	14%	0%	3%	3%	3%	3%	3%	3%
Sewer	807,153	834,574	840,000	865,200	891,200	917,900	945,400	973,800	1,003,000
\$ Change	\$29,351	\$27,421	\$5,426	\$25,200	\$26,000	\$26,700	\$27,500	\$28,400	\$29,200
% Change	4%	3%	1%	3%	3%	3%	3%	3%	3%
Solid Waste	528,359	557,085	570,000	587,100	604,700	622,800	641,500	660,700	680,500
\$ Change	\$16,648	\$28,726	\$12,915	\$17,100	\$17,600	\$18,100	\$18,700	\$19,200	\$19,800
% Change	3%	5%	2%	3%	3%	3%	3%	3%	3%
Tacoma Power	858,425	854,207	820,000	844,600	869,900	896,000	922,900	950,600	979,100
\$ Change	\$43,051	(\$4,218)	(\$34,207)	\$24,600	\$25,300	\$26,100	\$26,900	\$27,700	\$28,500
% Change	5%	0%	-4%	3%	3%	3%	3%	3%	3%
Total	\$3,382,845	\$3,520,593	\$3,529,000	\$3,634,900	\$3,743,900	\$3,856,100	\$3,971,800	\$4,091,000	\$4,213,700
\$ Change	\$225,215	\$137,748	\$8,407	\$105,900	\$109,000	\$112,200	\$115,700	\$119,200	\$122,700
% Change	7%	4%	0%	3%	3%	3%	3%	3%	3%

Business License

Businesses located or doing business in the City must obtain a local business license prior to commencing operations. Business license fees are set by the City Council and may be changed from time to time. Currently, the cost of a general business license is \$60 for a 12 month period. Additional fees may apply to specialty businesses. Organizations exempt from taxation under 26 USC 501(C)(3) and (4) must apply and obtain a business license, but are exempt from the business license fee. The number of business licenses in a given year range between 3,800 – 4,200 with roughly 3,800 renewals annually. The higher figure includes temporary and construction contractor licenses.

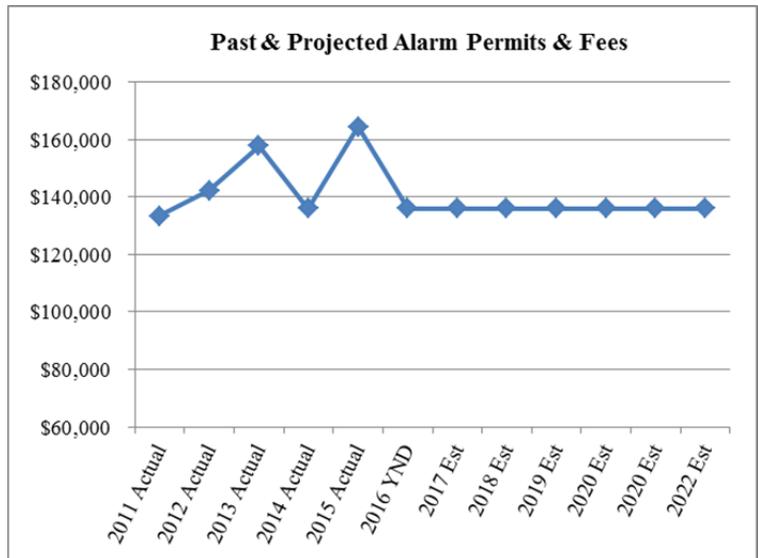
Year	Business License Fees	% of G/S Oper Rev	Chg Over Prior Year	
			\$	%
2011 Actual	\$ 279,507	0.8%	\$ 25,704	10.1%
2012 Actual	\$ 174,708	0.5%	\$ (104,799)	-37.5%
2013 Actual	\$ 279,070	0.8%	\$ 104,362	59.7%
2014 Actual	\$ 270,375	0.8%	\$ (8,695)	-3.1%
2015 Actual	\$ 248,339	0.7%	\$ (22,036)	-8.2%
2016 YND	\$ 261,500	0.7%	\$ 13,161	5.3%
2017 Est	\$ 303,500	0.8%	\$ 42,000	16.1%
2018 Est	\$ 303,500	0.8%	\$ -	0.0%
2019 Est	\$ 303,500	0.8%	\$ -	0.0%
2020 Est	\$ 303,500	0.8%	\$ -	0.0%
2020 Est	\$ 303,500	0.8%	\$ -	0.0%
2022 Est	\$ 303,500	0.7%	\$ -	0.0%
Average 6 Year Change (2011 - 2016)				-1.1%
Average 6 Year Change (2012 - 2017)				7.1%
Average 6 Year Change (2013 - 2018)				1.3%



Alarm Permits and Fees

In December 2008, the City approved a new revised alarm ordinance and program that became effective on January 1, 2009. False alarms cost the City and citizens thousands of dollars per year and take officers away from actual emergencies. The ordinance also creates a registration process, provides for annual alarm permit fees for residential and business alarms, and provides for fees for false alarms to encourage all alarm users to maintain the reliability of and to properly use their alarm equipment. Alarm permit fees are currently \$24 for commercial and residential with reduced residential rates of \$12 for senior and permanently disabled. False alarms fees are \$100 for each false burglar alarm activation and \$200 for each false robbery or panic alarm activation.

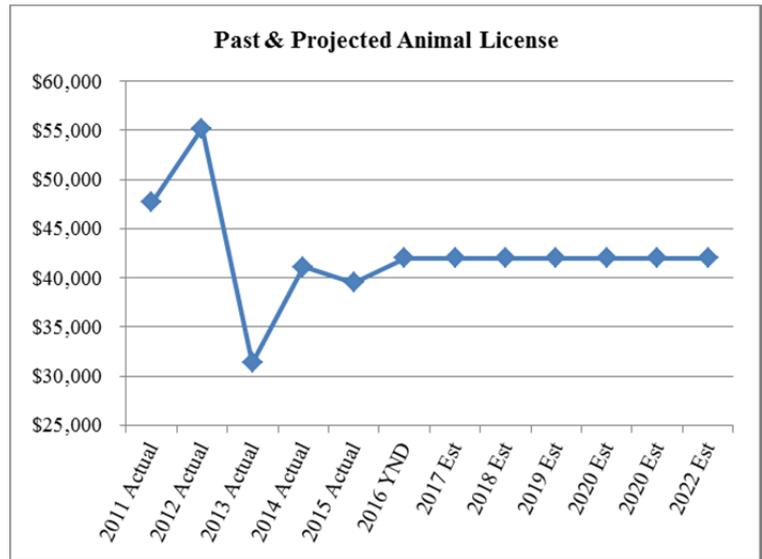
Year	Alarm Permits & Fees	% of G/S Oper Rev	Chg Over Prior Year	
			\$	%
2011 Actual	\$ 133,322	0.4%	\$ 29,460	28.4%
2012 Actual	\$ 142,276	0.4%	\$ 8,954	6.7%
2013 Actual	\$ 157,742	0.4%	\$ 15,466	10.9%
2014 Actual	\$ 135,883	0.4%	\$ (21,859)	-13.9%
2015 Actual	\$ 164,363	0.4%	\$ 28,480	21.0%
2016 YND	\$ 136,000	0.4%	\$ (28,363)	-17.3%
2017 Est	\$ 136,000	0.4%	\$ -	0.0%
2018 Est	\$ 136,000	0.4%	\$ -	0.0%
2019 Est	\$ 136,000	0.4%	\$ -	0.0%
2020 Est	\$ 136,000	0.3%	\$ -	0.0%
2020 Est	\$ 136,000	0.3%	\$ -	0.0%
2022 Est	\$ 136,000	0.3%	\$ -	0.0%
Average 6 Year Change (2011 - 2016)				0.3%
Average 6 Year Change (2012 - 2017)				-0.8%
Average 6 Year Change (2013 - 2018)				-2.7%



Animal License

The City requires all dogs and cats residing in the city over the age of 8 weeks to be licensed. All licenses (no matter what time of year initially purchased) expire on December 31st and must be renewed by February 28th each year. Renewal notices are sent out during January each year. The fees are \$55 for unaltered dog/cat, \$24 for altered dog, \$12 for altered cat and \$4 for cats and dogs under 6 months of age. Discounted rates are provided to senior citizens (\$30 for unaltered dog/cat, \$10 for altered dog, and \$4 for altered cat)

Year	Animal License	% of G/S Oper Rev	Chg Over Prior Year	
			\$	%
2011 Actual	\$ 47,704	0.1%	\$ 2,488	5.5%
2012 Actual	\$ 55,203	0.2%	\$ 7,499	15.7%
2013 Actual	\$ 31,346	0.1%	\$ (23,857)	-43.2%
2014 Actual	\$ 41,118	0.1%	\$ 9,772	31.2%
2015 Actual	\$ 39,540	0.1%	\$ (1,577)	-3.8%
2016 YND	\$ 42,000	0.1%	\$ 2,460	6.2%
2017 Est	\$ 42,000	0.1%	\$ -	0.0%
2018 Est	\$ 42,000	0.1%	\$ -	0.0%
2019 Est	\$ 42,000	0.1%	\$ -	0.0%
2020 Est	\$ 42,000	0.1%	\$ -	0.0%
2020 Est	\$ 42,000	0.1%	\$ -	0.0%
2022 Est	\$ 42,000	0.1%	\$ -	0.0%
Average 6 Year Change (2011 - 2016)				-2.3%
Average 6 Year Change (2012 - 2017)				-5.2%
Average 6 Year Change (2013 - 2018)				4.2%

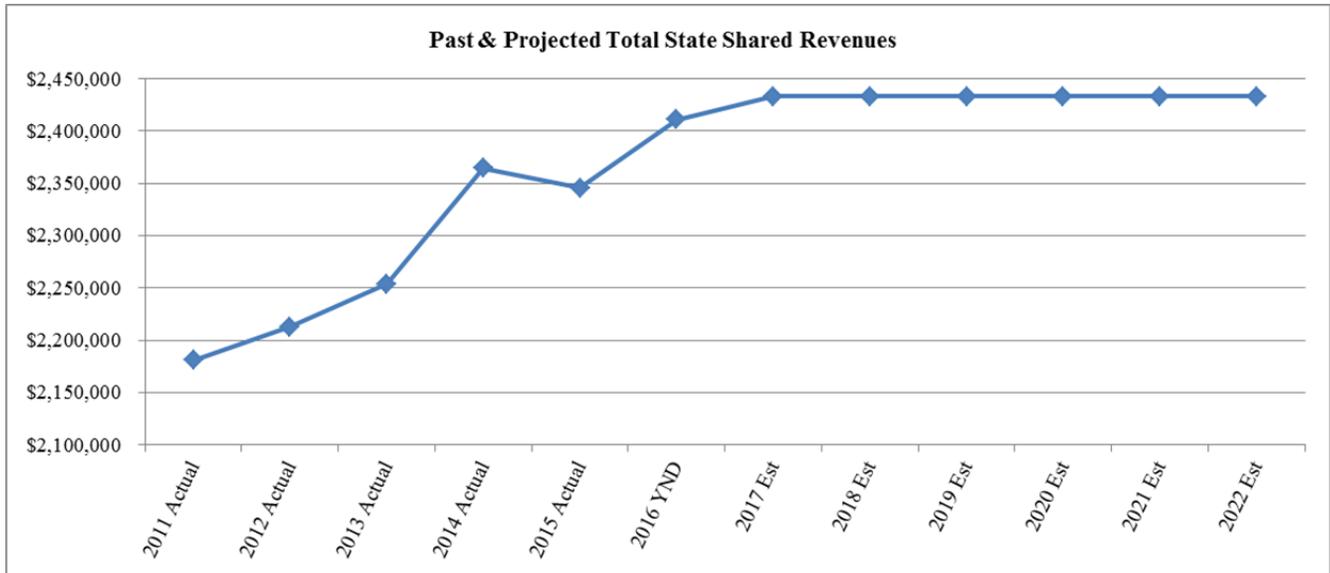


State Shared Revenues

State-shared revenues are from taxes and fees collected by the State and disbursed to municipalities based on population or other criteria. The source of these shared revenues include: sales tax mitigation, criminal justice, leasehold excise tax, state lodging tax sharing, liquor excise tax and liquor profits, and motor vehicle excise tax.

The following table provides a comparison to state shared revenues, including the portion of motor vehicle fuel tax received directly in the transportation capital fund.

Year	Sales Tax Mitigation	Criminal Justice & DUI Cities	Criminal Justice High Crime	Liquor Excise Tax	Liquor Profits	Motor Veh Fuel Tax	Subtotal Gen/St O&M	Motor Veh Fuel Tax-CIP	Total All Funds
2011 Actual	\$ 39,782	\$ 121,470	\$ 119,789	\$ 283,260	\$ 405,405	\$ 860,093	\$1,829,799	\$ 351,306	\$ 2,181,105
2012 Actual	\$ 49,158	\$ 123,883	\$ 125,164	\$ 145,808	\$ 580,449	\$ 843,743	\$1,868,205	\$ 344,627	\$ 2,212,832
2013 Actual	\$ 48,029	\$ 131,854	\$ 263,208	\$ 77,675	\$ 523,698	\$ 858,750	\$1,903,214	\$ 350,757	\$ 2,253,971
2014 Actual	\$ 48,556	\$ 147,169	\$ 332,925	\$ 99,953	\$ 518,105	\$ 869,319	\$2,016,027	\$ 348,310	\$ 2,364,337
2015 Actual	\$ 46,846	\$ 134,679	\$ 224,154	\$ 191,738	\$ 511,368	\$ 861,723	\$1,970,508	\$ 375,289	\$ 2,345,797
2016 YND	\$ 50,000	\$ 153,100	\$ 236,700	\$ 267,500	\$ 494,300	\$ 869,319	\$2,070,919	\$ 340,000	\$ 2,410,919
2017 Est	\$ 50,000	\$ 154,752	\$ 236,700	\$ 274,596	\$ 496,860	\$ 870,028	\$2,082,936	\$ 350,000	\$ 2,432,936
2018 Est	\$ 50,000	\$ 154,800	\$ 236,700	\$ 274,600	\$ 496,900	\$ 870,000	\$2,083,000	\$ 350,000	\$ 2,433,000
2019 Est	\$ 50,000	\$ 154,800	\$ 236,700	\$ 274,600	\$ 496,900	\$ 870,000	\$2,083,000	\$ 350,000	\$ 2,433,000
2020 Est	\$ 50,000	\$ 154,800	\$ 236,700	\$ 274,600	\$ 496,900	\$ 870,000	\$2,083,000	\$ 350,000	\$ 2,433,000
2021 Est	\$ 50,000	\$ 154,800	\$ 236,700	\$ 274,600	\$ 496,900	\$ 870,000	\$2,083,000	\$ 350,000	\$ 2,433,000
2022 Est	\$ 50,000	\$ 154,800	\$ 236,700	\$ 274,600	\$ 496,900	\$ 870,000	\$2,083,000	\$ 350,000	\$ 2,433,000
Average 6 Year Change (2011 - 2016)									1.6%
Average 6 Year Change (2012 - 2017)									1.5%
Average 6 Year Change (2013 - 2018)									1.2%



[Sales Tax Mitigation \(RCW 82.14.500\)](#)

The state provides funds to local jurisdictions that demonstrated an actual net loss of local sales tax revenue from the state’s adoption of the Streamlined Sales and Use Tax Agreement’s local sales tax sourcing provisions. The purpose of this distribution is to mitigate the unintended revenue redistribution effect of the sourcing law change among local jurisdictions. Additionally, mitigation was intended to offset the negative implications the sourcing law change may have on industry sectors such as warehousing and manufacturing.

Funds may be used for any lawful purpose of the local jurisdictions.

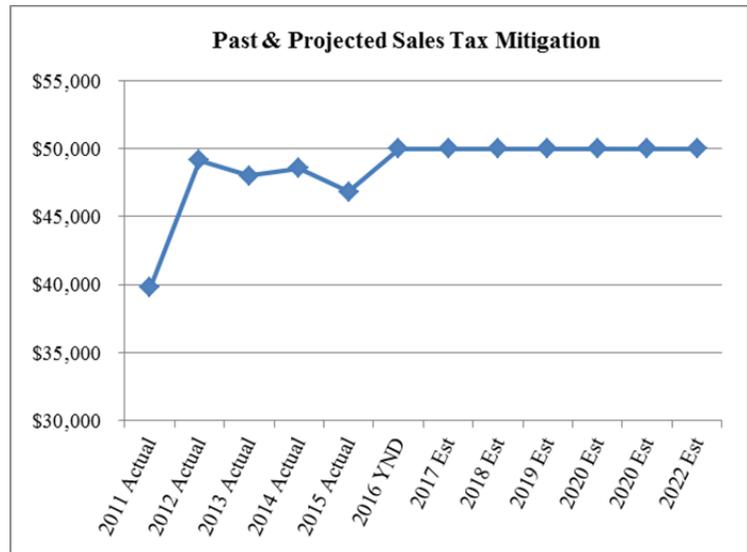
Local jurisdictions that had imposed a sales tax on July 1, 2008 and could demonstrate an actual net loss of local sales tax revenue from the state’s adoption of the Streamlined Sales and Use Tax Agreement’s local sales tax sourcing provisions. Local jurisdictions include counties, cities, towns, public transportation benefit authorities, regional taxing district, regional centers, public facilities districts, and football stadium authority are eligible to receive this funding.

Beginning July 1, 2008, the Department of Revenue with the assistance of an oversight committee composed of local jurisdictions, determined the amount of net loss of sales tax quarterly to each local jurisdiction from the sourcing change by analyzing and comparing data from tax return information and tax collections. Mitigation payments were distributed quarterly using this information. Beginning December 31, 2009, mitigation distributions were fixed to an annual amount to be paid in quarterly increments. The Department of Revenue may make adjustments to mitigation amounts based on annual review of distributions.

The program is administered by the Department of Revenue and distributions are made by the Office of State Treasurer quarterly each March, June, September, and December.

Distributions are deposited in the City’s General Fund.

Year	Sales Tax Mitigation	% of G/S Oper Rev	Chg Over Prior Year	
			\$	%
2011 Actual	\$ 39,782	0.1%	\$ (23,026)	-36.7%
2012 Actual	\$ 49,158	0.1%	\$ 9,376	23.6%
2013 Actual	\$ 48,029	0.1%	\$ (1,129)	-2.3%
2014 Actual	\$ 48,556	0.1%	\$ 527	1.1%
2015 Actual	\$ 46,846	0.1%	\$ (1,710)	-3.5%
2016 YND	\$ 50,000	0.1%	\$ 3,154	6.7%
2017 Est	\$ 50,000	0.1%	\$ -	0.0%
2018 Est	\$ 50,000	0.1%	\$ -	0.0%
2019 Est	\$ 50,000	0.1%	\$ -	0.0%
2020 Est	\$ 50,000	0.1%	\$ -	0.0%
2020 Est	\$ 50,000	0.1%	\$ -	0.0%
2022 Est	\$ 50,000	0.1%	\$ -	0.0%
Average 6 Year Change (2011 - 2016)				3.4%
Average 6 Year Change (2012 - 2017)				0.3%
Average 6 Year Change (2013 - 2018)				0.7%



[Criminal Justice \(RCW 82.14.320 / RCW 82.14.330\)](#)

Cities currently receive three types of criminal justice revenue (four including criminal justice sales tax): high crime, innovative programs, population, and violent crimes. The money comes from the State’s general fund and is distributed to cities on the last days of January, April, July and October. Distributions are deposited in the City’s General Fund.

[Population, Violent Crime, Innovative Programs and Contracted Programs \(RCW 82.14.330\)](#)

The state provides formula funding for criminal justices purposes to cities and towns each fiscal year. The purpose of these funds is to provide fiscal assistance to local governments for criminal justice systems in order to ensure public safety.

“Contracted Programs”, “Violent Crime,” and “Population” distributions must be used for criminal justice purposes as activities that substantially assist the criminal justice system, including domestic violence programs and advocates as defined in RCW 70.12.020. The uses are the same as for high crime except it cannot be used for publications and public educational efforts dealing with runaway or at-risk youth. Additionally, these distributions may not be used to replace or supplant existing funding, which is defined as calendar year 1989 actual operating expenditures for criminal justice purposes, excluding expenditures for extraordinary events not likely to reoccur; changes in contracted for criminal justice services, beyond the control of the jurisdiction receiving the services; and major nonrecurring capital expenditures.

“Innovative Programs” distributions must be used for 1) innovative law enforcement strategies; 2) programs to help at-risk children or child abuse victim response programs; and 3) programs designed to reduce the level of domestic violence or to provide counseling for domestic violence victims.

All cities and towns are eligible for “Population” and “Innovative Programs” distribution.

Cities that contract with another governmental agency for the majority of the city’s law enforcement services may notify the Department of Commerce by November 30th of their eligibility to receive “Contracted Services” distribution the following calendar year. The City of Lakewood does not receive the “Contracted Programs” distribution since it has its own police force.

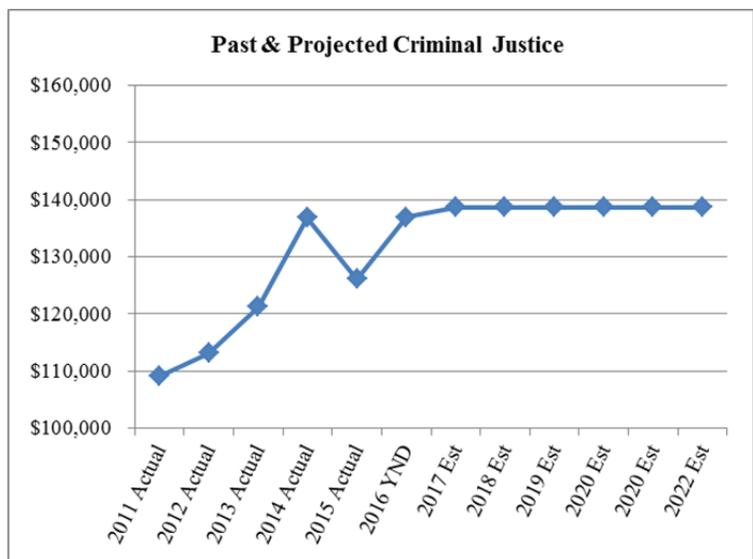
Cities and towns eligible for a “Violent Crime” distribution must have a three-year average violent crime in excess of 150% of the statewide three-year average violent crime as reported annually by the Washington Association of Sheriffs and Police Chiefs.

RCW 82.14.320 directs a state general fund transfer each fiscal year into the Municipal Criminal Justice Assistant Account. The transfer is to increase each fiscal year by the state’s fiscal grown factor under RCW 43.135.025.

- Sixteen percent (16%) of these funds are distributed ratably to cities based on population, with each city receiving a minimum of \$1,000 per year.
- Twenty percent (20%) is distributed based on population to those cities that have had an average violent crime rate in the last three years that is 150% of the statewide average for those three years, but no more than \$1 per capita.
- Ten percent (10%) of funds are distributed on a per capita basis to “Contracted Services” cities and towns.
- Fifty-four percent (54%) of funds are distributed on a per capita basis for “Innovative Programs.”

No city or town may receive more than 30% of total funds Population and High Crime Distributions. Cities receive two Municipal Criminal Justice Assistance distributions based solely on population, but are combined into a single distribution by the Office of the State Treasurer. Distributions are made by the Office of the State Treasurer quarterly each January, April, July and October.

Year	Criminal Justice	% of G/S Oper Rev	Chg Over Prior Year	
			\$	%
2011 Actual	\$ 109,056	0.3%	\$ (2,051)	-1.8%
2012 Actual	\$ 113,161	0.3%	\$ 4,105	3.8%
2013 Actual	\$ 121,197	0.3%	\$ 8,035	7.1%
2014 Actual	\$ 136,811	0.4%	\$ 15,614	12.9%
2015 Actual	\$ 126,106	0.3%	\$ (10,705)	-7.8%
2016 YND	\$ 137,000	0.4%	\$ 10,894	8.6%
2017 Est	\$ 138,652	0.4%	\$ 1,652	1.2%
2018 Est	\$ 138,700	0.4%	\$ 48	0.0%
2019 Est	\$ 138,700	0.4%	\$ -	0.0%
2020 Est	\$ 138,700	0.4%	\$ -	0.0%
2020 Est	\$ 138,700	0.3%	\$ -	0.0%
2022 Est	\$ 138,700	0.3%	\$ -	0.0%
Average 6 Year Change (2011 - 2016)				3.4%
Average 6 Year Change (2012 - 2017)				3.1%
Average 6 Year Change (2013 - 2018)				2.1%



[DUI Assistance \(RCW 46.68.260\)](#)

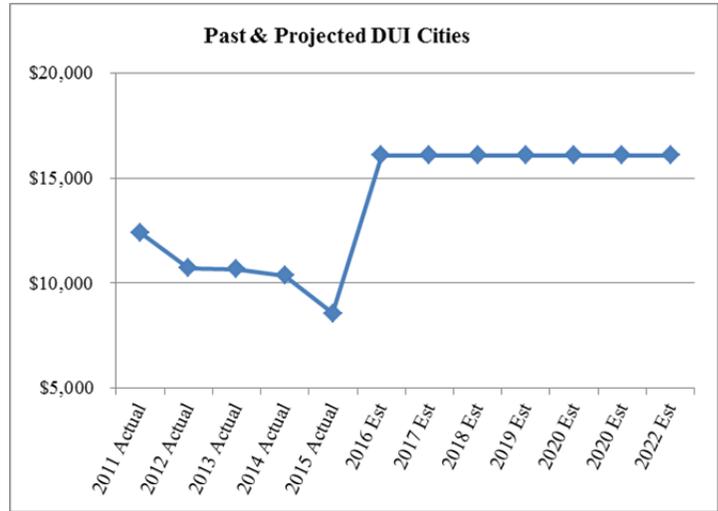
The state provides Impaired Driving Safety Account Funds to counties, cities and towns to help offset costs for implementing criminal justice laws related to driving under the influence. The purpose is to offset county, city and town criminal justice costs from ten separate driving under the influence laws enacted in 1998. Funds must be used for enforcing laws relating to driving and boating while under the influence of either an intoxicating liquor or any drug.

The Impaired Driving Safety Account receives a portion (63%) of a \$150 fee charged to reissue a driver’s license after suspension or revocation due to a violation of RCW 46.20.308 (implied consent), RCW 46.61.502 (driving under the influence) and/or RCW 46.61.504 (physical control of a vehicle under the influence. Impaired Driving Safety Account funds are distributed to counties, cities and towns through an omnibus operating budget appropriation to the County Criminal Justice Assistance Account and the Municipal Criminal Justice Assistance

Account. Total funds deposited in the account are split between counties (60%) and cities and towns (40%); this fund split was established with the first appropriation in 1998.

Individual cities receive their share ratably based on population as provided in RCW 82.14.330. Distributions are made by the Office of State Treasurer quarterly each January, April, July and October.

Year	DUI Cities	% of G/S Oper Rev	Chg Over Prior Year	
			\$	%
2011 Actual	\$ 12,413	0.0%	\$ 1,580	14.6%
2012 Actual	\$ 10,722	0.0%	\$ (1,692)	-13.6%
2013 Actual	\$ 10,658	0.0%	\$ (64)	-0.6%
2014 Actual	\$ 10,358	0.0%	\$ (300)	-2.8%
2015 Actual	\$ 8,573	0.0%	\$ (1,785)	-17.2%
2016 Est	\$ 16,100	0.0%	\$ 7,527	87.8%
2017 Est	\$ 16,100	0.0%	\$ -	0.0%
2018 Est	\$ 16,100	0.0%	\$ -	0.0%
2019 Est	\$ 16,100	0.0%	\$ -	0.0%
2020 Est	\$ 16,100	0.0%	\$ -	0.0%
2020 Est	\$ 16,100	0.0%	\$ -	0.0%
2022 Est	\$ 16,100	0.0%	\$ -	0.0%
Average 6 Year Change (2011 - 2016)				3.8%
Average 6 Year Change (2012 - 2017)				5.6%
Average 6 Year Change (2013 - 2018)				5.6%



[High Crime \(RCW 82.14.320\)](#)

The state provides formula funding for criminal justice purposes to cities and towns each fiscal year. The purpose of these funds is to provide fiscal assistance to local governments for criminal justice systems in order to ensure public safety.

Funds must be used for criminal justice purposes defined as activities that substantially assist the criminal justice system, including domestic violence programs and advocates as defined in RCW 70.123.020, and publications and educational efforts to assist parents dealing with runaway or at-risk youth.

Funds may not be used to replace or supplant existing funding, which is defined as calendar year 1989 actual operating expenditures for extraordinary events not likely to reoccur; changes in contracted for criminal justice services, beyond the control of the local jurisdiction receiving the services; and major nonrecurring capital expenditures.

All cities and towns are eligible for a “Population” distribution. To qualify for the “high crime” distribution cities and towns must:

- Have a crime rate in excess of 125% of the state-wide average as calculated in the most recent annual report on crime in Washington State is published by the Washington Association of Sheriffs and Police Chiefs;
- Be levying, at the maximum rate, the second ½ cent of the sales tax or half cent real estate excise tax; and
- Have a per capita yield from the first ½ cent of the sales tax of less than 150% of the state-wide average per capita yield for all cities.

Cities have to re-qualify for the distribution each year based on the above criteria. The determination is made in July of each year for distribution in the four quarters of the state fiscal year (July 1st – June 30th).

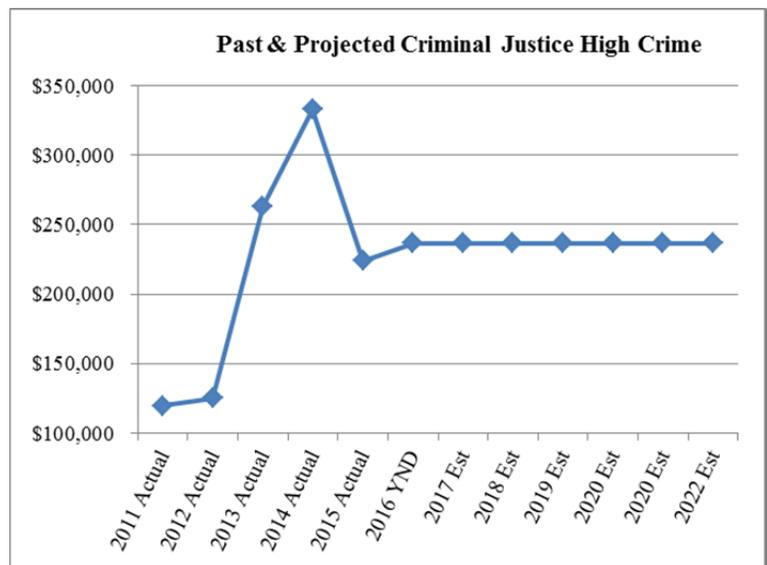
RCW 82.14.320 directs a state general fund transfer each fiscal year into the Municipal Criminal Justice Assistance Account. The transfer is to increase each year by the state’s fiscal growth factor under RCW 43.135.025.

- Seventy percent (70%) of the funds are distributed to individual cities and towns ratably by population.
- Thirty percent (30%) of the funds are distributed ratably by population to cities and towns eligible for a “High Crime” distribution and have a crime rate greater than 175% of the statewide average crime rate. No city may receive more than 50% of these funds; if a city or town distribution is reduced because of this limit, the excess is added to the pool of funds to be distributed by population-only.

No city or town may receive more than 30% of funds through both “Population” and “High Crime” distributions.

The City has received criminal justice high crime funding since 1997 and continues to qualify for the distribution through June 30, 2015.

Year	Criminal Justice High Crime	% of G/S Oper Rev	Chg Over Prior Year	
			\$	%
2011 Actual	\$ 119,789	0.4%	\$ (12,718)	-9.6%
2012 Actual	\$ 125,164	0.4%	\$ 5,375	4.5%
2013 Actual	\$ 263,208	0.7%	\$ 138,044	110.3%
2014 Actual	\$ 332,925	0.9%	\$ 69,717	26.5%
2015 Actual	\$ 224,154	0.6%	\$ (108,772)	-32.7%
2016 YND	\$ 236,700	0.6%	\$ 12,546	5.6%
2017 Est	\$ 236,700	0.6%	\$ -	0.0%
2018 Est	\$ 236,700	0.6%	\$ -	0.0%
2019 Est	\$ 236,700	0.6%	\$ -	0.0%
2020 Est	\$ 236,700	0.6%	\$ -	0.0%
2020 Est	\$ 236,700	0.6%	\$ -	0.0%
2022 Est	\$ 236,700	0.6%	\$ -	0.0%
Average 6 Year Change (2011 - 2016)			8.2%	
Average 6 Year Change (2012 - 2017)			7.9%	
Average 6 Year Change (2013 - 2018)			-1.9%	



[Leasehold Excise Tax \(RCW 82.29A\)](#)

A county or city may impose a local leasehold excise tax that is credited against the state leasehold tax on the privilege of using or occupying publicly owned real or personal property through a leasehold. Through the credit, the local government receives a portion of the state leasehold excise tax rather than leaseholders paying an additional local leasehold excise tax.

The purpose of the leasehold excise tax is “in lieu” of property tax. The distribution to taxing districts provides revenue that would otherwise be generated by the property tax.

Funds may be used for any lawful purpose of the local taxing district. Local taxing districts in counties and cities that have imposed a local leasehold excise tax are eligible to receive the funds.

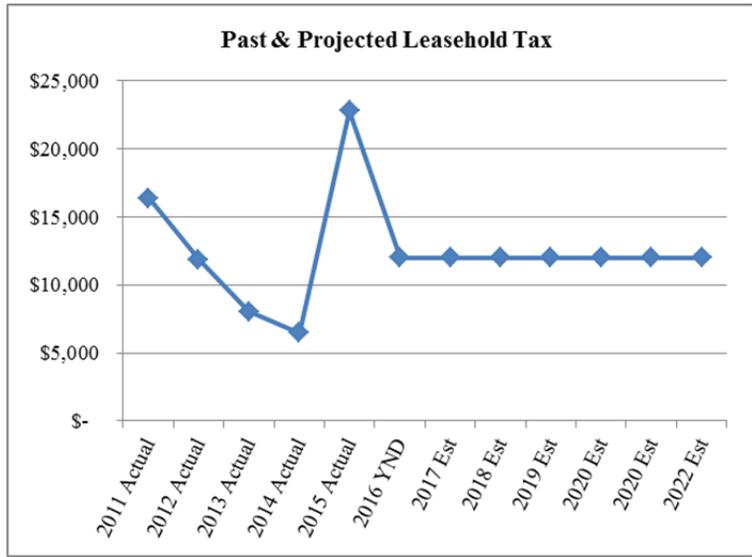
Counties and cities are authorized to impose a local leasehold tax on taxable rent at the rate of 6% and 4%, respectively, to be credited against the state’s leasehold excise tax rate of 12.84%. Counties must provide a credit for the full amount of any city tax imposed upon the same taxable event. As a result, the effective rate of the state leasehold excise tax is 6.84%.

County treasurers are required to district any county imposed leasehold tax to other taxing districts, excluding cities, according to each district's pro rata share of the property tax in the county.

The program is administered by the Department and Revenue and distributions are made by the Office of State Treasurer on the last business day of even numbered months.

Distributions are deposited in the City's General Fund.

Year	Leasehold Tax	% of G/S Oper Rev	Chg Over Prior Year	
			\$	%
2011 Actual	\$ 16,357	0.0%	\$ (4,993)	-23.4%
2012 Actual	\$ 11,858	0.0%	\$ (4,499)	-27.5%
2013 Actual	\$ 8,027	0.0%	\$ (3,831)	-32.3%
2014 Actual	\$ 6,457	0.0%	\$ (1,570)	-19.6%
2015 Actual	\$ 22,800	0.1%	\$ 16,343	253.1%
2016 YND	\$ 12,000	0.0%	\$ (10,800)	-47.4%
2017 Est	\$ 12,000	0.0%	\$ -	0.0%
2018 Est	\$ 12,000	0.0%	\$ -	0.0%
2019 Est	\$ 12,000	0.0%	\$ -	0.0%
2020 Est	\$ 12,000	0.0%	\$ -	0.0%
2020 Est	\$ 12,000	0.0%	\$ -	0.0%
2022 Est	\$ 12,000	0.0%	\$ -	0.0%
Average 6 Year Change (2011 - 2016)			-6.1%	
Average 6 Year Change (2012 - 2017)			0.2%	
Average 6 Year Change (2013 - 2018)			5.5%	



Liquor Revenues

Prior to June 1, 2012, the State's liquor monopoly prevented the City from taxing liquor establishments. However, the City of Lakewood was responsible for the policing of all liquor establishments located within the city limits so the state was required to share their state-collected profits and taxes to help cities with the cost of policing their liquor establishments. The Liquor Board obtained their profits from state liquor stores, taxes on wine and beer, license fees, permit fees, penalties, and forfeitures. Of these profits, cities receive a 40% share based on population. Cities also received 28% of the local excise tax receipts.

In November 2011, voters approved Initiative 1183 which privatized the distribution and retail sale of liquor, effective June 1, 2012. The markups on liquor have been replaced as a state revenue source by license fees that are paid to the state by retailers and distributors. The direct impact of this initiative is on liquor profits.

In 2012, legislation passed which diverted all city and county liquor excise tax revenue to the state general fund for FY 2013. It also provided for a permanent diversion of \$10M per year of city and county money from the liquor excise tax fund to the state general fund, effective FY 2014. Since 80% of the liquor excise tax is distributed to cities and 20% to counties, \$8M of the transfer comes out of City money and \$2M comes from county money annually.

The 2013-2015 state budget, passed by the 2013 legislature, contained a provision that increased the share of liquor taxes collected and remitted to the state general fund, from 65% to 77.5%. This meant that the share going to the liquor excise tax fund for distribution to cities and counties fell from 35% to 22.5% - a reduction of 35%. The 2013-2015 budget also appropriated \$24.74M for the liquor excise tax fund which created a conflict for the methodology to be used by the state for distributions throughout the 2013-2015 biennium. It was hoped that the 2014 session would bring some resolution to the issue, but the legislature did not produce an amendment so the lower revenue methodology became the reality for the remainder of the biennium.

The 2015–2017 state budget, passed by the 2015 legislature has returned the percentage distribution to pre-2013 state budget provisions which means that 35% of revenues collected are to be deposited in the liquor excise tax fund to be distributed to counties, cities and towns.

To be eligible for liquor revenues funds, a city must devote at least 2% of its distribution to support an approved alcoholism or drug addiction program.

Liquor Excise Tax

(RCW 82.08.150 through RCW 82.08.170, RCW 66.08.195, RCW 66.08.200, RCW 66.08.210, RCW 66.24.290, RCW 70.96A.085, RCW 70.96A.8)

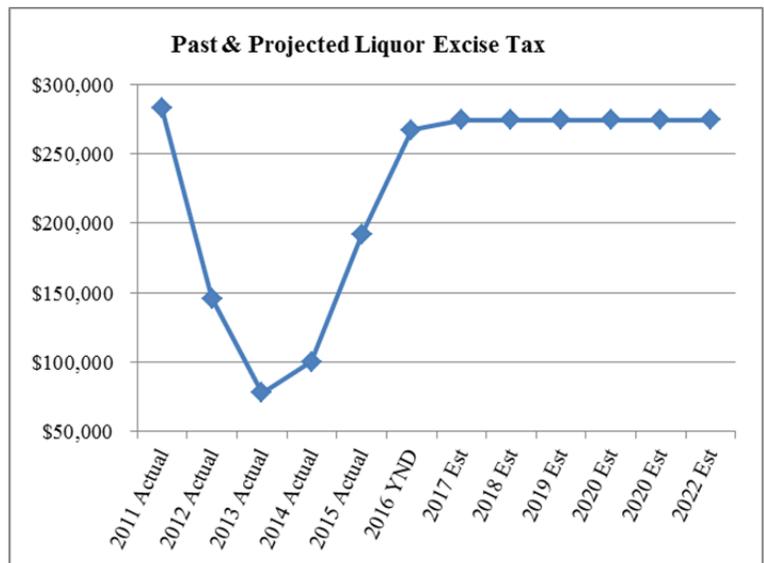
The liquor excise tax is the state distributed tax on liquor sold by spirit retail license. With the exception of border areas, distribution is based on population, except that local governments that prohibit the sale of liquor within their jurisdictions do not share in the distribution. For border areas, the distribution includes the tax imposed on all beer.

For 2015, the first three distributions from the State Treasurer reflects the 2013-2015 state budget provision and the final distribution in September will be made under the 2015-2017 state budget, split 80% to cities and 20% to counties.

For 2016, all of the distributions will be calculated using the original distribution, wherein the state general fund receives 65% of liquor tax collections and 35% will go into the liquor excise tax fund for distribution to counties, cities and towns less the \$10M (\$2.5M a quarter) permanent transfer to the state general fund.

The State Treasurer distributes liquor excise tax revenues to the City in January, April, July and September which are deposited in the City’s General Fund.

Year	Liquor Excise Tax	% of G/S Oper Rev	Chg Over Prior Year	
			\$	%
2011 Actual	\$ 283,260	0.9%	\$ (7,800)	-2.7%
2012 Actual	\$ 145,808	0.4%	\$ (137,452)	-48.5%
2013 Actual	\$ 77,675	0.2%	\$ (68,133)	-46.7%
2014 Actual	\$ 99,953	0.3%	\$ 22,278	28.7%
2015 Actual	\$ 191,738	0.5%	\$ 91,785	91.8%
2016 YND	\$ 267,500	0.7%	\$ 75,762	39.5%
2017 Est	\$ 274,596	0.7%	\$ 7,096	2.7%
2018 Est	\$ 274,600	0.7%	\$ 4	0.0%
2019 Est	\$ 274,600	0.7%	\$ -	0.0%
2020 Est	\$ 274,600	0.7%	\$ -	0.0%
2020 Est	\$ 274,600	0.7%	\$ -	0.0%
2022 Est	\$ 274,600	0.7%	\$ -	0.0%
Average 6 Year Change (2011 - 2016)				-1.0%
Average 6 Year Change (2012 - 2017)				7.8%
Average 6 Year Change (2013 - 2018)				12.0%



Liquor Profits

(RCW 66.08.190 through RCW 66.08.210, RCW 70.96A.085, RCW 70.96A.087, RCW 66.24.065)

Under Initiative 1183 passed in November 2011, the state collects revenue in the form of license fees from distributors and retailers. A portion of these “liquor profits” (the Liquor Control Board continues to call these funds “liquor profits”) goes to cities, counties, and border cities and counties.

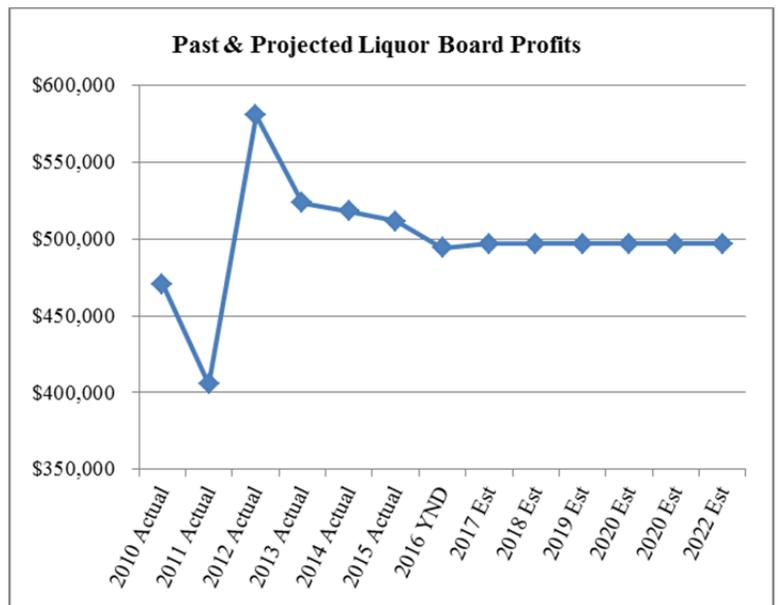
The distribution of spirit license fees through the liquor revolving fund to border areas, counties, cities, towns and the municipal research center must be made in a manner that provides that each category of recipients receive, in the aggregate, no less that it received from the liquor revolving fund during comparable periods prior to December 8, 2011.

The “comparable periods prior to December 8, 2011” were determined by the Office of Financial Management to be December 2010, March 2011, July 2011, and September 2011. An additional distribution of ten million dollars per year from the spirits license fees was added to enhance public safety programs. Three-tenths of one percent (0.3%) is distributed to border areas, counties, and towns. Of the remaining amount, the distribution is 80% to cities and 20% to counties.

Each city and county must split its distributions so that it can account separately for the portion that can be spent for any general purpose and the portion that must be spent to enhance public safety programs. To make this split, 20.23% of liquor profits for enhancing public safety.

The liquor control board profits are the state distribution of a portion of beer tax and spirit fees. Distribution is based on population, except that local governments that prohibit the sale of liquor within their jurisdictions do not share in the distribution. The State Treasurer distributes liquor excise tax revenues to the City in January, April, July and September which are deposited in the City’s General Fund.

Year	Liquor Board Profits	% of G/S Oper Rev	Chg Over Prior Year	
			\$	%
2010 Actual	\$ 470,667	1.5%	\$ 66,201	16.4%
2011 Actual	\$ 405,405	1.2%	\$ (65,262)	-13.9%
2012 Actual	\$ 580,449	1.7%	\$ 175,044	43.2%
2013 Actual	\$ 523,698	1.5%	\$ (56,751)	-9.8%
2014 Actual	\$ 518,105	1.4%	\$ (5,593)	-1.1%
2015 Actual	\$ 511,368	1.4%	\$ (6,737)	-1.3%
2016 YND	\$ 494,300	1.3%	\$ (17,068)	-3.3%
2017 Est	\$ 496,860	1.3%	\$ 2,560	0.5%
2018 Est	\$ 496,900	1.3%	\$ 40	0.0%
2019 Est	\$ 496,900	1.3%	\$ -	0.0%
2020 Est	\$ 496,900	1.3%	\$ -	0.0%
2020 Est	\$ 496,900	1.2%	\$ -	0.0%
2022 Est	\$ 496,900	1.2%	\$ -	0.0%
Average 6 Year Change (2011 - 2016)				3.0%
Average 6 Year Change (2012 - 2017)				-2.8%
Average 6 Year Change (2013 - 2018)				-0.9%



Motor Vehicle Fuel Tax (RCW 46.68)

This tax is placed on the sale of motor vehicle gas in the State of Washington. Taxes on motor vehicle fuels from prior month's collections of the preceding month's station sales are to be used for construction, improvements, and repair of highways, streets and roads.

The motor vehicle fuel tax (MVET) is levied on consumption rather than price. The state currently levies a tax of 37.5 cents per gallon on motor vehicle fuel under RCW 82.36.025(1) through (6) and on special fuel (diesel) under RCW 82.38.030(1) through (6). Cities receive 10.6961% of the 23 cents per gallon tax levied under RCW 82.36.025(1) and RCW 82.38.030(1), from which some small deductions are made. Cities also are given 8.3333% share of the 3 cent taxes levied under RCW 82.36.025(3) and (4) and RCW 82.38.030(3) and (4).

These funds are distributed on a per capita basis and are to be placed in the city’s Street Operations & Maintenance Fund and Transportation Capital Fund to be spent for: salaries and wages, material, supplies, equipment, purchase

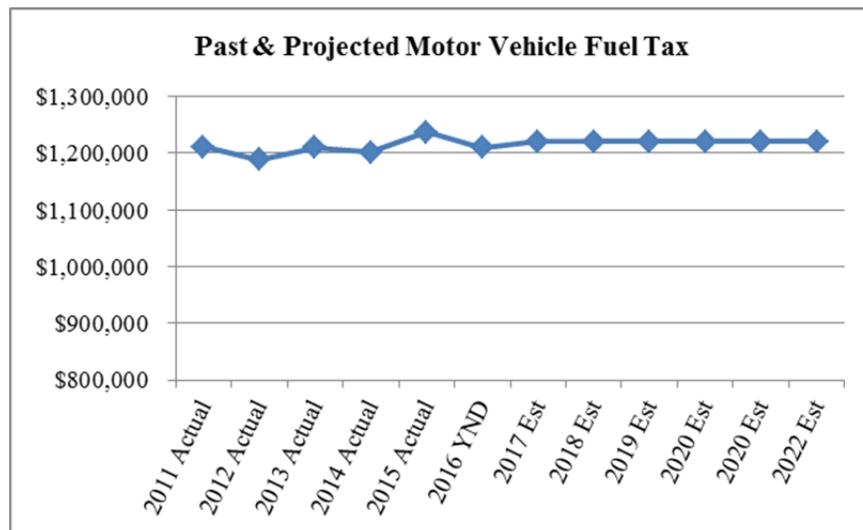
or condemnation of right-of-way, engineering or any other proper highway or street purpose in connection with the construction, alteration, repair, improvement or maintenance of city street or bridge, or viaduct of under passage along, upon or across such streets.

Cities are required to spend 0.42% of their gas tax receipts on paths and trails, unless that amount is \$500 or less. Cities in lieu of expending the funds each year may credit the funds to a financial reserve or special fund, to be held for not more than ten years, and to be expended for paths and trails.

The allocation of MVET is as follows: 71% to Street Operations & Maintenance; 29% to Transportation Capital which includes 0.42% earmarked specifically for paths and trails.

The program is administered by the Department of Licensing and distributions are made by the Office of State Treasurer monthly.

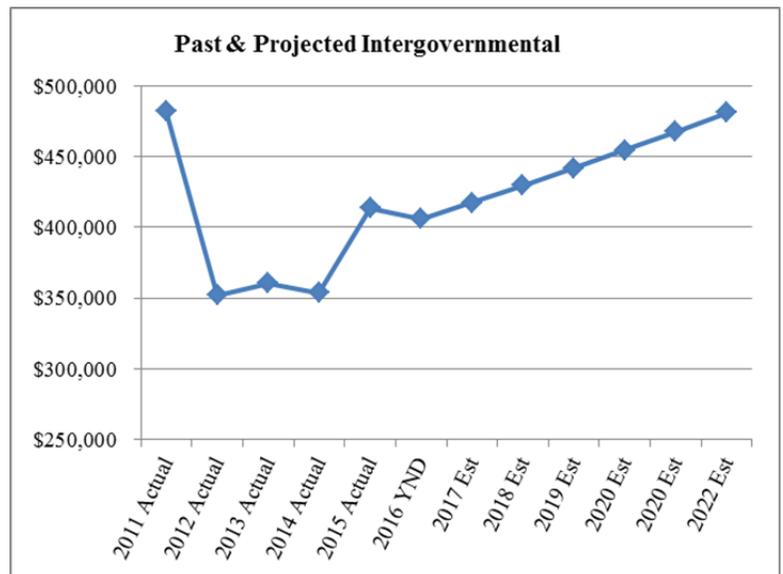
Year	Vehicle Fuel Tax - G/S	% of G/S Oper Rev	Chg Over Prior Year		Motor Vehicle Fuel Tax - CIP	Total MVET
			\$	%		
2011 Actual	\$ 860,093	2.6%	\$ (34,774)	-3.9%	\$ 351,306	\$ 1,211,399
2012 Actual	\$ 843,743	2.4%	\$ (16,350)	-1.9%	\$ 344,627	\$ 1,188,370
2013 Actual	\$ 858,750	2.4%	\$ 15,007	1.8%	\$ 350,757	\$ 1,209,507
2014 Actual	\$ 852,760	2.4%	\$ (5,990)	-0.7%	\$ 348,310	\$ 1,201,070
2015 Actual	\$ 861,723	2.4%	\$ 8,963	1.1%	\$ 375,289	\$ 1,237,013
2016 YND	\$ 869,319	2.4%	\$ 7,596	0.9%	\$ 340,000	\$ 1,209,319
2017 Est	\$ 870,028	2.3%	\$ 709	0.1%	\$ 350,000	\$ 1,220,028
2018 Est	\$ 870,000	2.3%	\$ (28)	0.0%	\$ 350,000	\$ 1,220,000
2019 Est	\$ 870,000	2.3%	\$ -	0.0%	\$ 350,000	\$ 1,220,000
2020 Est	\$ 870,000	2.2%	\$ -	0.0%	\$ 350,000	\$ 1,220,000
2020 Est	\$ 870,000	2.2%	\$ -	0.0%	\$ 350,000	\$ 1,220,000
2022 Est	\$ 870,000	2.1%	\$ -	0.0%	\$ 350,000	\$ 1,220,000
Average 6 Year Change (2011 - 2016)						-0.6%
Average 6 Year Change (2012 - 2017)						0.3%
Average 6 Year Change (2013 - 2018)						0.0%



Intergovernmental

Intergovernmental revenues include Police reimbursement, animal services contract revenues from the Town of Steilacoom and City of Dupont, Municipal Court contracted services to the City of University Place, Town of Steilacoom and City of Dupont (beginning in 2015) and parks revenue from Pierce County. These revenues are deposited in the General Fund.

Year	Intergov't'l	% of G/S Oper Rev	Chg Over Prior Year	
			\$	%
2011 Actual	\$ 482,732	1.4%	\$ 176,340	57.6%
2012 Actual	\$ 351,908	1.0%	\$ (130,824)	-27.1%
2013 Actual	\$ 360,563	1.0%	\$ 8,655	2.5%
2014 Actual	\$ 353,747	1.0%	\$ (6,816)	-1.9%
2015 Actual	\$ 413,554	1.1%	\$ 59,807	16.9%
2016 YND	\$ 406,025	1.1%	\$ (7,529)	-1.8%
2017 Est	\$ 417,700	1.1%	\$ 11,675	2.9%
2018 Est	\$ 429,800	1.1%	\$ 12,100	2.9%
2019 Est	\$ 442,200	1.1%	\$ 12,400	2.9%
2020 Est	\$ 454,900	1.2%	\$ 12,700	2.9%
2020 Est	\$ 467,900	1.2%	\$ 13,000	2.9%
2022 Est	\$ 481,400	1.2%	\$ 13,500	2.9%
Average 6 Year Change (2011 - 2016)			-3.1%	
Average 6 Year Change (2012 - 2017)			2.6%	
Average 6 Year Change (2013 - 2018)			2.7%	

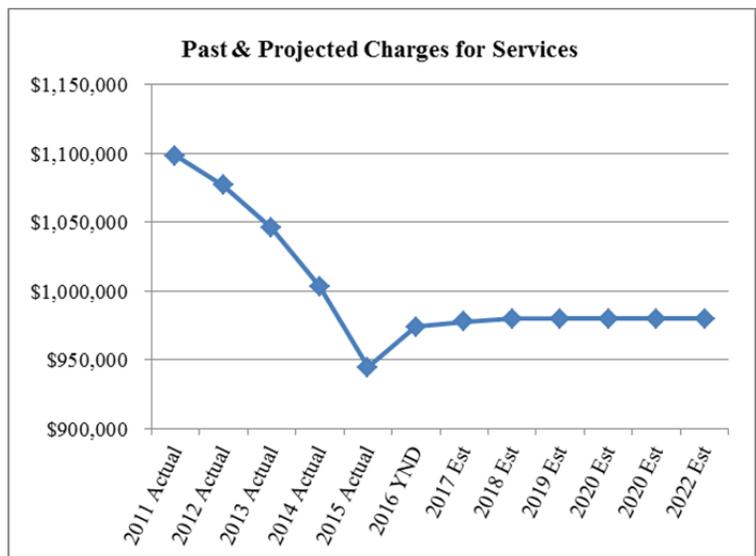


Charges for Services

The charge for services is revenues generated from services provided to the general public.

Revenues from charges for services include parks & recreation fees, court transport fees from the City of University Place and Town of Steilacoom, towing impound fees, extra duty fees, and Western State Hospital dispatch services.

Year	Charges for Services	% of G/S Oper Rev	Chg Over Prior Year	
			\$	%
2011 Actual	\$ 1,098,341	3.3%	\$ 75,071	7.3%
2012 Actual	\$ 1,076,914	3.1%	\$ (21,427)	-2.0%
2013 Actual	\$ 1,045,767	3.0%	\$ (31,147)	-2.9%
2014 Actual	\$ 1,003,355	2.8%	\$ (42,412)	-4.1%
2015 Actual	\$ 944,539	2.6%	\$ (58,816)	-5.9%
2016 YND	\$ 974,000	2.6%	\$ 29,461	3.1%
2017 Est	\$ 977,500	2.6%	\$ 3,500	0.4%
2018 Est	\$ 979,500	2.6%	\$ 2,000	0.2%
2019 Est	\$ 979,500	2.5%	\$ -	0.0%
2020 Est	\$ 979,500	2.5%	\$ -	0.0%
2020 Est	\$ 979,500	2.5%	\$ -	0.0%
2022 Est	\$ 979,500	2.4%	\$ -	0.0%
Average 6 Year Change (2011 - 2016)			-2.1%	
Average 6 Year Change (2012 - 2017)			-1.7%	
Average 6 Year Change (2013 - 2018)			-1.1%	



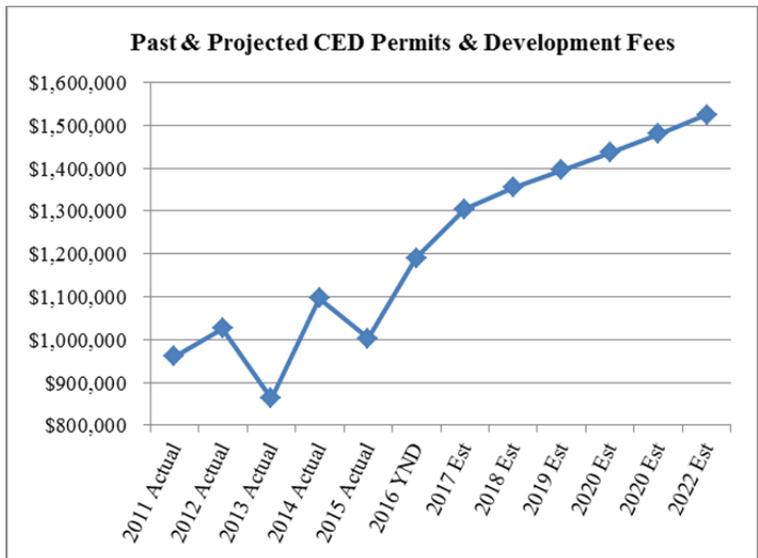
In May 2016, the City Council adopted a set of revised financial policies to include cost recovery. The following is an excerpt of the cost recovery policy as it relates specifically to target cost recovery for development review services:

Target Cost Recovery Level for Parks Programs/Services. The cost recovery policy applies to the following parks and recreation programs/services: recreation services; special events and community gathering; senior services; and all parks. The following should be considered when determining pricing levels: The higher the community benefit, the higher the General Fund subsidy level and the higher the individual benefit, the lower the General Fund subsidy level. The overall cost recovery goal for all parks programs and services should be 45%.

Permit & Development Fees

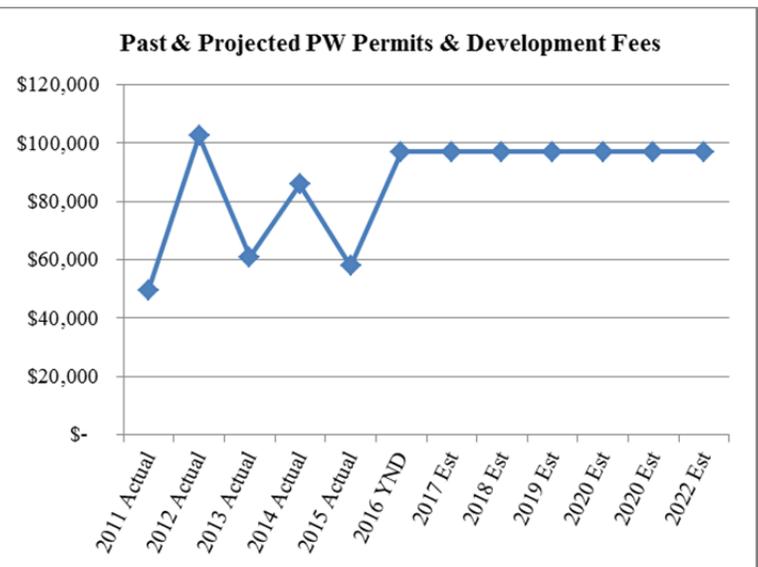
Community & Economic Development permits & fees include plan review, building, plumbing, mechanical, and land use fees. All fees are payable at the time of application. Application fees are deposited into the General Fund and are used to offset building and planning related service costs. The International Code Council (ICC) sets the per square foot building valuation. The ICC updates the valuation number annually. Building permit fees are, therefore, based on the building valuation table which is found in the City’s Master Fee Schedule, as is all other related Community & Economic Development permits and fees.

Year	CED Permits & Dev Fees	% of G/S Oper Rev	Chg Over Prior Year	
			\$	%
2011 Actual	\$ 961,142	2.9%	\$ 146,814	18.0%
2012 Actual	\$ 1,026,342	3.0%	\$ 65,200	6.8%
2013 Actual	\$ 863,469	2.4%	\$ (162,873)	-15.9%
2014 Actual	\$ 1,096,893	3.1%	\$ 233,424	27.0%
2015 Actual	\$ 1,002,837	2.7%	\$ (94,056)	-8.6%
2016 YND	\$ 1,190,370	3.2%	\$ 187,533	18.7%
2017 Est	\$ 1,304,214	3.5%	\$ 113,844	9.6%
2018 Est	\$ 1,354,391	3.6%	\$ 50,177	3.8%
2019 Est	\$ 1,395,300	3.6%	\$ 40,909	3.0%
2020 Est	\$ 1,437,200	3.7%	\$ 41,900	3.0%
2020 Est	\$ 1,480,200	3.7%	\$ 43,000	3.0%
2022 Est	\$ 1,524,300	3.8%	\$ 44,100	3.0%
Average 6 Year Change (2011 - 2016)				3.2%
Average 6 Year Change (2012 - 2017)				3.6%
Average 6 Year Change (2013 - 2018)				6.0%



Public Works permits and development fees include right-of-way permits, plan review fees, inspection fees. The revenues are deposited in the Street Fund to offset service costs.

Year	PW Permits & Dev Fees	% of G/S Oper Rev	Chg Over Prior Year	
			\$	%
2011 Actual	\$ 49,336	0.1%	\$ (23,884)	-32.6%
2012 Actual	\$ 102,492	0.3%	\$ 53,156	107.7%
2013 Actual	\$ 61,033	0.2%	\$ (41,459)	-40.5%
2014 Actual	\$ 85,956	0.2%	\$ 24,923	40.8%
2015 Actual	\$ 57,992	0.2%	\$ (27,964)	-32.5%
2016 YND	\$ 97,000	0.3%	\$ 39,008	67.3%
2017 Est	\$ 97,000	0.3%	\$ -	0.0%
2018 Est	\$ 97,000	0.3%	\$ -	0.0%
2019 Est	\$ 97,000	0.3%	\$ -	0.0%
2020 Est	\$ 97,000	0.2%	\$ -	0.0%
2020 Est	\$ 97,000	0.2%	\$ -	0.0%
2022 Est	\$ 97,000	0.2%	\$ -	0.0%
Average 6 Year Change (2011 - 2016)				8.2%
Average 6 Year Change (2012 - 2017)				-0.9%
Average 6 Year Change (2013 - 2018)				6.2%



In May 2016, the City Council adopted a set of revised financial policies to include cost recovery. The following is an excerpt of the cost recovery policy as it relates specifically to target cost recovery for development review services:

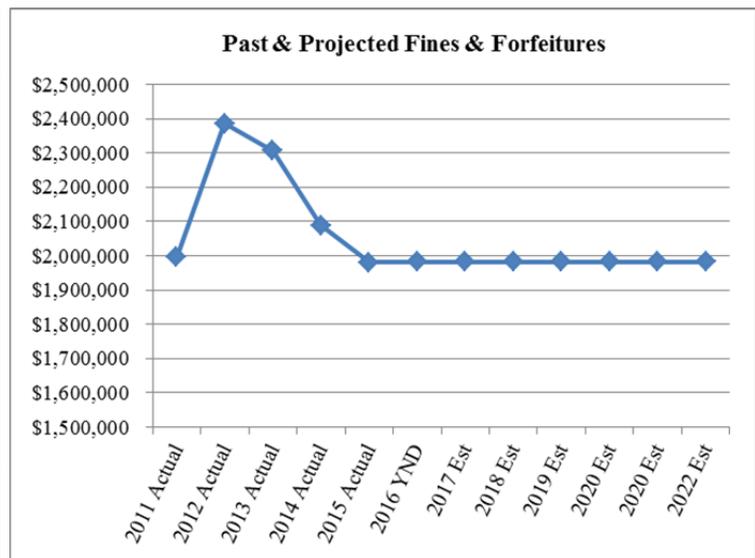
Target Cost Recovery Level for Development Review Services. The cost recovery policy applies to the following development programs/services: planning (long and short plats, privately initiated re-zonings and comprehensive plan amendments, variances, use permits); building and safety (building permits, structural plan checks, inspections); engineering (public improvement plan checks, inspections, subdivision requirements, encroachments, right-of-way permits); and fire plan check. Cost recovery for these services should generally be very high. In most instances, the City's cost recovery ratio goal should be 85%. The timeline to achieve the cost recovery is no later than year 2021. In setting cost recovery levels, the City shall clearly establish and articulate performance measurements to ensure that there is “value for cost.”

Fines & Forfeitures

The Municipal Court of the City of Lakewood is an inferior court (a court subject to the jurisdiction of another court known as the superior court, or a higher court) with exclusive original criminal jurisdiction of all violations of City laws. It also has the original jurisdiction of all other actions brought to enforce or recover license penalties or forfeitures declared or given by such city laws or by any state statutes. The Court also exercises all powers granted by Chapter 6 of said Justice Court and other Inferior Court Reorganization Law (Chapter 299, laws of 1964).

The City began operating its municipal court when it incorporated in 1996. Fines and forfeitures are accounted for in the General Fund and include fines from municipal court, red light and school zone infractions. Prior to 2015, it also includes fines and forfeiture revenues the City of University Place and Town of Steilacoom as part of the contract terms of providing municipal court contracted services. In addition to the City retaining the fines and forfeitures as City revenue, the City received a fixed contract amount from the both cities, which is accounted for as intergovernmental revenue.

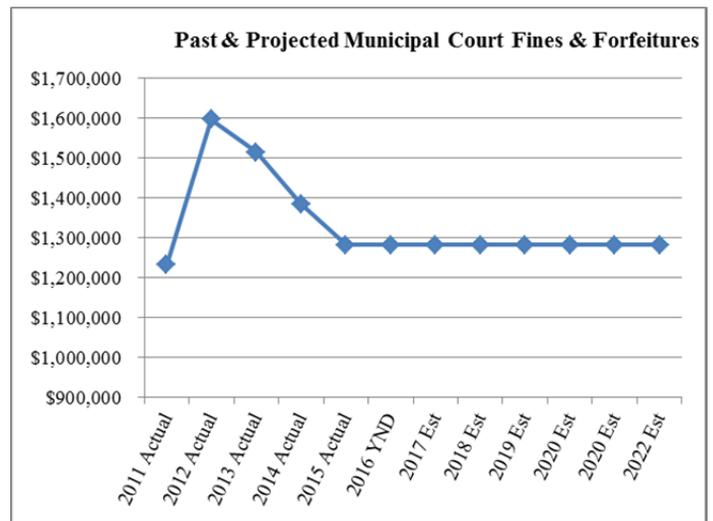
Year	Total Fines Forfeitures	% of G/S Oper Rev	Chg Over Prior Year	
			\$	%
2011 Actual	\$ 1,996,629	6.0%	\$ 301,463	17.8%
2012 Actual	\$ 2,385,838	6.9%	\$ 389,210	19.5%
2013 Actual	\$ 2,307,733	6.5%	\$ (78,105)	-3.3%
2014 Actual	\$ 2,089,104	5.8%	\$ (218,628)	-9.5%
2015 Actual	\$ 1,981,247	5.4%	\$ (107,858)	-5.2%
2016 YND	\$ 1,982,219	5.4%	\$ 972	0.0%
2017 Est	\$ 1,982,219	5.3%	\$ -	0.0%
2018 Est	\$ 1,982,219	5.2%	\$ -	0.0%
2019 Est	\$ 1,982,200	5.1%	\$ (19)	0.0%
2020 Est	\$ 1,982,200	5.0%	\$ -	0.0%
2020 Est	\$ 1,982,200	5.0%	\$ -	0.0%
2022 Est	\$ 1,982,200	4.9%	\$ -	0.0%
Average 6 Year Change (2011 - 2016)			-0.1%	
Average 6 Year Change (2012 - 2017)			-3.4%	
Average 6 Year Change (2013 - 2018)			-2.7%	



Court Fines and Forfeitures

Effective January 2015, as part of the new contracts, fines and forfeiture revenues from the Town of Steilacoom and City of University Place are no longer retained by the City, other than for past cases. Revenues from 2015 cases are collected by the City and remitted on a monthly basis to the contract jurisdictions (City of DuPont, City of University Place and Town of Steilacoom).

Year	Court Fines & Forfeitures	% of G/S Oper Rev	Chg Over Prior Year	
			\$	%
2011 Actual	\$ 1,231,477	3.7%	\$ 305,220	33.0%
2012 Actual	\$ 1,596,299	4.6%	\$ 364,822	29.6%
2013 Actual	\$ 1,514,628	4.3%	\$ (81,672)	-5.1%
2014 Actual	\$ 1,384,894	3.9%	\$ (129,734)	-8.6%
2015 Actual	\$ 1,282,219	3.5%	\$ (102,675)	-7.4%
2016 YND	\$ 1,282,219	3.5%	\$ 0	0.0%
2017 Est	\$ 1,282,219	3.4%	\$ -	0.0%
2018 Est	\$ 1,282,219	3.4%	\$ -	0.0%
2019 Est	\$ 1,282,200	3.3%	\$ (19)	0.0%
2020 Est	\$ 1,282,200	3.3%	\$ -	0.0%
2020 Est	\$ 1,282,200	3.2%	\$ -	0.0%
2022 Est	\$ 1,282,200	3.2%	\$ -	0.0%
Average 6 Year Change (2011 - 2016)			0.7%	
Average 6 Year Change (2012 - 2017)			-4.1%	
Average 6 Year Change (2013 - 2018)			-3.0%	



Municipal Court Fines & Forfeitures (does not include camera enforcement)												
Category	2011	2012	2013	2014	2015	2016 YND	2017 Est	2018 Est	2019 Est	2020 Est	2021 Est	2022 Est
Admin, Filing, Copy, Forms, Legal	\$ 38,561	\$ 57,658	\$ 57,388	\$ 55,293	\$ 70,535	\$ 70,535	\$ 70,535	\$ 70,535	\$ 70,535	\$ 70,535	\$ 70,535	\$ 70,535
Detention & Correction Services	381,860	426,925	431,381	363,517	293,752	293,752	293,752	293,752	293,752	293,752	293,752	293,752
Civil Penalties	11,438	16,865	12,206	10,316	7,781	7,781	7,781	7,781	7,781	7,781	7,781	7,781
Civil Infraction Penalties	661,161	932,084	839,061	792,345	740,380	740,380	740,380	740,380	740,361	740,361	740,361	740,361
Civil Parking Infractions	13,364	12,148	12,307	8,157	6,870	6,870	6,870	6,870	6,870	6,870	6,870	6,870
Criminal Traffic Misdemeanor Fines	34,985	49,393	40,853	30,738	36,295	36,295	36,295	36,295	36,295	36,295	36,295	36,295
Criminal Non-Traffic Fines	13,102	13,285	13,874	9,535	9,050	9,050	9,050	9,050	9,050	9,050	9,050	9,050
Court Cost Recoupment	28,690	32,920	30,969	24,660	36,009	36,009	36,009	36,009	36,009	36,009	36,009	36,009
Interest/Other/Misc	48,316	55,021	76,589	90,332	81,547	81,547	81,547	81,547	81,547	81,547	81,547	81,547
Total	\$1,231,477	\$1,596,299	\$1,514,628	\$1,384,893	\$1,282,219	\$1,282,219	\$1,282,219	\$1,282,219	\$1,282,200	\$1,282,200	\$1,282,200	\$1,282,200

Camera Enforcement

The City currently has eight cameras operating at five locations:

- Two (2) school zone cameras located at 5405 Steilacoom Blvd – WB and 9904 Gravelly Lake Drive – SB
- Six (6) red light cameras located at:
 - Bridgeport Blvd SW & San Francisco Ave SW – SB & NB
 - Steilacoom Blvd SW & Phillips Rd SW – WB & EB
 - South Tacoma Way & SR 512 – NB & SB

The monthly vendor payments to Redflex Traffic Systems, Inc. for camera enforcement services is fixed at \$3,750 per system for existing designated intersection approaches and \$4,870 per system for existing designated school zone approaches. The new contract pricing structure reduced costs by approximately \$60K per year, from roughly \$450K to \$390K.

Photo Infraction - Red light/School Zone Enforcement

Month	2012			2013			2014			2015		
	Gross Revenue	Vendor Payment	Net Revenue	Gross Revenue	Vendor Payment	Net Revenue	Gross Revenue	Vendor Payment	Net Revenue	Gross Revenue	Vendor Payment	Net Revenue
Jan	\$ 65,056	\$ 37,593	\$ 27,463	\$ 58,410	\$ 37,593	\$ 20,817	\$ 57,905	\$ 36,593	\$ 21,312	\$ 66,476	\$ 31,612	\$ 34,864
Feb	54,258	36,593	17,665	66,685	37,593	29,093	63,261	36,593	26,668	57,821	32,240	25,581
Mar	65,637	37,593	28,045	70,575	37,593	32,982	56,692	36,593	20,099	62,596	32,240	30,356
Apr	68,501	34,593	33,908	67,061	37,593	29,468	60,035	37,593	22,442	65,333	32,240	33,093
May	58,866	36,593	22,274	63,441	37,593	25,848	59,634	37,593	22,041	55,473	32,240	23,233
Jun	68,881	36,593	32,288	76,071	37,593	38,479	57,842	33,593	24,249	57,857	32,240	25,617
Jul	57,221	35,593	21,629	69,939	36,593	33,346	56,453	34,593	21,860	66,829	32,240	34,589
Aug	62,663	33,593	29,071	49,938	34,593	15,345	51,457	34,593	16,864	67,627	32,240	35,387
Sep	62,602	37,593	25,009	72,071	37,593	34,479	50,732	36,593	14,139	62,092	32,240	29,852
Oct	52,911	37,593	15,318	53,443	37,593	15,850	49,678	32,240	17,438	48,977	22,500	26,477
Nov	95,230	37,593	57,637	79,956	37,593	42,363	79,223	32,240	46,983	48,944	30,454	18,490
Dec	77,712	37,593	40,119	65,515	36,593	28,922	61,298	27,585	33,713	39,002	32,240	6,762
Annual	\$789,539	\$439,113	\$350,426	\$793,105	\$446,114	\$346,991	\$704,210	\$416,401	\$287,809	\$699,027	\$374,726	\$324,301

Real Estate Excise Tax Fund

Real Estate Excise Tax (REET)

The State of Washington is authorized to levy a real estate excise tax on all sales of real estate (measured by the full selling price, including the amount of any liens, mortgages and other debts given to secure the purchase) at a rate of 1.28 percent. A locally-imposed tax is also authorized. All cities and counties may levy a quarter percent tax (described as "the first quarter percent of the real estate excise tax" or "REET 1"). Cities and counties planning under the Growth Management Act (GMA) have the authority to levy a second quarter percent tax (REET 2). The statute further specifies that if a county is required to plan under GMA or if a city is located in such a county, the tax may be levied by a vote of the legislative body. If, however, the county chooses to plan under GMA, the tax must be approved by a majority of the voters. The City of Lakewood enacted both the first ¼% and second ¼% tax, for a total of 0.50%.

All sales of real estate are taxed at 1.78%, of which 1.28% goes towards state funding of K-12 education and public works assistance and the City receives 0.5% for capital purposes. The Pierce County Treasurer collects the real estate excise tax and remits to the City on a monthly basis. The tax is the obligation of the seller and due and payable immediately at the time of the sale.

REET 1 [RCW 82.46.010](#):

Initially authorized in 1982, cities and counties can use the receipts of REET 1 for all capital purposes. An amendment in 1992 states that cities and counties with a population of 5,000 or more planning under the GMA must spend REET 1 receipts solely on capital projects that are listed in the capital facilities plan element of their comprehensive plan.

Capital projects are: *public works projects of a local government for planning, acquisition, construction, reconstruction, repair, replacement, rehabilitation, or improvement of streets; roads; highways; sidewalks; street and road lighting systems; traffic signals; bridges; domestic water systems; storm and sanitary sewer systems; parks; recreational facilities; law enforcement facilities; fire protection facilities; trails; libraries; administrative and judicial facilities; and technology infrastructure that is integral to the capital projects.*

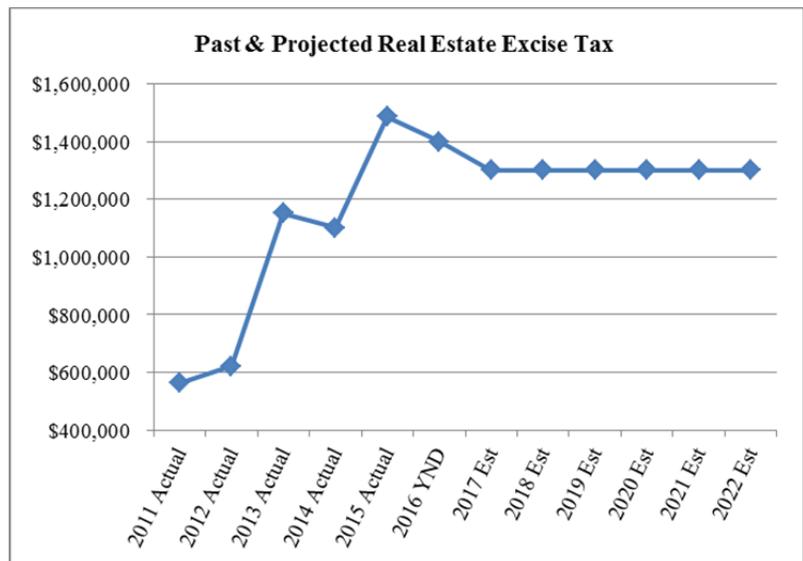
Receipts pledged to debt retirement prior to April 1992 and/or spent prior to June 1992 are grandfathered from this restriction.

REET 2 [RCW 82.46.035](#):

The second quarter percent of the real estate excise tax (authorized in 1990) provides funding for cities and counties to finance capital improvements required to occur concurrently with growth under the Growth Management Act. An amendment in 1992 defines the "capital project" as:

Public works projects of a local government for planning, acquisition, construction, reconstruction, repair, replacement, rehabilitation, or improvement of streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, bridges, domestic water systems, storm and sanitary sewer systems, and planning, construction, reconstruction, repair, rehabilitation, or improvement of parks.

Year	REET	Chg Over Prior Year	
		\$	%
2011 Actual	\$ 561,659	\$ (69,960)	-11.1%
2012 Actual	\$ 621,821	\$ 60,162	10.7%
2013 Actual	\$ 1,151,297	\$ 529,476	85.1%
2014 Actual	\$ 1,100,298	\$ (50,999)	-4.4%
2015 Actual	\$ 1,486,450	\$ 386,152	35.1%
2016 YND	\$ 1,400,000	\$ (86,450)	-5.8%
2017 Est	\$ 1,300,000	\$ (100,000)	-7.1%
2018 Est	\$ 1,300,000	\$ -	0.0%
2019 Est	\$ 1,300,000	\$ -	0.0%
2020 Est	\$ 1,300,000	\$ -	0.0%
2021 Est	\$ 1,300,000	\$ -	0.0%
2022 Est	\$ 1,300,000	\$ -	0.0%
Average 6 Year Change (2011 - 2016)			10.0%
Average 6 Year Change (2012 - 2017)			8.7%
Average 6 Year Change (2013 - 2018)			1.9%



Transportation Benefit District Fund

Transportation Benefit District Vehicle Fees ([RCW 36.73.020](#), [RCW 82.80.140](#))

The City is authorized by state law to establish a transportation benefit district (TBD) for the purpose of acquiring, constructing, improving, providing, and funding a transportation improvement within the district that is consistent with any existing state, regional, or local transportation plans and necessitated by existing or reasonably foreseeable congesting levels. State law authorizes a TBD to fix and impose an annual vehicle license fee (VLF), not to exceed one hundred dollars per vehicle registered in the district.

On August 6, 2012, the Lakewood City Council adopted Ordinance #550, creating a TBD in the City of Lakewood, referred to as the Lakewood TBD. The TBD is governed by the members of the Lakewood City Council as the District’s Board of Directors and the Mayor serves as the Chair of the Board.

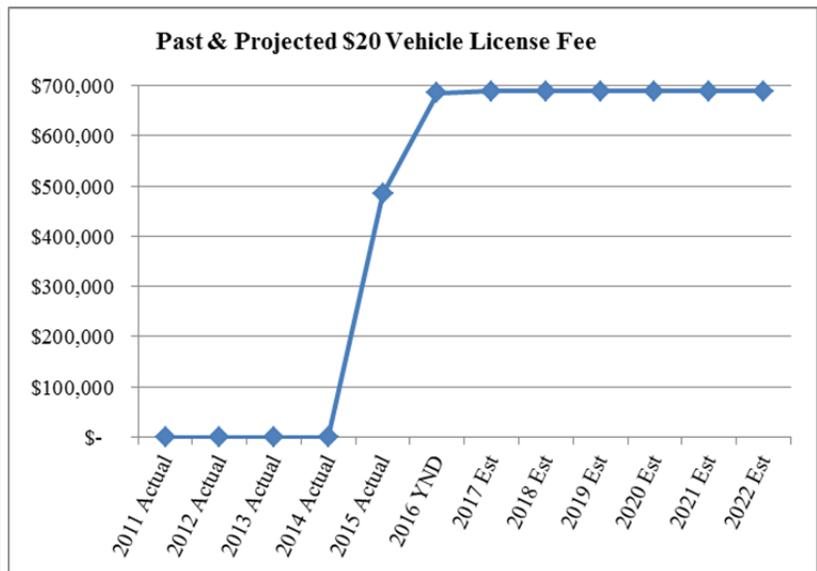
On September 15, 2014, the Lakewood TBD adopted Ordinance # TBD-01, authorizing an annual \$20 vehicle licensing fee for the TBD. The TBD Board found this fee is the best way to preserve, maintain, operate, construct, or reconstruct the transportation infrastructure of the City of Lakewood and fund transportation improvements within the district that are consistent with existing state, regional or local transportation plans necessitated by existing or reasonably foreseeable congestion levels.

The fees are effective for tabs due beginning April 1, 2015. The Washington State Department of Licensing (DOL) collects the fees and distributes the net proceeds to the City on a monthly basis. DOL automatically deducts one percent (1%) of the \$20 fee at the time of collection for administration and collections expenses incurred. The 1% administration fee is the maximum amount permitted by [RCW 82.80.140](#).

\$20 Vehicle License Fee	
Applies To	Exempt
• Auto stage, six seats or less	• Campers, as defined in RCW 46.04.085
• Commercial trailer	• Farm tractors or farm vehicles, as defined in RCW 46.04.180 and 46.04.181
• For hire vehicle, six seats or less	• Mopeds, as defined in RCW 46.04.304
• Mobile home (if registered)	• Off-road and non-highway vehicles, as defined in RCW 46.04.365
• Motor home	• Private use single-axel trailer, as defined in RCW 46.04.422
• Motorcycle	• Snowmobiles, as defined in RCW 46.04.546
• Passenger car	• Vehicles registered under chapter 46.87 RCW and the international registration plan.
• Sport utility vehicle	
• Tow truck	
• Trailer, over 2000 pounds (but if private use single axel, it's exempt)	
• Travel trailer	
• Each vehicle subject to grow weight license fees with a scale weight of six thousand pounds or less	

The vehicle license fee is estimated to generate \$4.13M between 2017 and 2022. This revenue source along with General Fund contributions, real estate excise tax, motor vehicle fuel tax and grants will provide funding for needed improvements to city streets and roads over the next six years (2017-2022).

Year	\$20 Vehicle License Fee	Chg Over Prior Year	
		\$	%
2011 Actual	\$ -	\$ -	n/a
2012 Actual	\$ -	\$ -	n/a
2013 Actual	\$ -	\$ -	n/a
2014 Actual	\$ -	\$ -	n/a
2015 Actual	\$ 484,016	\$ 484,016	n/a
2016 YND	\$ 685,000	\$ 200,984	41.5%
2017 Est	\$ 689,000	\$ 4,000	0.6%
2018 Est	\$ 689,000	\$ -	0.0%
2019 Est	\$ 689,000	\$ -	0.0%
2020 Est	\$ 689,000	\$ -	0.0%
2021 Est	\$ 689,000	\$ -	0.0%
2022 Est	\$ 689,000	\$ -	0.0%
Average 6 Year Change (2011 - 2016)			n/a
Average 6 Year Change (2012 - 2017)			n/a
Average 6 Year Change (2013 - 2018)			n/a



Hotel Motel Lodging Tax Fund

Hotel/Motel Lodging Tax

The hotel/motel lodging tax is comprised of the transient rental income tax and the special hotel/motel tax and applies to charges for lodging at hotels, motels, rooming houses, private campgrounds, RV parks, and similar facilities for periods of less than one month. The revenues are to be used solely for the purpose of paying all or any part of the cost of tourism promotion, acquisition of tourism-related facilities, or operation of tourism-related facilities. Municipalities may, under chapter 39.34 RCW, agree to the utilization of revenue from taxes imposed under this chapter for the purposes of funding a multi-jurisdictional tourism-related facility.

The program is administered by the Department of Revenue and distributions are made by the Office of State Treasurer monthly. Distributions are received into the City’s Hotel/Motel Lodging Tax Fund.

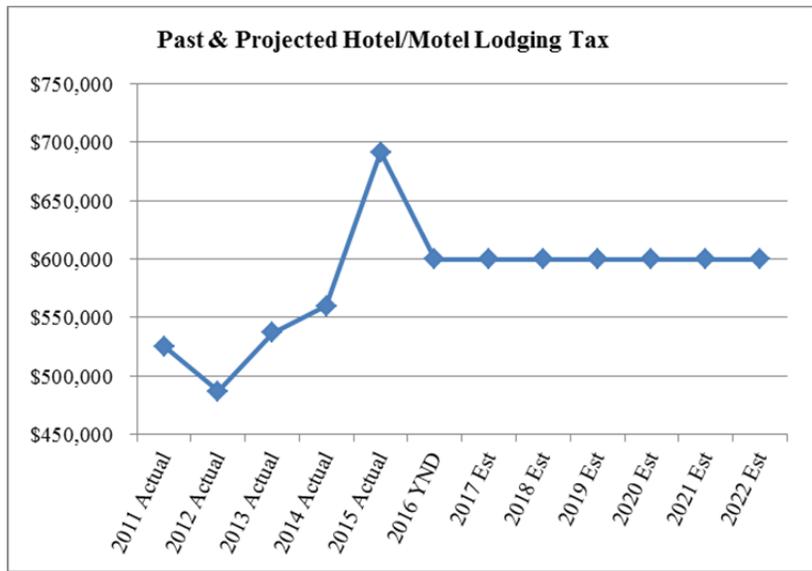
Transient Rental Income Tax (RCW 67.28.180)

The City imposed a 2.0% transient rental income tax effective March 1996. The tax is credited against the state retail sales tax so that the hotel/motel tax is not an additional tax for the customer but represents sharing of the state retail sales tax receipts on lodging with the city (State Shared Revenues).

Special Hotel/Motel Tax (RCW 67.28.181)

The City imposed a 2% special hotel/motel tax in June 1996 and an additional 3% in June 1997 for a total rate of 5%. The combined rate of state and local retail sales tax (except RTA tax), the state convention center tax, and any special hotel/motel taxes may not exceed 12%. However, a higher aggregate rate cap applies for jurisdictions that previously levied higher hotel/motel tax rates (such as Lakewood which was grandfathered.)

Year	Hotel/Motel Lodging Tax	Chg Over Prior Year	
		\$	%
2011 Actual	\$ 525,239	\$ (35,102)	-6.3%
2012 Actual	\$ 486,709	\$ (38,530)	-7.3%
2013 Actual	\$ 537,009	\$ 50,300	10.3%
2014 Actual	\$ 559,866	\$ 22,857	4.3%
2015 Actual	\$ 691,797	\$ 131,931	23.6%
2016 YND	\$ 600,000	\$ (91,797)	-13.3%
2017 Est	\$ 600,000	\$ -	0.0%
2018 Est	\$ 600,000	\$ -	0.0%
2019 Est	\$ 600,000	\$ -	0.0%
2020 Est	\$ 600,000	\$ -	0.0%
2021 Est	\$ 600,000	\$ -	0.0%
2022 Est	\$ 600,000	\$ -	0.0%
Average 6 Year Change (2011 - 2016)			2.1%
Average 6 Year Change (2012 - 2017)			3.1%
Average 6 Year Change (2013 - 2018)			1.7%



Use of the hotel/motel lodging tax per the City of Lakewood’s Lodging Tax Funding Guidelines and commensurate with state statutes:

- 4% - Can be used for tourism promotion, or the acquisition of tourism-related facilities, or operation of tourism-related facilities.
- 3%- Can only be used for the acquisition, construction, expansion, marketing, management, and financing of convention facilities, and facilities necessary to support major tourism destination attractions that serve a minimum of one million visitors per year.

The City’s Lodging Tax Advisory Committee makes recommendations to the City Council in regards to how the taxes are to be used.

Surface Water Management Fund

Surface Water Management Fees

The Surface Water Management (SWM) fund manages surface water run-off accounts for the City’s only utility operation. The City applies a rate structure as a utility service charge to all parcels within the City and those incorporated areas defined by an interlocal drainage agreement as authorized by the City’s municipal code. The purpose of this charge is to provide resources to plan, manage, design, construct, maintain, revise, and upgrade the storm drainage and surface water runoff systems within the corporate limits of the City of Lakewood. This authority is invoked to minimize the property damage, promote and protect public health, safety , and welfare, minimize water quality degradation by preventing siltation, contamination and erosion of the City’s waterways, protect aquifers, insure the safety of City streets, and rights-of-way, assure compliance with federal and state storm drainage, surface water management, and water quality regulations and legislation, increase educational and recreational opportunities, encourage the preservation of natural drainage systems, and foster other beneficial public uses.

All parcels are subject to a service charge with some exceptions. The following parcels are exempt from paying the utility service charge: all parcels consisting of mineral rights only; all parcels consisting of entirely tidelands, rivers, lakes, creeks and/or streams; all vacant/undeveloped parcels less than two-tenths (2/10ths) of an acre (8,712 square feet) in total area; all parcels within national parks due to minuscule amount of impervious area compared to the pristine nature of total acreage protected for future generations; all parcels that are used for church, community center, community hall, grange or community service-oriented purposes as well as those owned by an organization with nonprofit benefit as defined by state statute.

Low income senior citizens and disabled persons receiving relief under RCW 84.36.381 receive partial exemption from surface water service charges and surcharge as defined in the City’s municipal code.

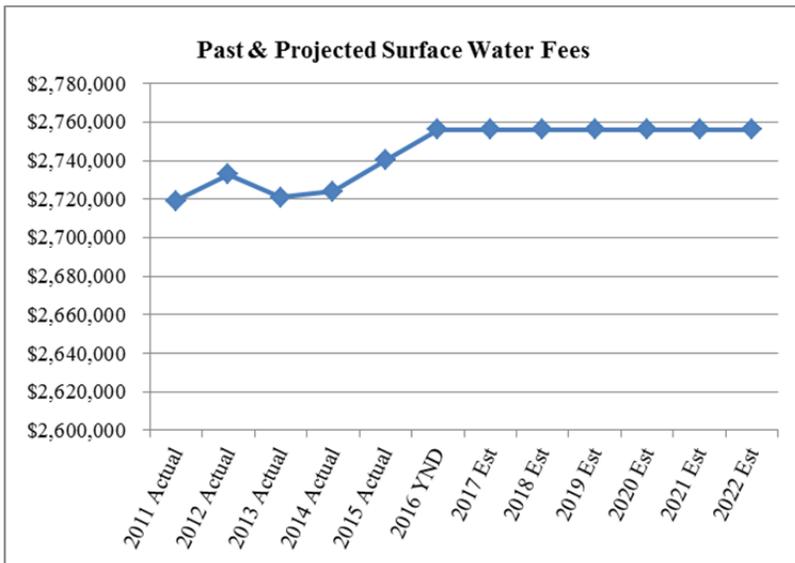
The annual service charge rates are as follows:

Type	Fee
Residential	\$77.40
Duplex	\$101.15
Multi-Family	\$0.03102 per square foot of impervious area, less an additional \$5.00
All Mobile Homes other than Residential	\$40.70 per vacant or occupied mobile home site (mobile home equivalent) plus \$0.03102 per square foot of impervious areas in addition to mobile home site.
Vacant/Undeveloped	\$0.410 per acre, less an additional \$5.00, but in no case shall the minimum service charge be less than \$15.98
Forest and Timber Land	\$15.98 per parcel, plus \$0.410/acre on lands classified as forest lands under RCW 84.33 or RCW 84.34
City Streets, Roads and Public Highways	\$0.00930 per square feet of impervious area, less an additional \$5.00
All Other Parcels	\$0.03102 per square foot of impervious area, less an additional \$5.00, but in no case shall the minimum service charge be less than the higher of the residential equivalent rate for each year of the charge for a vacant/undeveloped parcel of equal acreage.

The annual service charge is calculated based on impervious area and parcel status as of January 1 each year. The annual service charge is due the City on or before April 30 of each year and shall be paid together with payment of real property tax upon the parcel, if any, and is delinquent thereafter. Provided, that if real property tax upon the parcel payable in that year exceeds thirty dollars, and one-half of the tax, together with one-half of the annual service charge provided by this section are paid on or before April 30 of such year, the remaining one-half of the annual service charge is due and payable on October 30, next following, or at the time of payment of the remaining

tax on the parcel, whichever is earlier and is delinquent after that date. The service charge is incorporated on the Pierce County Real Property Tax Statement.

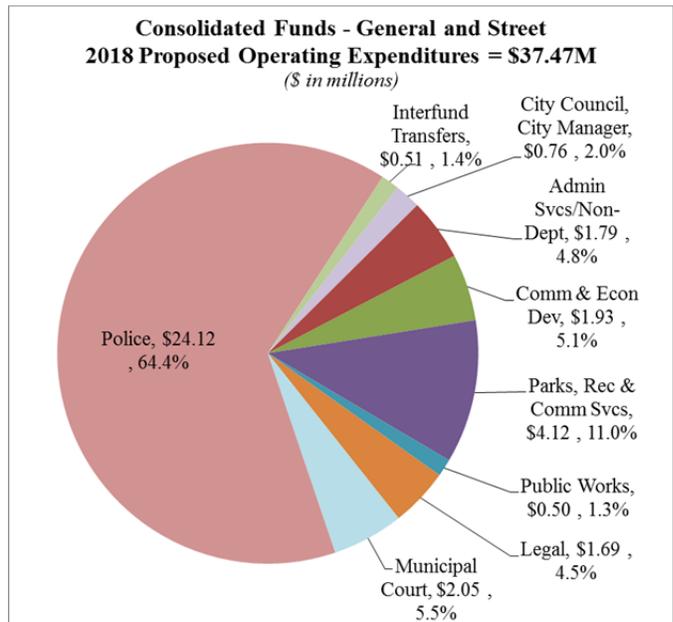
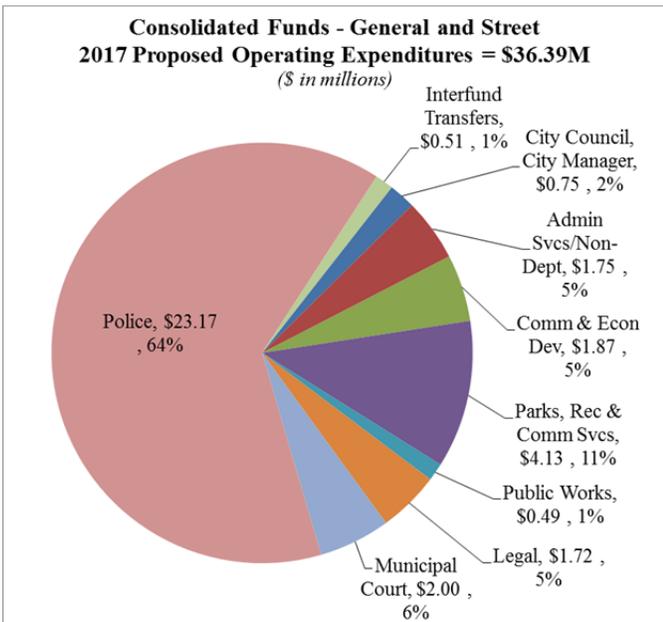
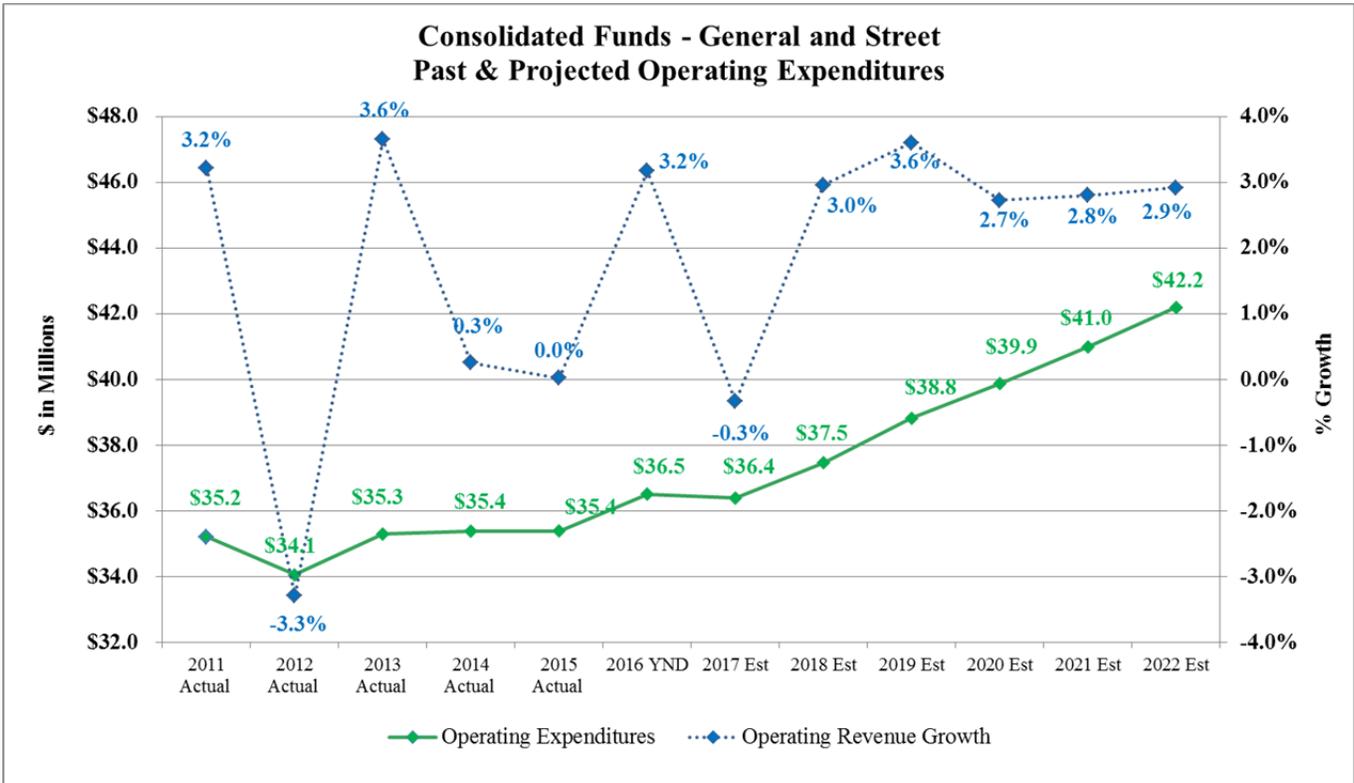
Year	Surface Water Fees	Chg Over Prior Year	
		\$	%
2011 Actual	\$ 2,718,958	\$ 68,737	2.6%
2012 Actual	\$ 2,732,964	\$ 14,006	0.5%
2013 Actual	\$ 2,720,766	\$ (12,198)	-0.4%
2014 Actual	\$ 2,723,885	\$ 3,119	0.1%
2015 Actual	\$ 2,740,257	\$ 16,372	0.6%
2016 YND	\$ 2,756,000	\$ 15,743	0.6%
2017 Est	\$ 2,756,000	\$ -	0.0%
2018 Est	\$ 2,756,000	\$ -	0.0%
2019 Est	\$ 2,756,000	\$ -	0.0%
2020 Est	\$ 2,756,000	\$ -	0.0%
2021 Est	\$ 2,756,000	\$ -	0.0%
2022 Est	\$ 2,756,000	\$ -	0.0%
Average 6 Year Change (2011 - 2016)			0.2%
Average 6 Year Change (2012 - 2017)			0.1%
Average 6 Year Change (2013 - 2018)			0.2%



EXPENDITURES

Expenditure Assumptions

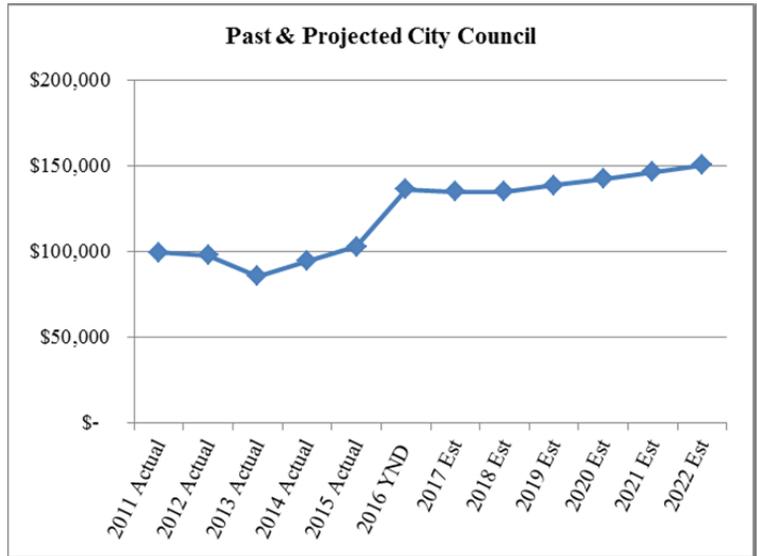
Expenditure inflationary increases assumes 3% for salaries and wages (step increases based on performance), 8.0% increase in medical related benefits, 4.0% increase in other benefits, 3% for internal service charges, 2% for services and charges, 2.0% for intergovernmental and 0% for all other expenditures. Based on a weighted average, the increase is 3% annually.



The following tables and charts provide operating trends by function.

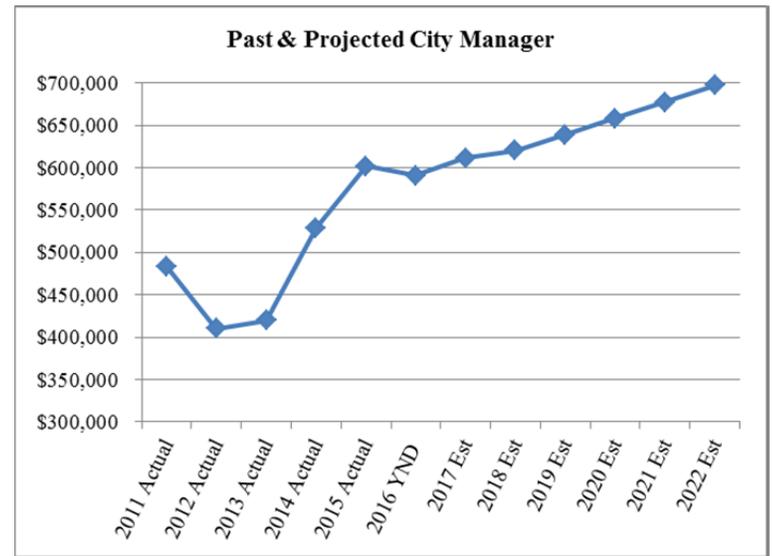
City Council

Year	City Council	% of G/S Oper Exp	Chg Over Prior Year	
			\$	%
2011 Actual	\$ 99,617	0.3%	\$ 6,020	6.4%
2012 Actual	\$ 97,927	0.3%	\$ (1,689)	-1.7%
2013 Actual	\$ 85,530	0.2%	\$ (12,397)	-12.7%
2014 Actual	\$ 94,441	0.3%	\$ 8,911	10.4%
2015 Actual	\$ 103,021	0.3%	\$ 8,580	9.1%
2016 YND	\$ 136,290	0.4%	\$ 33,269	32.3%
2017 Est	\$ 134,910	0.4%	\$ (1,380)	-1.0%
2018 Est	\$ 134,920	0.4%	\$ 10	0.0%
2019 Est	\$ 138,800	0.4%	\$ 3,880	2.9%
2020 Est	\$ 142,600	0.4%	\$ 3,800	2.7%
2021 Est	\$ 146,500	0.4%	\$ 3,900	2.7%
2022 Est	\$ 150,500	0.4%	\$ 4,000	2.7%
Average 6 Year Change (2011 - 2016)				4.5%
Average 6 Year Change (2012 - 2017)				4.6%
Average 6 Year Change (2013 - 2018)				6.1%



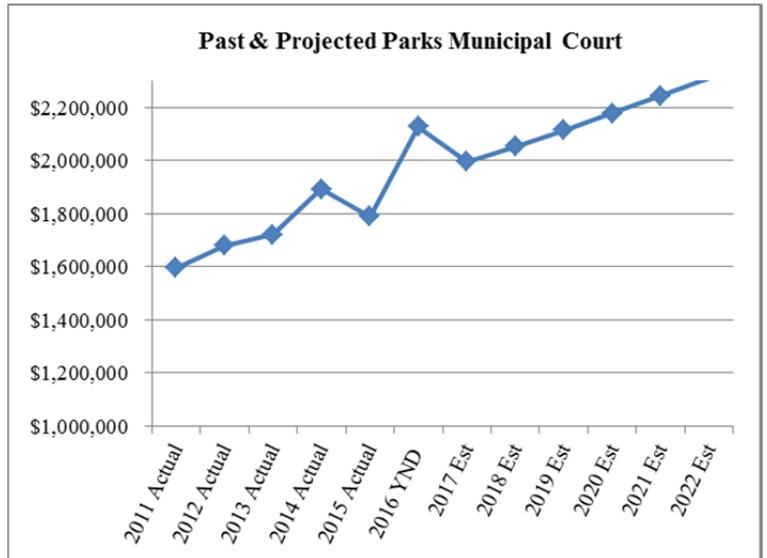
City Manager

Year	City Manager	% of G/S Oper Exp	Chg Over Prior Year	
			\$	%
2011 Actual	\$ 482,766	1.4%	\$ (7,632)	-1.6%
2012 Actual	\$ 409,921	1.2%	\$ (72,845)	-15.1%
2013 Actual	\$ 419,386	1.2%	\$ 9,465	2.3%
2014 Actual	\$ 528,918	1.5%	\$ 109,532	26.1%
2015 Actual	\$ 601,322	1.8%	\$ 72,404	13.7%
2016 YND	\$ 590,832	1.6%	\$ (10,490)	-1.7%
2017 Est	\$ 611,558	1.7%	\$ 20,726	3.5%
2018 Est	\$ 620,129	1.7%	\$ 8,571	1.4%
2019 Est	\$ 639,000	1.6%	\$ 18,871	3.0%
2020 Est	\$ 657,900	1.6%	\$ 18,900	3.0%
2021 Est	\$ 677,400	1.7%	\$ 19,500	3.0%
2022 Est	\$ 697,400	1.7%	\$ 20,000	3.0%
Average 6 Year Change (2011 - 2016)				3.0%
Average 6 Year Change (2012 - 2017)				5.5%
Average 6 Year Change (2013 - 2018)				5.4%



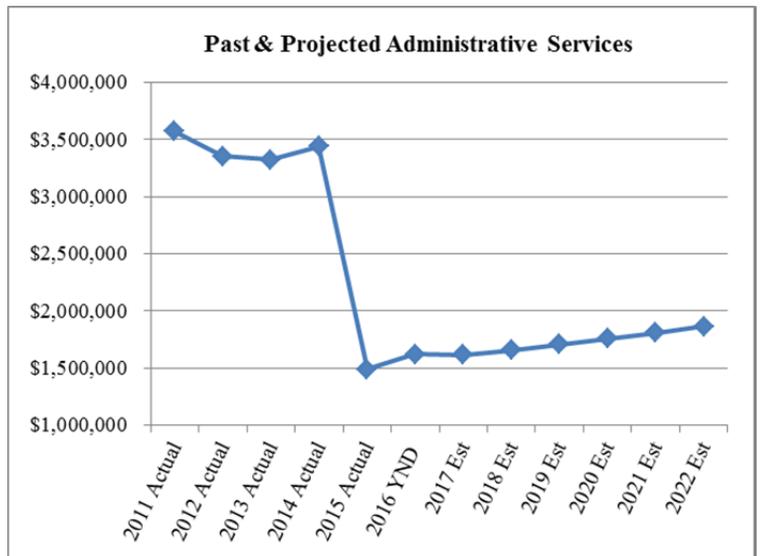
Municipal Court

Year	Municipal Court	% of G/S Oper Exp	Chg Over Prior Year	
			\$	%
2011 Actual	\$ 1,596,425	4.5%	\$ 166,486	11.6%
2012 Actual	\$ 1,679,120	4.9%	\$ 82,695	5.2%
2013 Actual	\$ 1,721,223	4.9%	\$ 42,103	2.5%
2014 Actual	\$ 1,893,926	5.4%	\$ 172,704	10.0%
2015 Actual	\$ 1,790,330	5.2%	\$ (103,596)	-5.5%
2016 YND	\$ 2,128,783	5.8%	\$ 338,453	18.9%
2017 Est	\$ 1,996,463	5.5%	\$ (132,320)	-6.2%
2018 Est	\$ 2,053,330	5.5%	\$ 56,867	2.8%
2019 Est	\$ 2,115,300	5.4%	\$ 61,970	3.0%
2020 Est	\$ 2,178,700	5.5%	\$ 63,400	3.0%
2021 Est	\$ 2,244,100	5.5%	\$ 65,400	3.0%
2022 Est	\$ 2,311,200	5.5%	\$ 67,100	3.0%
Average 6 Year Change (2011 - 2016)				4.2%
Average 6 Year Change (2012 - 2017)				2.6%
Average 6 Year Change (2013 - 2018)				2.7%



Administrative Services

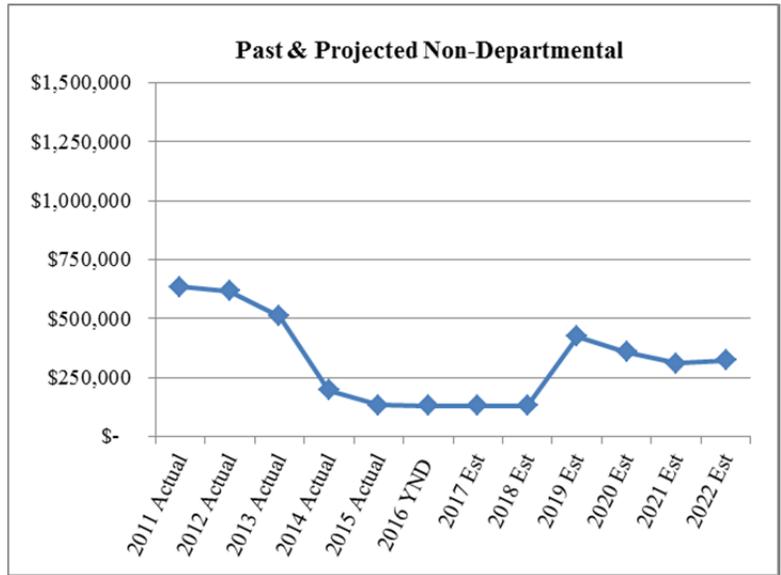
Year	Administrative Services	% of G/S Oper Exp	Chg Over Prior Year	
			\$	%
2011 Actual	\$ 3,574,503	10.2%	\$ 345,423	10.7%
2012 Actual	\$ 3,353,185	9.8%	\$ (221,318)	-6.2%
2013 Actual	\$ 3,322,082	9.4%	\$ (31,103)	-0.9%
2014 Actual	\$ 3,441,279	9.7%	\$ 119,197	3.6%
2015 Actual	\$ 1,490,468	4.4%	\$ (1,950,811)	-56.7%
2016 YND	\$ 1,623,004	4.4%	\$ 132,536	8.9%
2017 Est	\$ 1,616,401	4.4%	\$ (6,603)	-0.4%
2018 Est	\$ 1,655,784	4.4%	\$ 39,383	2.4%
2019 Est	\$ 1,705,700	4.4%	\$ 49,916	3.0%
2020 Est	\$ 1,756,500	4.4%	\$ 50,800	3.0%
2021 Est	\$ 1,808,600	4.4%	\$ 52,100	3.0%
2022 Est	\$ 1,862,100	4.4%	\$ 53,500	3.0%
Average 6 Year Change (2011 - 2016)				-20.0%
Average 6 Year Change (2012 - 2017)				-17.9%
Average 6 Year Change (2013 - 2018)				-16.8%



Information Technology and Risk Management are included under Administrative Services prior to 2015. Beginning in 2015 they are accounted for in the Internal Service Funds.

Non-Department

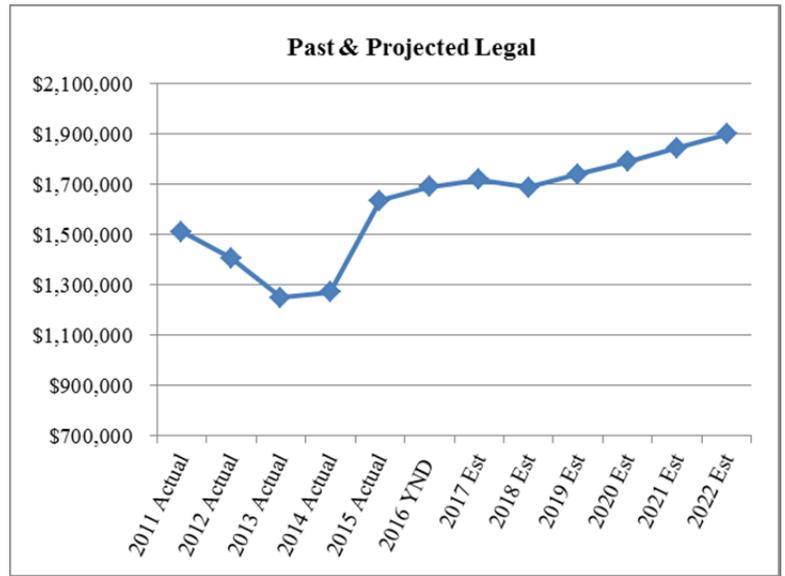
Year	Non-Department	% of G/S Oper Exp	Chg Over Prior Year	
			\$	%
2011 Actual	\$ 633,752	1.8%	\$ 30,747	5.1%
2012 Actual	\$ 616,361	1.8%	\$ (17,392)	-2.7%
2013 Actual	\$ 510,760	1.4%	\$ (105,601)	-17.1%
2014 Actual	\$ 195,983	0.6%	\$ (314,777)	-61.6%
2015 Actual	\$ 132,402	0.4%	\$ (63,581)	-32.4%
2016 YND	\$ 131,290	0.4%	\$ (1,112)	-0.8%
2017 Est	\$ 131,720	0.4%	\$ 430	0.3%
2018 Est	\$ 131,720	0.4%	\$ -	0.0%
2019 Est	\$ 423,470	1.1%	\$ 291,750	221.5%
2020 Est	\$ 359,570	0.9%	\$ (63,900)	-15.1%
2021 Est	\$ 311,770	0.8%	\$ (47,800)	-13.3%
2022 Est	\$ 322,170	0.8%	\$ 10,400	3.3%
Average 6 Year Change (2011 - 2016)				-63.8%
Average 6 Year Change (2012 - 2017)				-61.3%
Average 6 Year Change (2013 - 2018)				-48.0%



The increase beginning in 2019 is due to the Information Technology Strategic Plan. These charges will be allocated to specific departments when implemented.

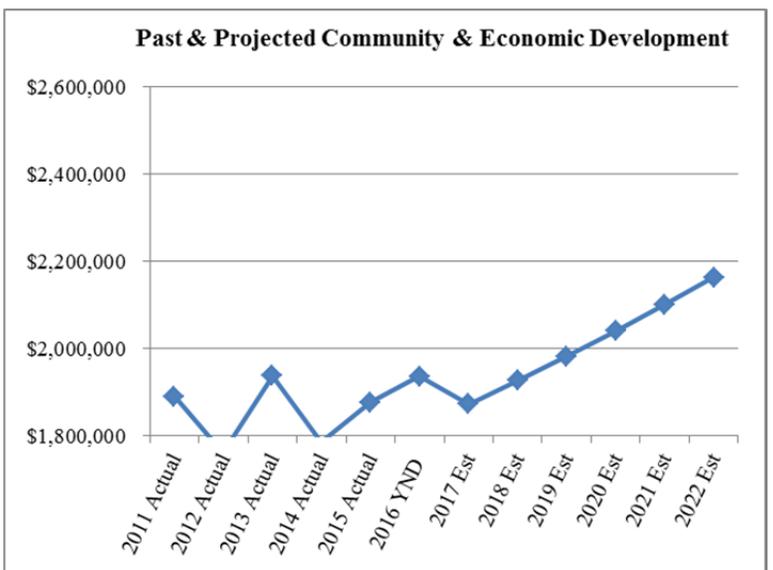
Legal

Year	Legal	% of G/S Oper Exp	Chg Over Prior Year	
			\$	%
2011 Actual	\$ 1,511,178	4.3%	\$ 106,766	7.6%
2012 Actual	\$ 1,407,092	4.1%	\$ (104,086)	-6.9%
2013 Actual	\$ 1,249,512	3.5%	\$ (157,580)	-11.2%
2014 Actual	\$ 1,272,057	3.6%	\$ 22,545	1.8%
2015 Actual	\$ 1,634,745	4.8%	\$ 362,688	28.5%
2016 YND	\$ 1,690,990	4.6%	\$ 56,245	3.4%
2017 Est	\$ 1,718,200	4.7%	\$ 27,210	1.6%
2018 Est	\$ 1,688,739	4.5%	\$ (29,461)	-1.7%
2019 Est	\$ 1,739,300	4.5%	\$ 50,561	3.0%
2020 Est	\$ 1,791,000	4.5%	\$ 51,700	3.0%
2021 Est	\$ 1,844,200	4.5%	\$ 53,200	3.0%
2022 Est	\$ 1,899,300	4.5%	\$ 55,100	3.0%
Average 6 Year Change (2011 - 2016)				1.8%
Average 6 Year Change (2012 - 2017)				3.0%
Average 6 Year Change (2013 - 2018)				4.3%



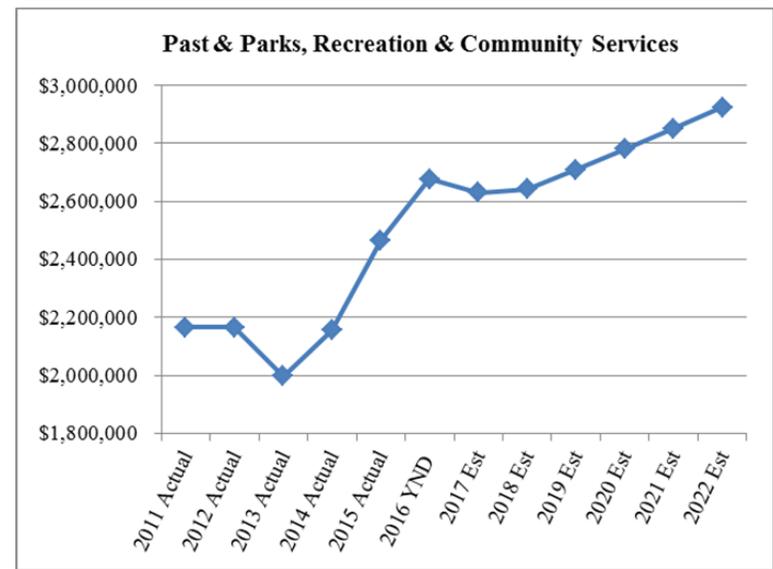
Community & Economic Development

Year	Community & Economic Dev	% of G/S Oper Exp	Chg Over Prior Year	
			\$	%
2011 Actual	\$ 1,889,671	5.4%	\$ (79,013)	-4.0%
2012 Actual	\$ 1,759,944	5.2%	\$ (129,727)	-6.9%
2013 Actual	\$ 1,937,048	5.5%	\$ 177,104	10.1%
2014 Actual	\$ 1,786,180	5.0%	\$ (150,868)	-7.8%
2015 Actual	\$ 1,876,796	5.5%	\$ 90,616	5.1%
2016 YND	\$ 1,935,268	5.3%	\$ 58,472	3.1%
2017 Est	\$ 1,871,780	5.1%	\$ (63,488)	-3.3%
2018 Est	\$ 1,926,371	5.1%	\$ 54,591	2.9%
2019 Est	\$ 1,981,400	5.1%	\$ 55,029	2.9%
2020 Est	\$ 2,040,300	5.1%	\$ 58,900	3.0%
2021 Est	\$ 2,100,900	5.1%	\$ 60,600	3.0%
2022 Est	\$ 2,163,000	5.1%	\$ 62,100	3.0%
Average 6 Year Change (2011 - 2016)				0.4%
Average 6 Year Change (2012 - 2017)				1.0%
Average 6 Year Change (2013 - 2018)				-0.1%



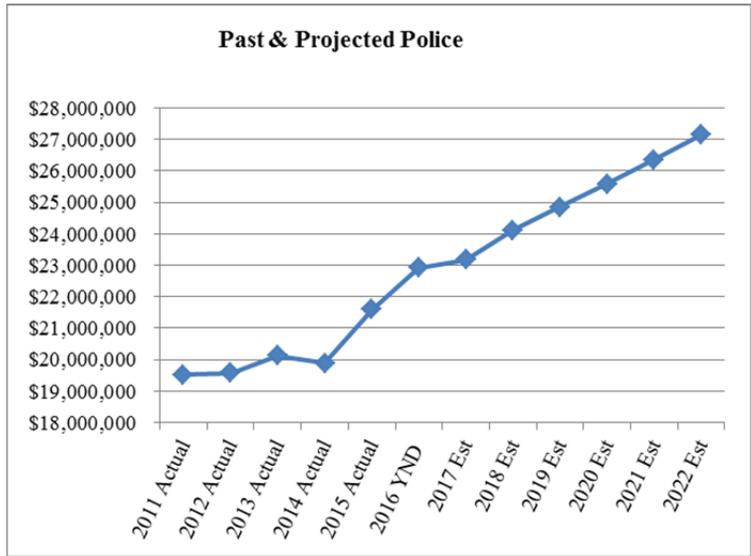
Parks, Recreation & Community Services

Year	Parks, Rec, & Community Svcs	% of G/S Oper Exp	Chg Over Prior Year	
			\$	%
2011 Actual	\$ 2,165,104	6.1%	\$ 98,866	4.8%
2012 Actual	\$ 2,165,776	6.4%	\$ 672	0.0%
2013 Actual	\$ 1,997,690	5.7%	\$ (168,086)	-7.8%
2014 Actual	\$ 2,155,686	6.1%	\$ 157,996	7.9%
2015 Actual	\$ 2,465,429	7.2%	\$ 309,744	14.4%
2016 YND	\$ 2,677,682	7.3%	\$ 212,253	8.6%
2017 Est	\$ 2,630,206	7.2%	\$ (47,476)	-1.8%
2018 Est	\$ 2,641,869	7.1%	\$ 11,663	0.4%
2019 Est	\$ 2,710,200	7.0%	\$ 68,331	2.6%
2020 Est	\$ 2,779,900	7.0%	\$ 69,700	2.6%
2021 Est	\$ 2,851,400	7.0%	\$ 71,500	2.6%
2022 Est	\$ 2,924,700	6.9%	\$ 73,300	2.6%
Average 6 Year Change (2011 - 2016)				3.2%
Average 6 Year Change (2012 - 2017)				2.9%
Average 6 Year Change (2013 - 2018)				4.1%



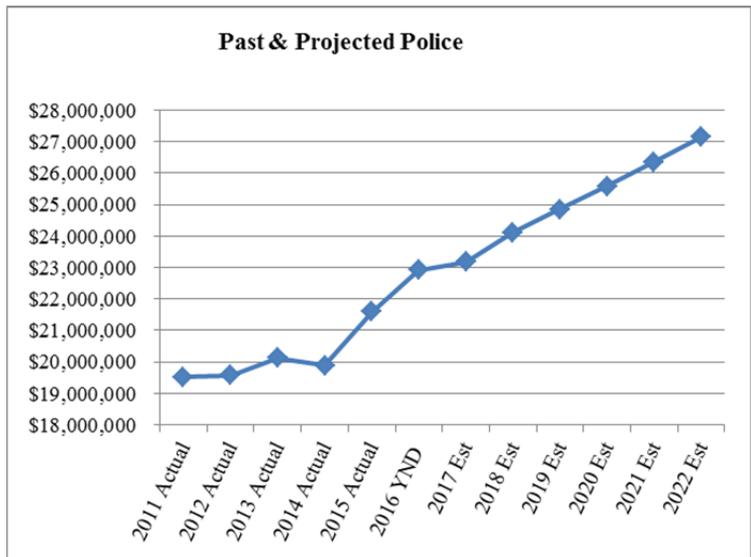
Police

Year	Police	% of G/S Oper Exp	Chg Over Prior Year	
			\$	%
2011 Actual	\$ 19,520,450	55.4%	\$ 248,505	1.3%
2012 Actual	\$ 19,574,028	57.5%	\$ 53,578	0.3%
2013 Actual	\$ 20,127,412	57.0%	\$ 553,383	2.8%
2014 Actual	\$ 19,883,014	56.2%	\$ (244,398)	-1.2%
2015 Actual	\$ 21,595,504	63.1%	\$ 1,712,490	8.6%
2016 YND	\$ 22,925,545	62.8%	\$ 1,330,041	6.2%
2017 Est	\$ 23,173,274	63.7%	\$ 247,729	1.1%
2018 Est	\$ 24,122,464	64.4%	\$ 949,190	4.1%
2019 Est	\$ 24,846,000	64.0%	\$ 723,536	3.0%
2020 Est	\$ 25,590,100	64.2%	\$ 744,100	3.0%
2021 Est	\$ 26,357,100	64.3%	\$ 767,000	3.0%
2022 Est	\$ 27,147,300	64.3%	\$ 790,200	3.0%
Average 6 Year Change (2011 - 2016)				2.5%
Average 6 Year Change (2012 - 2017)				2.6%
Average 6 Year Change (2013 - 2018)				2.8%



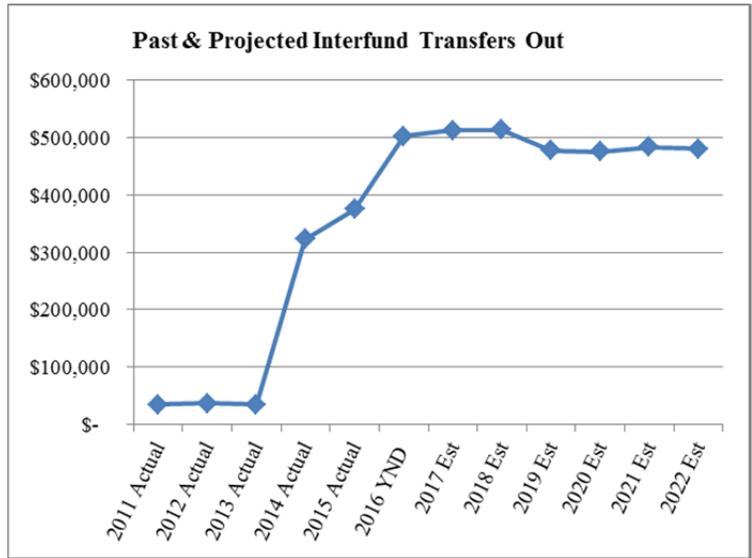
Property Management

Year	Police	% of G/S Oper Exp	Chg Over Prior Year	
			\$	%
2011 Actual	\$ 19,520,450	55.4%	\$ 248,505	1.3%
2012 Actual	\$ 19,574,028	57.5%	\$ 53,578	0.3%
2013 Actual	\$ 20,127,412	57.0%	\$ 553,383	2.8%
2014 Actual	\$ 19,883,014	56.2%	\$ (244,398)	-1.2%
2015 Actual	\$ 21,595,504	63.1%	\$ 1,712,490	8.6%
2016 YND	\$ 22,925,545	62.8%	\$ 1,330,041	6.2%
2017 Est	\$ 23,173,274	63.7%	\$ 247,729	1.1%
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2020 Est	\$ 25,590,100	64.2%	\$ 744,100	3.0%
2021 Est	\$ 26,357,100	64.3%	\$ 767,000	3.0%
2022 Est	\$ 27,147,300	64.3%	\$ 790,200	3.0%
Average 6 Year Change (2011 - 2016)				2.5%
Average 6 Year Change (2012 - 2017)				2.6%
Average 6 Year Change (2013 - 2018)				2.8%



Interfund Transfers Out

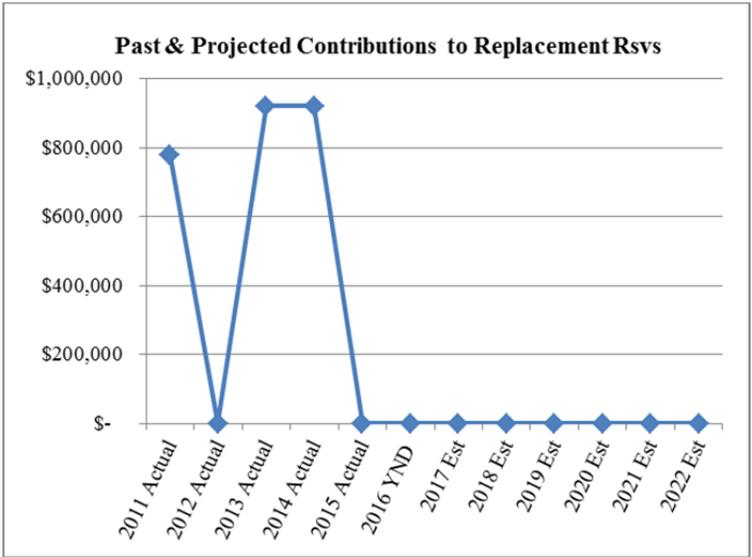
Year	Interfund Transfers Out	% of G/S Oper Exp	Chg Over Prior Year	
			\$	%
2011 Actual	\$ 34,450	0.1%	\$ 34,450	n/a
2012 Actual	\$ 36,440	0.1%	\$ 1,990	5.8%
2013 Actual	\$ 35,000	0.1%	\$ (1,440)	-4.0%
2014 Actual	\$ 322,758	0.9%	\$ 287,758	822.2%
2015 Actual	\$ 375,162	1.1%	\$ 52,405	16.2%
2016 YND	\$ 502,594	1.4%	\$ 127,432	34.0%
2017 Est	\$ 512,570	1.4%	\$ 9,976	2.0%
2018 Est	\$ 513,135	1.4%	\$ 565	0.1%
2019 Est	\$ 477,206	1.2%	\$ (35,928)	-7.0%
2020 Est	\$ 475,656	1.2%	\$ (1,550)	-0.3%
2021 Est	\$ 483,494	1.2%	\$ 7,838	1.6%
2022 Est	\$ 480,481	1.1%	\$ (3,012)	-0.6%
Average 6 Year Change (2011 - 2016)			15.5%	
Average 6 Year Change (2012 - 2017)			15.5%	
Average 6 Year Change (2013 - 2018)			15.5%	



Interfund transfers in 2011 – 2013 are for Street Capital. Interfund transfers beginning in 2014 include transfers to the abatement program and GO debt service.

Contribution to Replacement Reserves

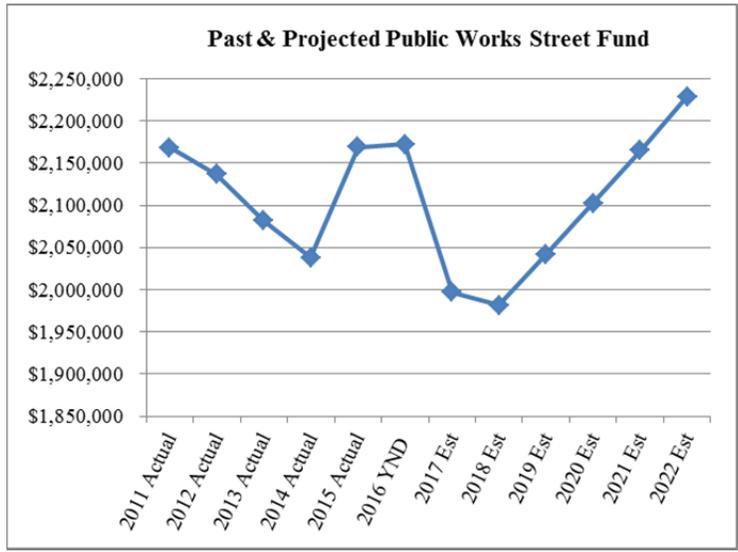
Year	Contributions to Replace Rsvs	% of G/S Oper Exp	Chg Over Prior Year	
			\$	%
2011 Actual	\$ 777,820	2.2%	\$ 89,999	13.1%
2012 Actual	\$ -	0.0%	\$ (777,820)	-100.0%
2013 Actual	\$ 920,300	2.6%	\$ 920,300	n/a
2014 Actual	\$ 920,300	2.6%	\$ -	0.0%
2015 Actual	\$ -	0.0%	\$ (920,300)	-100.0%
2016 YND	\$ -	0.0%	\$ -	n/a
2017 Est	\$ -	0.0%	\$ -	n/a
2018 Est	\$ -	0.0%	\$ -	n/a
2019 Est	\$ -	0.0%	\$ -	n/a
2020 Est	\$ -	0.0%	\$ -	n/a
2021 Est	\$ -	0.0%	\$ -	n/a
2022 Est	\$ -	0.0%	\$ -	n/a
Average 6 Year Change (2011 - 2016)			n/a	
Average 6 Year Change (2012 - 2017)			n/a	
Average 6 Year Change (2013 - 2018)			n/a	



Contributions to replacement reserves are accounted for in the specific departments beginning in 2015.

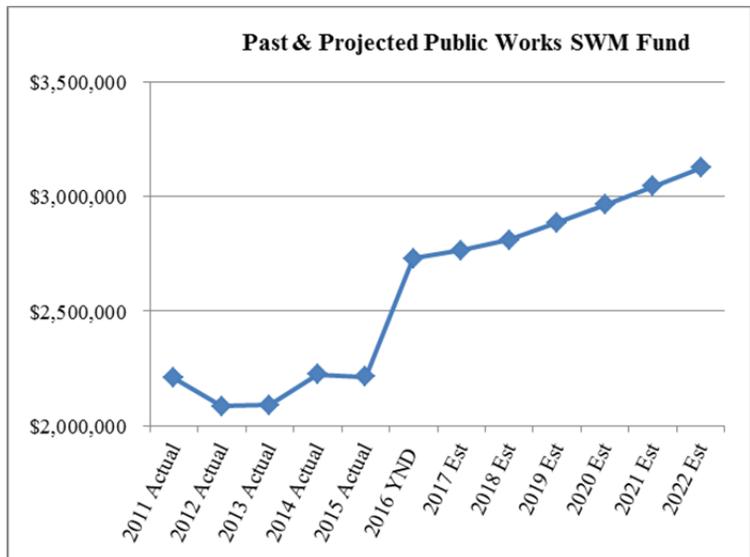
Public Works Street

Year	Public Works Street Fund	% of G/S Oper Exp	Chg Over Prior Year	
			\$	%
2011 Actual	\$ 2,168,166	6.2%	\$ 116,887	5.7%
2012 Actual	\$ 2,136,773	6.3%	\$ (31,393)	-1.4%
2013 Actual	\$ 2,081,828	5.9%	\$ (54,945)	-2.6%
2014 Actual	\$ 2,037,977	5.8%	\$ (43,851)	-2.1%
2015 Actual	\$ 2,169,439	6.3%	\$ 131,462	6.5%
2016 YND	\$ 2,172,804	6.0%	\$ 3,365	0.2%
2017 Est	\$ 1,996,689	5.5%	\$ (176,115)	-8.1%
2018 Est	\$ 1,981,678	5.3%	\$ (15,011)	-0.8%
2019 Est	\$ 2,041,900	5.3%	\$ 60,222	3.0%
2020 Est	\$ 2,102,600	5.3%	\$ 60,700	3.0%
2021 Est	\$ 2,165,100	5.3%	\$ 62,500	3.0%
2022 Est	\$ 2,229,000	5.3%	\$ 63,900	3.0%
Average 6 Year Change (2011 - 2016)				0.0%
Average 6 Year Change (2012 - 2017)				-1.2%
Average 6 Year Change (2013 - 2018)				-0.8%



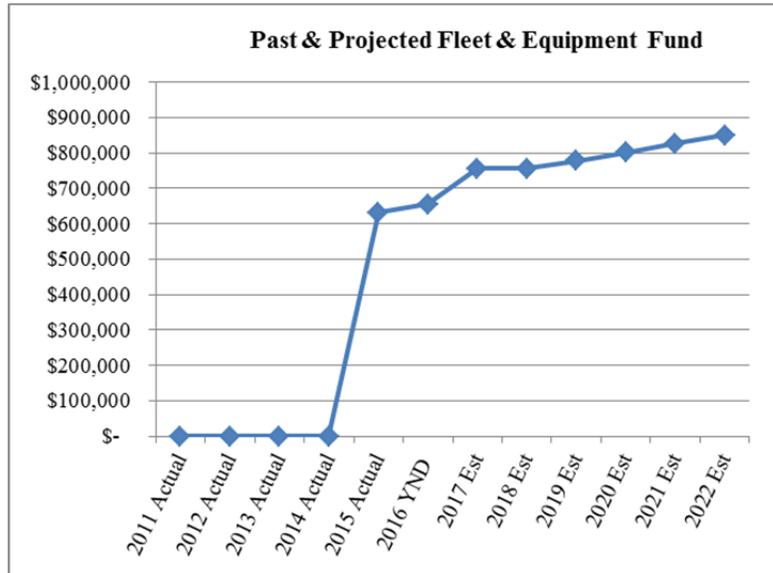
Public Works Surface Water Management

Year	Public Works SWM	\$	
		\$	%
2011 Actual	\$ 2,207,555	\$ 600,988	37.4%
2012 Actual	\$ 2,084,933	\$ (122,622)	-5.6%
2013 Actual	\$ 2,088,905	\$ 3,972	0.2%
2014 Actual	\$ 2,224,430	\$ 135,525	6.5%
2015 Actual	\$ 2,213,440	\$ (10,990)	-0.5%
2016 YND	\$ 2,731,532	\$ 518,092	23.4%
2017 Est	\$ 2,764,837	\$ 33,305	1.2%
2018 Est	\$ 2,811,727	\$ 46,890	1.7%
2019 Est	\$ 2,887,300	\$ 75,573	2.7%
2020 Est	\$ 2,964,900	\$ 77,600	2.7%
2021 Est	\$ 3,044,900	\$ 80,000	2.7%
2022 Est	\$ 3,127,100	\$ 82,200	2.7%
Average 6 Year Change (2011 - 2016)		3.2%	
Average 6 Year Change (2012 - 2017)		4.1%	
Average 6 Year Change (2013 - 2018)		4.3%	



Fleet & Equipment Internal Service Fund

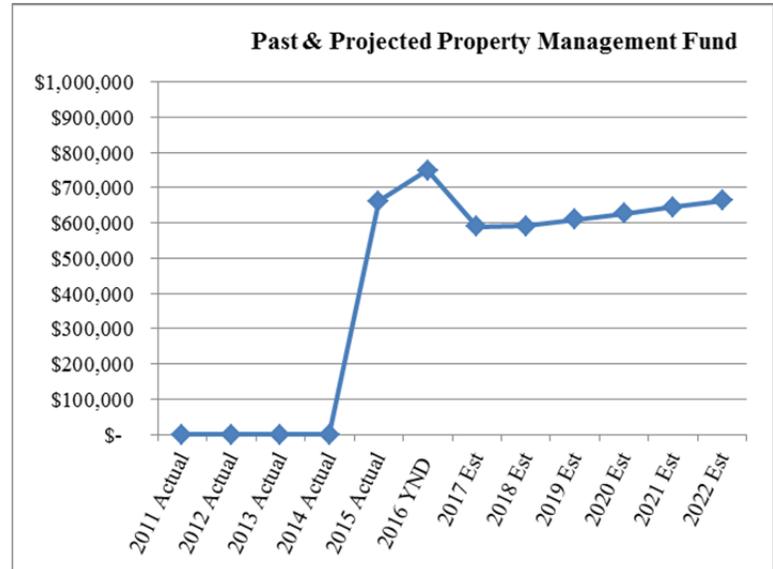
Year	Fleet & Equipment	\$	
		\$	%
2011 Actual	\$ -	\$ -	n/a
2012 Actual	\$ -	\$ -	n/a
2013 Actual	\$ -	\$ -	n/a
2014 Actual	\$ -	\$ -	n/a
2015 Actual	\$ 631,285	\$ 631,285	n/a
2016 YND	\$ 654,220	\$ 22,935	3.6%
2017 Est	\$ 755,720	\$ 101,500	15.5%
2018 Est	\$ 755,720	\$ -	0.0%
2019 Est	\$ 778,400	\$ 22,680	3.0%
2020 Est	\$ 801,700	\$ 23,300	3.0%
2021 Est	\$ 825,600	\$ 23,900	3.0%
2022 Est	\$ 850,400	\$ 24,800	3.0%
Average 6 Year Change (2011 - 2016)			n/a
Average 6 Year Change (2012 - 2017)			n/a
Average 6 Year Change (2013 - 2018)			n/a



Fleet & Equipment expenditures are accounted for in the specific department prior to 2015. Beginning in 2015, they are accounted for as an internal service fund.

Property Management Internal Service Fund

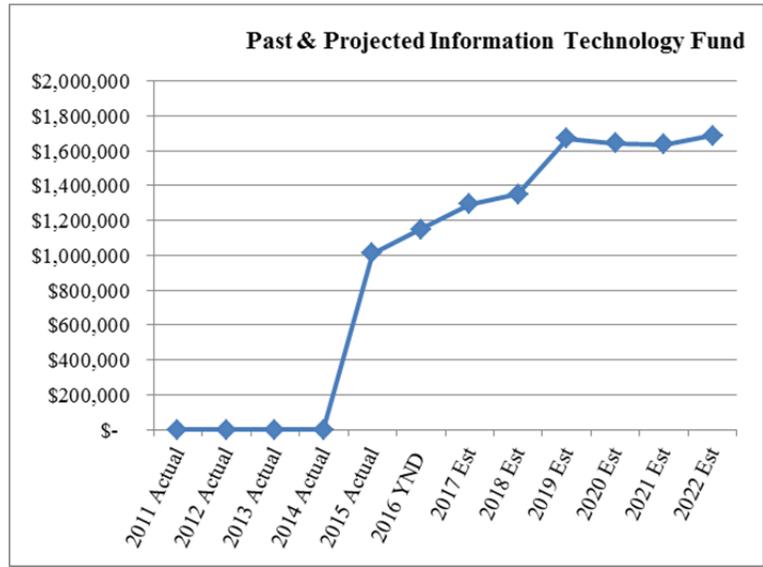
Year	Property Management	\$	
		\$	%
2011 Actual	\$ -	\$ -	n/a
2012 Actual	\$ -	\$ -	n/a
2013 Actual	\$ -	\$ -	n/a
2014 Actual	\$ -	\$ -	n/a
2015 Actual	\$ 661,549	\$ 661,549	n/a
2016 YND	\$ 749,800	\$ 88,251	13.3%
2017 Est	\$ 590,060	\$ (159,740)	-21.3%
2018 Est	\$ 591,390	\$ 1,330	0.2%
2019 Est	\$ 608,900	\$ 17,510	3.0%
2020 Est	\$ 626,800	\$ 17,900	2.9%
2021 Est	\$ 645,100	\$ 18,300	2.9%
2022 Est	\$ 664,200	\$ 19,100	3.0%
Average 6 Year Change (2011 - 2016)			n/a
Average 6 Year Change (2012 - 2017)			n/a
Average 6 Year Change (2013 - 2018)			n/a



Property Management expenditures are accounted for in the General Fund prior to 2015. Beginning in 2015, they are accounted for as an internal service fund.

Information Technology Internal Service Fund

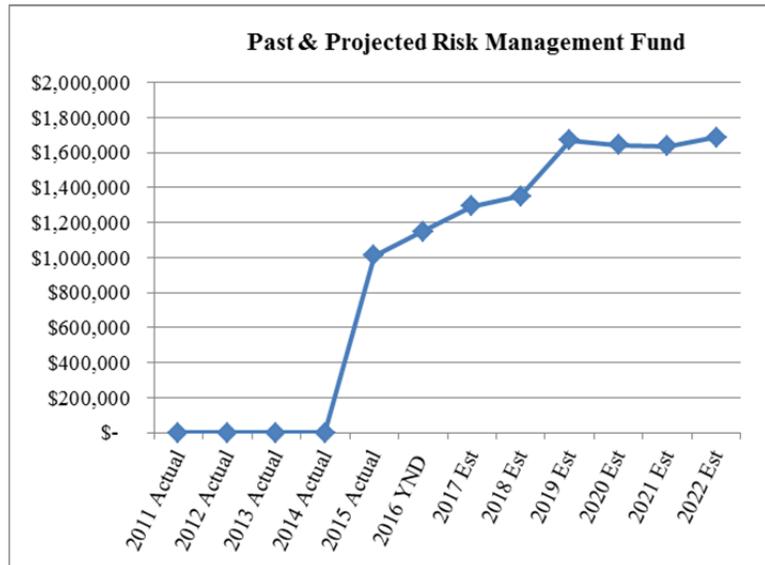
Year	Information Technology	\$	
		\$	%
2011 Actual	\$ -	\$ -	n/a
2012 Actual	\$ -	\$ -	n/a
2013 Actual	\$ -	\$ -	n/a
2014 Actual	\$ -	\$ -	n/a
2015 Actual	\$ 1,009,453	\$1,009,453	n/a
2016 YND	\$ 1,147,293	\$ 137,840	13.7%
2017 Est	\$ 1,293,748	\$ 146,455	12.8%
2018 Est	\$ 1,351,798	\$ 58,050	4.5%
2019 Est	\$ 1,669,968	\$ 318,170	23.5%
2020 Est	\$ 1,643,568	\$ (26,400)	-1.6%
2021 Est	\$ 1,634,468	\$ (9,100)	-0.6%
2022 Est	\$ 1,684,868	\$ 50,400	3.1%
Average 6 Year Change (2011 - 2016)		n/a	
Average 6 Year Change (2012 - 2017)		n/a	
Average 6 Year Change (2013 - 2018)		n/a	



Information Technology expenditures are accounted for in the General Fund Administrative Services Department prior to 2015. Beginning in 2015, they are accounted for as an internal service fund. The fluctuations beginning in 2019 is due to the anticipated maintenance and operation costs of the Information Technology Strategic Plan.

Risk Management Internal Service Fund

Year	Risk Management	\$	
		\$	%
2011 Actual	\$ -	\$ -	n/a
2012 Actual	\$ -	\$ -	n/a
2013 Actual	\$ -	\$ -	n/a
2014 Actual	\$ -	\$ -	n/a
2015 Actual	\$ 1,034,081	\$1,034,081	n/a
2016 YND	\$ 1,165,966	\$ 131,885	12.8%
2017 Est	\$ 1,250,972	\$ 85,006	7.3%
2018 Est	\$ 1,250,972	\$ -	0.0%
2019 Est	\$ 1,283,200	\$ 32,228	2.6%
2020 Est	\$ 1,316,500	\$ 33,300	2.6%
2021 Est	\$ 1,350,800	\$ 34,300	2.6%
2022 Est	\$ 1,386,100	\$ 35,300	2.6%
Average 6 Year Change (2011 - 2016)		n/a	
Average 6 Year Change (2012 - 2017)		n/a	
Average 6 Year Change (2013 - 2018)		n/a	



Risk Management expenditures are accounted for in the General Fund Administrative Services Department prior to 2015. Beginning in 2015, they are accounted for as an internal service fund.

	2014	2015	2016		2017	2018	2019	2020	2021	2022
	Annual Actual	Annual Actual	Annual Budget	YND Est	Proposed	Proposed	Projected	Projected	Projected	Projected
(001) GENERAL FUND										
<i>REVENUES:</i>										
Taxes	\$25,056,768	\$25,902,341	\$25,533,800	\$25,749,634	\$26,053,034	\$26,498,600	\$26,961,500	\$27,436,100	\$27,922,800	\$28,421,800
Property Tax	6,468,617	6,563,936	6,639,000	6,644,634	6,711,734	6,812,400	6,914,600	7,018,300	7,123,600	7,230,500
Local Sales & Use Tax	8,272,877	8,707,904	8,601,900	8,750,000	8,925,000	9,192,800	9,468,600	9,752,700	10,045,300	10,346,700
Sales/Parks	481,690	515,202	499,900	515,000	525,300	541,100	557,300	574,000	591,200	608,900
Brokered Natural Gas Use Tax	79,394	33,661	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
Criminal Justice Sales Tax	863,463	926,884	898,300	945,000	963,900	992,800	1,022,600	1,053,300	1,084,900	1,117,400
Admissions Tax	654,011	656,410	680,400	610,000	616,100	622,300	634,700	647,400	660,300	673,500
Utility Tax	5,747,855	5,703,609	5,644,000	5,644,000	5,644,000	5,644,000	5,644,000	5,644,000	5,644,000	5,644,000
Leasehold Tax	6,457	22,800	8,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
Gambling Tax	2,482,403	2,771,934	2,532,300	2,599,000	2,625,000	2,651,200	2,677,700	2,704,400	2,731,500	2,758,800
Franchise Fees	3,382,845	3,520,594	3,510,300	3,529,000	3,634,900	3,743,900	3,856,100	3,971,800	4,091,000	4,213,700
Cable, Water, Sewer, Solid Waste	2,524,420	2,666,387	2,626,100	2,709,000	2,790,300	2,874,000	2,960,100	3,048,900	3,140,400	3,234,600
Tacoma Power	858,425	854,207	884,200	820,000	844,600	869,900	896,000	922,900	950,600	979,100
Development Service Fees	1,096,893	1,002,837	1,481,000	1,190,370	1,304,214	1,354,391	1,395,300	1,437,200	1,480,200	1,524,300
Building Permits	443,123	453,669	685,300	475,000	494,000	513,760	529,200	545,100	561,500	578,300
Other Building Permit Fees	100,147	98,058	143,600	122,600	126,480	130,511	134,400	138,300	142,300	146,400
Plan Review/Plan Check Fees	466,631	371,069	572,000	491,340	596,256	620,097	638,700	657,900	677,600	697,900
Other Zoning/Development Fees	86,993	80,040	80,100	101,430	87,478	90,023	93,000	95,900	98,800	101,700
Licenses & Permits	447,376	452,242	510,900	439,500	481,500	481,500	481,500	481,500	481,500	481,500
Business License	270,375	248,339	332,900	261,500	303,500	303,500	303,500	303,500	303,500	303,500
Alarm Permits & Fees	135,883	164,363	136,000	136,000	136,000	136,000	136,000	136,000	136,000	136,000
Animal Licenses	41,118	39,540	42,000	42,000	42,000	42,000	42,000	42,000	42,000	42,000
State Shared Revenues	1,146,708	1,108,785	1,197,900	1,201,600	1,212,908	1,213,000	1,213,000	1,213,000	1,213,000	1,213,000
Sales Tax Mitigation	48,556	46,846	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Criminal Justice	147,169	134,679	150,200	153,100	154,752	154,800	154,800	154,800	154,800	154,800
Criminal Justice High Crime	332,925	224,154	236,700	236,700	236,700	236,700	236,700	236,700	236,700	236,700
Liquor Excise Tax	99,953	191,738	258,500	267,500	274,596	274,600	274,600	274,600	274,600	274,600
Liquor Board Profits	518,105	511,368	502,500	494,300	496,860	496,900	496,900	496,900	496,900	496,900
Intergovernmental	353,747	413,554	401,025	406,025	417,700	429,800	442,200	454,900	467,900	481,400
Police FBI & Other Misc	37,607	13,334	12,900	12,900	12,900	12,900	12,900	12,900	12,900	12,900
Police-Animal Svcs-Steilacoom	10,586	12,173	13,000	13,000	13,400	13,800	14,200	14,600	15,000	15,500
Police-Animal Svcs-Dupont	20,554	27,954	27,000	27,000	27,800	28,600	29,500	30,400	31,300	32,200
Police-South Sound 911 Investigations	-	-	-	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Muni Court-University Place Contract	225,000	170,585	124,711	124,711	128,500	132,400	136,400	140,500	144,700	149,000
Muni Court-Town of Steilacoom Contract	10,000	99,276	92,352	92,352	95,100	98,000	100,900	103,900	107,000	110,200
Muni Court-City of Dupont	-	89,042	131,062	131,062	135,000	139,100	143,300	147,600	152,000	156,600
Administrative Services - Human Resources	-	1,190	-	-	-	-	-	-	-	-
Parks & Recreation	50,000	-	-	-	-	-	-	-	-	-

	2014	2015	2016		2017	2018	2019	2020	2021	2022
	Annual Actual	Annual Actual	Annual Budget	YND Est	Proposed	Proposed	Projected	Projected	Projected	Projected
(001) GENERAL FUND-continued										
Charges for Services & Fees	1,003,355	944,539	989,500	974,000	977,500	979,500	979,500	979,500	979,500	979,500
Parks & Recreation Fees	234,414	231,151	262,500	255,500	259,000	261,000	261,000	261,000	261,000	261,000
Court Transport-University Place	11,220	-	-	-	-	-	-	-	-	-
Court Transport-Steilacoom	2,805	-	-	-	-	-	-	-	-	-
Police - Various Contracts	3,695	19,800	-	-	-	-	-	-	-	-
Police - Towing Impound Fees	49,300	37,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Police - Extra Duty	398,599	363,353	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000
Police - Western State Hospital Community Policing Program	288,027	286,537	276,000	276,000	276,000	276,000	276,000	276,000	276,000	276,000
Other	15,295	6,697	11,000	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Fines & Forfeitures	2,089,104	1,981,247	2,194,100	1,982,219	1,982,219	1,982,219	1,982,200	1,982,200	1,982,200	1,982,200
Municipal Court	1,384,894	1,282,219	1,444,100	1,282,219	1,282,219	1,282,219	1,282,200	1,282,200	1,282,200	1,282,200
Photo Infraction	704,211	699,028	750,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000
Miscellaneous/Interest/Other	140,049	117,636	74,150	70,150	48,650	48,650	48,700	48,700	48,700	48,700
Interest Earnings	7,202	7,919	2,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
Penalties & Interest - Taxes	33,952	21,915	30,500	30,500	30,500	30,500	30,500	30,500	30,500	30,500
Miscellaneous/Other	98,895	87,801	41,650	33,650	12,150	12,150	12,200	12,200	12,200	12,200
Interfund Transfers	313,060	284,700								
Transfers In - Fund 101 Street O&M	28,360	-	-	-	-	-	-	-	-	-
Transfer In - Fund 401 SWM Operations	284,700	284,700	284,700	284,700	284,700	284,700	284,700	284,700	284,700	284,700
Subtotal Operating Revenues	\$35,029,905	\$35,728,474	\$36,177,375	\$35,827,198	\$36,397,325	\$37,016,260	\$37,644,700	\$38,289,600	\$38,951,500	\$39,630,800
% Revenue Change over Prior Year	1.85%	1.99%	1.26%	0.28%	1.59%	1.70%	1.70%	1.71%	1.73%	1.74%
EXPENDITURES:										
City Council	94,441	103,021	136,290	136,290	134,910	134,920	138,800	142,600	146,500	150,500
Legislative	90,811	103,021	132,840	132,840	131,460	131,470	135,300	139,100	143,000	147,000
Sister City	3,631	-	3,450	3,450	3,450	3,450	3,500	3,500	3,500	3,500
City Manager	528,918	601,322	592,066	590,832	611,558	620,129	639,000	657,900	677,400	697,400
Executive	425,967	477,028	463,016	461,782	487,168	491,859	506,800	521,800	537,300	553,200
Governmental Relations	102,950	124,294	129,050	129,050	124,390	128,270	132,200	136,100	140,100	144,200
Municipal Court	1,893,926	1,790,330	2,046,213	2,128,783	1,996,463	2,053,330	2,115,300	2,178,700	2,244,100	2,311,200
Judicial Services	986,509	1,009,561	1,147,133	1,140,903	1,016,423	1,053,650	1,085,500	1,118,100	1,151,600	1,185,900
Professional Services	444,802	489,074	523,700	612,500	626,400	636,400	655,600	675,300	695,700	716,700
Probation & Detention	462,615	291,696	375,380	375,380	353,640	363,280	374,200	385,300	396,800	408,600
Administrative Services	3,441,279	1,490,468	1,628,158	1,623,004	1,616,401	1,655,784	1,705,700	1,756,500	1,808,600	1,862,100
Finance	1,148,980	979,952	1,120,126	1,116,309	1,073,178	1,096,315	1,129,400	1,163,100	1,197,700	1,233,300
Information Technology	869,656	-	-	-	-	-	-	-	-	-
Human Resources & Safety	493,076	510,516	508,032	506,695	543,223	559,469	576,300	593,400	610,900	628,800
Risk Management	929,567	-	-	-	-	-	-	-	-	-

	2014	2015	2016		2017	2018	2019	2020	2021	2022
	Annual Actual	Annual Actual	Annual Budget	YND Est	Proposed	Proposed	Projected	Projected	Projected	Projected
(001) GENERAL FUND-continued										
Legal	1,272,057	1,634,745	1,752,249	1,690,990	1,718,200	1,688,739	1,739,300	1,791,000	1,844,200	1,899,300
Legal (Civil & Criminal)	1,057,235	-	-	-	-	-	-	-	-	-
Civil Legal Services	-	823,942	891,614	889,109	854,100	875,894	902,100	929,200	957,000	985,900
Criminal Prosecution Services	-	397,917	477,620	420,020	377,429	382,786	394,300	405,800	417,600	429,900
City Clerk	133,536	283,737	293,015	291,861	331,671	340,059	350,200	360,500	371,200	382,100
Election	81,286	129,149	90,000	90,000	155,000	90,000	92,700	95,500	98,400	101,400
Community & Economic Development	1,786,180	1,876,796	2,160,784	1,935,268	1,871,780	1,926,371	1,981,400	2,040,300	2,100,900	2,163,000
Planning	676,832	-	-	-	-	-	-	-	-	-
Current Planning	-	631,708	619,125	616,683	617,830	641,329	659,700	679,600	700,000	720,900
Long Range Planning	-	233,089	411,397	192,093	149,133	150,724	154,900	159,100	163,600	168,200
Building	817,591	845,554	970,768	967,509	932,990	956,592	984,500	1,014,200	1,044,600	1,075,700
Economic Development	291,756	166,445	159,494	158,983	171,827	177,726	182,300	187,400	192,700	198,200
Parks, Recreation & Community Services	2,155,686	2,465,429	2,670,401	2,677,682	2,630,206	2,641,869	2,710,200	2,779,900	2,851,400	2,924,700
Human Services	366,512	380,249	402,570	402,570	420,020	420,290	422,200	423,900	425,800	427,700
Administration	201,177	279,425	294,231	293,656	276,215	282,374	290,700	299,200	308,000	317,200
Recreation	301,182	378,728	400,970	400,970	431,820	439,170	452,400	465,900	479,700	494,000
Senior Services	207,557	205,028	212,760	212,760	219,571	223,851	230,600	237,400	244,400	251,500
Parks Facilities	481,251	601,638	474,075	471,910	463,507	466,955	480,800	495,100	509,700	524,600
Fort Steilacoom Park	443,644	476,101	637,108	646,143	610,237	596,657	614,500	632,900	651,600	670,800
Street Landscape Maintenance	154,363	144,261	248,687	249,673	208,836	212,572	219,000	225,500	232,200	238,900
Police	19,883,014	21,595,504	22,546,826	22,925,545	23,173,274	24,122,464	24,846,000	25,590,100	26,357,100	27,147,300
Command	1,804,138	3,843,299	4,605,043	4,194,462	4,561,256	4,738,924	4,880,800	5,027,200	5,177,800	5,332,900
Jail Service	693,896	700,814	624,240	624,240	624,240	624,240	643,000	662,300	682,200	702,700
Dispatch Services/SS911	2,027,605	2,112,715	2,156,869	2,156,869	2,195,070	2,195,070	2,260,900	2,328,700	2,398,600	2,470,600
Investigations	2,491,608	3,436,838	3,609,200	4,397,600	4,122,600	4,363,200	4,494,000	4,628,700	4,767,500	4,910,500
Patrol	6,722,494	6,918,555	6,995,550	6,995,550	7,384,440	7,799,890	8,033,800	8,274,600	8,522,800	8,778,600
Special Units	1,223,404	156,104	110,850	110,850	110,850	110,850	114,200	117,600	121,100	124,800
SWAT	107,997	81,170	73,710	73,710	78,750	73,150	75,300	77,500	79,800	82,200
Crime Prevention	757,439	819,654	922,670	922,670	1,106,150	1,164,400	1,199,500	1,235,500	1,272,700	1,310,900
Contracted Services (Extra Duty, offset by Revenue)	441,460	443,998	400,000	400,000	400,000	400,000	412,000	424,400	437,100	450,200
Community Safety Resource Team (CSRT)	603,847	393,837	429,407	430,307	349,570	353,100	363,700	374,300	385,400	396,800
Training	217,496	113,660	107,425	107,425	160,060	159,400	164,100	169,000	174,100	179,300
Traffic Policing	1,259,338	1,161,290	1,353,320	1,353,320	997,368	1,047,610	1,079,000	1,111,100	1,144,300	1,178,600
Property Room	299,386	264,470	313,300	313,300	253,000	259,690	267,400	275,200	283,300	291,600
Reimbursements	493,432	457,237	105,332	105,332	120,370	121,500	125,400	129,000	132,800	136,700
Emergency Management	14,407	18,773	29,040	29,040	38,040	38,040	39,200	40,400	41,600	42,800
Animal Control	308,667	298,364	320,870	320,870	281,510	283,400	292,000	300,800	309,800	319,100
Road & Street/Camera Enforcement	416,400	374,726	390,000	390,000	390,000	390,000	401,700	413,800	426,200	439,000

	2014	2015	2016		2017	2018	2019	2020	2021	2022
	Annual Actual	Annual Actual	Annual Budget	YND Est	Proposed	Proposed	Projected	Projected	Projected	Projected
(001) GENERAL FUND-continued										
Property Management	825,724	-	-	-	-	-	-	-	-	-
Facilities Maintenance	273,676	-	-	-	-	-	-	-	-	-
City Hall Facility	96,752	-	-	-	-	-	-	-	-	-
Law Enforcement Facilities	296,394	-	-	-	-	-	-	-	-	-
Parking Facilities/Light Rail	158,902	-	-	-	-	-	-	-	-	-
Non-Departmental	195,983	132,402	131,290	131,290	131,720	131,720	423,470	359,570	311,770	322,170
Commuter Trip Reduction	7,942	1,128	-	-	-	-	-	-	-	-
Fleet Management	1,844	-	-	-	-	-	-	-	-	-
Other (affects many departments)	147,701	131,274	131,290	131,290	131,720	131,720	135,600	139,700	143,900	148,300
Liquor/Pollution Control	38,496	-	-	-	-	-	-	-	-	-
Unallocated Internal Service Charges	-	-	-	-	-	-	-	-	-	-
IT 6-Year Strategic Plan	-	-	-	-	-	-	287,870	219,870	167,870	173,870
Interfund Transfers	1,324,432	1,641,482	1,791,953	1,728,029	1,539,731	1,525,313	1,549,606	1,580,156	1,649,694	1,704,681
Transfer to Fund 101 Street O&M	1,001,675	1,266,320	1,312,143	1,225,435	1,027,161	1,012,178	1,072,400	1,104,500	1,166,200	1,224,200
Transfer to Fund 105/190 Abatement Program	-	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Transfer to Fund 201 GO Bond Debt Service	287,758	340,162	444,810	467,594	477,570	478,135	442,206	440,656	448,494	445,481
Transfer to Fund 102 Street Capital	35,000	-	-	-	-	-	-	-	-	-
Contributions to Reserve Funds	920,300	-	-	-	-	-	-	-	-	-
Contribution to Fund 501 Vehicle & Equip Reserves	920,300	-	-	-	-	-	-	-	-	-
Subtotal Operating Expenditures	\$34,321,939	\$33,331,499	\$35,456,230	\$35,567,713	\$35,424,243	\$36,500,639	\$37,848,776	\$38,876,726	\$39,991,664	\$41,182,351
% Expenditure Change over Prior Year	0.30%	-2.89%	6.37%	6.71%	-0.40%	3.04%	3.69%	2.72%	2.87%	2.98%
OPERATING INCOME (LOSS)	\$707,965	\$2,396,975	\$721,145	\$259,485	\$973,083	\$515,622	(\$204,076)	(\$587,126)	(\$1,040,164)	(\$1,551,551)
As a % of Operating Expenditures	2.06%	7.19%	2.03%	0.73%	2.75%	1.41%	-0.54%	-1.51%	-2.60%	-3.77%
<i>OTHER FINANCING SOURCES:</i>										
Grants, Donations/Contrib, 1-Time	299,991	335,163	259,368	284,618	69,750	69,750	-	-	-	-
Contributions/Donations	47,889	52,306	44,000	69,250	69,750	69,750	-	-	-	-
Proceeds from Sale of Assets/Capital Lease	-	1	-	-	-	-	-	-	-	-
Grants	252,102	282,856	215,368	215,368	-	-	-	-	-	-
Transfers In	2,015,015	40,802	270,000	270,000	96,050	16,000	-	-	-	-
Transfer In - Fund 180 Narcotics Seizure	14,061	-	-	-	-	-	-	-	-	-
Transfer In - Fund 181 Felony Seizure	85,939	-	-	-	-	-	-	-	-	-
Transfer In - Fund 190 Grants	840,056	-	-	-	-	-	-	-	-	-
Transfer In - Fund 251 LID Guaranty	-	-	270,000	270,000	-	-	-	-	-	-
Transfer In - Fund 501 Fleet & Equipment	1,074,959	40,802	-	-	96,050	16,000	-	-	-	-
Subtotal Other Financing Sources	\$2,315,006	\$375,965	\$529,368	\$554,618	\$165,800	\$85,750	\$0	\$0	\$0	\$0

	2014	2015	2016		2017	2018	2019	2020	2021	2022
	Annual Actual	Annual Actual	Annual Budget	YND Est	Proposed	Proposed	Projected	Projected	Projected	Projected
(001) GENERAL FUND-continued										
<i>OTHER FINANCING USES:</i>										
Capital & Other 1-Time	973,111	570,544	734,513	734,513	720,828	295,906	168,750	138,750	138,750	138,750
Municipal Court	51,459	51,350	18,056	18,056	41,024	17,485	-	-	-	-
City Council	5,264	-	-	-	-	-	-	-	-	-
City Manager	18,000	31,573	11,933	11,933	29,483	4,044	-	-	-	-
Administrative Services	465,692	3,992	9,785	9,785	46,276	17,594	-	-	-	-
IT 6-Year Strategic Plan	-	-	-	-	-	-	168,750	138,750	138,750	138,750
Legal/Clerk	21,209	309,575	47,453	47,453	44,381	18,917	-	-	-	-
Community & Economic Development	321,515	59,524	466,165	466,165	52,026	22,175	-	-	-	-
Parks, Recreation & Community Services	9,725	1,294	72,582	72,582	49,998	21,311	-	-	-	-
Police	52,863	113,235	108,539	108,539	457,640	194,380	-	-	-	-
Public Works/Property Management	27,385	-	-	-	-	-	-	-	-	-
Interfund Transfers	97,848	886,229	613,020	613,020	798,923	682,033	565,500	594,600	595,900	597,300
Transfer Out - Fund 101 Street O&M	37,000	-	14,531	14,531	158,923	42,033	\$15,500	44,600	45,900	47,300
Transfer Out - Fund 105 Property Abatement	-	-	-	-	90,000	90,000	-	-	-	-
Transfer Out - Fund 192 OEA Grant	50,000	50,000	54,750	54,750	50,000	50,000	50,000	50,000	50,000	50,000
Transfer Out - Fund 195 Police Grants	10,848	-	-	-	-	-	-	-	-	-
Transfer Out - Fund 301 Parks CIP	-	146,729	-	-	-	-	-	-	-	-
Transfer Out - Fund 302 Transportation CIP	-	689,500	310,500	310,500	500,000	500,000	500,000	500,000	500,000	500,000
Transfer Out - Fund 501 Fleet & Equip Reserves	-	-	233,239	233,239	-	-	-	-	-	-
Subtotal Other Financing Uses	\$1,070,959	\$1,456,773	\$1,347,533	\$1,347,533	\$1,519,751	\$977,939	\$734,250	\$733,350	\$734,650	\$736,050
Total Revenues and Other Sources	\$37,344,911	\$36,104,439	\$36,706,743	\$36,381,816	\$36,563,125	\$37,102,010	\$37,644,700	\$38,289,600	\$38,951,500	\$39,630,800
Total Expenditures and other Uses	\$35,392,899	\$34,788,272	\$36,803,763	\$36,915,246	\$36,943,994	\$37,478,578	\$38,583,026	\$39,610,076	\$40,726,314	\$41,918,401
Beginning Fund Balance:	\$2,580,681	\$4,532,693	\$5,848,860	\$5,848,860	\$5,315,430	\$4,934,561	\$4,557,994	\$3,619,668	\$2,299,192	\$524,378
Ending Fund Balance:	\$4,532,693	\$5,848,860	\$5,751,840	\$5,315,430	\$4,934,561	\$4,557,994	\$3,619,668	\$2,299,192	\$524,378	(\$1,763,223)
Ending Fund Balance as a % of Gen/Street Operating Revenues	12.6%	16.0%	15.5%	14.4%	13.2%	12.0%	9.4%	5.9%	1.3%	-4.3%
Reserve - Total Target 12% of Gen/Street Operating Revenues	\$4,316,235	\$4,397,783	\$4,445,565	\$4,415,222	\$4,483,722	\$4,557,991	\$4,633,404	\$4,710,792	\$4,790,220	\$4,871,736
2% Contingency Reserves	\$719,372	\$732,964	\$740,928	\$735,870	\$747,287	\$759,665	\$772,234	\$785,132	\$798,370	\$811,956
5% General Fund Reserves	\$1,798,431	\$1,832,409	\$1,852,319	\$1,839,676	\$1,868,218	\$1,899,163	\$1,930,585	\$1,962,830	\$1,995,925	\$2,029,890
5% Strategic Reserves	\$1,798,431	\$1,832,409	\$1,852,319	\$1,839,676	\$1,868,218	\$1,899,163	\$1,930,585	\$1,962,830	\$1,995,925	\$2,029,890
Unreserved / (12% Adopted Reserves Shortfall):	\$216,459	\$1,451,078	\$1,306,275	\$900,208	\$450,839	\$3	(\$1,013,736)	(\$2,411,600)	(\$4,265,842)	(\$6,634,959)

	2014	2015	2016		2017	2018	2019	2020	2021	2022
	Annual Actual	Annual Actual	Annual Budget	YND Est	Proposed	Proposed	Projected	Projected	Projected	Projected
FUND 101 STREET OPERATIONS & MAINTENANCE										
<i>REVENUES:</i>										
Permits	84,653	56,942	28,000	96,000	96,000	96,000	96,000	96,000	96,000	96,000
Engineering Review Fees	1,303	1,050	300	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Motor Vehicle Fuel Tax	852,760	861,723	840,700	869,319	870,028	870,000	870,000	870,000	870,000	870,000
Interest Earnings	2	-	-	-	-	-	-	-	-	-
Subtotal Operating Revenues	\$ 938,717	\$ 919,715	\$ 869,000	\$ 966,319	\$ 967,028	\$ 967,000				
<i>EXPENDITURES:</i>										
Street Lighting	490,880	470,847	309,656	309,656	164,760	164,760	169,700	174,700	179,800	185,000
Traffic Control Devices	548,874	442,137	440,240	440,240	422,660	425,450	438,300	451,400	464,900	478,700
Snow & Ice Response	28,643	10,103	15,850	15,850	15,500	15,500	16,000	16,500	17,000	17,500
Road & Street Preservation	969,480	1,246,351	1,382,447	1,407,058	1,393,769	1,375,968	1,417,900	1,460,000	1,503,400	1,547,800
Transfer Out - Fund 001 General Admin Support	28,360	-	-	-	-	-	-	-	-	-
Contribution to Fleet & Equipment Reserves	100	-	-	-	-	-	-	-	-	-
Subtotal Operating Expenditures	\$ 2,066,337	\$ 2,169,439	\$ 2,148,193	\$ 2,172,804	\$ 1,996,689	\$ 1,981,678	\$ 2,041,900	\$ 2,102,600	\$ 2,165,100	\$ 2,229,000
OPERATING INCOME (LOSS)	\$ (1,127,620)	\$ (1,249,724)	\$ (1,279,193)	\$ (1,206,485)	\$ (1,029,661)	\$ (1,014,678)	\$ (1,074,900)	\$ (1,135,600)	\$ (1,198,100)	\$ (1,262,000)
<i>OTHER FINANCING SOURCES:</i>										
Grants	-	-	-	-	-	-	-	-	-	-
Donations/Contributions	4,146	9,780	-	10,000	-	-	-	-	-	3,500
Proceeds from Sale of Assets/Capital Lease	(2,096)	2,288	-	-	-	-	-	-	-	-
Judgments, Settlements/Miscellaneous	16,205	2,143	-	1,500	-	-	-	-	-	1,500
Permits Deposits for Professional Services	-	5,060	-	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Transfer In From General Fund	1,038,675	1,266,320	1,326,674	1,239,966	1,186,084	1,054,211	1,087,900	1,149,100	1,212,100	1,271,500
Subtotal Other Financing Sources	\$1,056,931	\$1,285,591	\$1,326,674	\$1,253,966	\$1,188,584	\$1,056,711	\$1,090,400	\$1,151,600	\$1,214,600	\$1,279,000
<i>OTHER FINANCING USES:</i>										
Grants/Other	12,280	5,060	-	-	-	-	-	-	-	-
Building, Vehicles, Equipment	-	3,703	32,481	32,481	143,923	27,033	-	-	-	-
Construction - Traffic Control	-	27,105	15,000	15,000	15,000	15,000	15,500	16,000	16,500	17,000
Subtotal Other Financing Uses	\$12,280	\$35,867	\$47,481	\$47,481	\$158,923	\$42,033	\$15,500	\$16,000	\$16,500	\$17,000
Total Revenues and Other Sources	\$1,995,648	\$2,205,306	\$2,195,674	\$2,220,285	\$2,155,612	\$2,023,711	\$2,057,400	\$2,118,600	\$2,181,600	\$2,246,000
Total Expenditures and other Uses	\$2,078,617	\$2,205,306	\$2,195,674	\$2,220,285	\$2,155,612	\$2,023,711	\$2,057,400	\$2,118,600	\$2,181,600	\$2,246,000
Beginning Fund Balance:	\$ 82,969	\$ -								
Ending Fund Balance:	\$ (0)	\$ (0)	\$ -							

	2014	2015	2016		2017	2018	2019	2020	2021	2022
	Annual Actual	Annual Actual	Annual Budget	YND Est	Proposed	Proposed	Projected	Projected	Projected	Projected
FUND 102 REAL ESTATE EXCISE TAX (Street Capital Fund prior to 2015)										
<i>REVENUES:</i>										
Real Estate Excise Tax	1,100,298	1,486,450	1,224,000	1,400,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000
Solid Waste Recycling Licenses & Permits	1,300	-	-	-	-	-	-	-	-	-
Motor Vehicle Fuel Tax	348,310	-	-	-	-	-	-	-	-	-
Engineering Services	475,145	-	-	-	-	-	-	-	-	-
Mitigation Fees	400,114	-	-	-	-	-	-	-	-	-
Interest Earnings	105	77	-	-	-	-	-	-	-	-
Grants	3,768,444	-	-	-	-	-	-	-	-	-
Donations/Contributions	10,837	-	-	-	-	-	-	-	-	-
Transfer In From 001 General Fund	35,000	-	-	-	-	-	-	-	-	-
Transfer In - Fund 401 Surface Water Mgmt	44,890	-	-	-	-	-	-	-	-	-
Total Revenue	\$ 6,184,443	\$ 1,486,527	\$ 1,224,000	\$ 1,400,000	\$ 1,300,000					
<i>EXPENDITURES:</i>										
Capital Projects	5,419,063	-	-	-	-	-	-	-	-	-
Transfer Out - Fund 301 General Govt/Parks CIP	-	85,878	60,234	60,234	100,000	260,000	50,000	50,000	50,000	50,000
Transfer Out - Fund 302 Transportation Capital	-	1,773,634	1,606,071	1,606,071	1,091,000	1,253,465	1,142,500	944,500	1,740,000	1,243,000
Transfer Out - Fund 401 Surface Water Mgmt	487,975	268,989	-	-	-	-	-	-	-	-
Total Expenditures	\$ 5,907,038	\$ 2,128,501	\$ 1,666,305	\$ 1,666,305	\$ 1,191,000	\$ 1,513,465	\$ 1,192,500	\$ 994,500	\$ 1,790,000	\$ 1,293,000
Beginning Fund Balance:	\$841,124	\$1,118,529	\$476,554	\$476,554	\$210,249	\$319,249	\$105,784	\$213,284	\$518,784	\$28,784
Ending Fund Balance:	\$1,118,529	\$476,554	\$34,249	\$210,249	\$319,249	\$105,784	\$213,284	\$518,784	\$28,784	\$35,784

	2014	2015	2016		2017	2018	2019	2020	2021	2022
	Annual Actual	Annual Actual	Annual Budget	YND Est	Proposed	Proposed	Projected	Projected	Projected	Projected
FUND 103 LAKEWOOD TRANSPORTATION BENEFIT DISTRICT										
<i>REVENUES:</i>										
\$20 Vehicle License Fee (net of fee)	-	484,016	685,000	685,350	689,000	689,000	689,000	689,000	689,000	689,000
Interest Earnings	-	49	-	-	-	-	-	-	-	-
Total Revenue	\$ -	\$ 484,065	\$ 685,000	\$ 685,350	\$ 689,000					
<i>EXPENDITURES:</i>										
WCIA Risk Assessment	-	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Audit	-	-	4,000	4,350	-	-	5,000	-	-	4,350
Transfer to Fund 302 Transportation Capital	-	481,565	678,500	678,500	682,500	682,500	682,500	682,500	682,500	682,500
Total Expenditures	\$ -	\$ 484,065	\$ 685,000	\$ 685,350	\$ 685,000	\$ 685,000	\$ 690,000	\$ 685,000	\$ 685,000	\$ 689,350
Beginning Fund Balance:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000	\$ 8,000	\$ 7,000	\$ 11,000	\$ 15,000
Ending Fund Balance:	\$ -	\$ -	\$ -	\$ -	\$ 4,000	\$ 8,000	\$ 7,000	\$ 11,000	\$ 15,000	\$ 14,650

	2014	2015	2016		2017	2018	2019	2020	2021	2022
	Annual Actual	Annual Actual	Annual Budget	YND Est	Proposed	Proposed	Projected	Projected	Projected	Projected
FUND 104 HOTEL/MOTEL LODGING TAX										
<i>REVENUES:</i>										
Special Hotel/Motel Lodging Tax (5%)	399,904	494,141	428,571	428,571	428,571	428,571	428,571	428,571	428,571	428,571
Transient Rental income Tax (2%)	159,962	197,656	171,429	171,429	171,429	171,429	171,429	171,429	171,429	171,429
Interest Earnings	1,255	2,920	-	-	-	-	-	-	-	-
Total Revenues	\$ 561,121	\$ 694,717	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000
<i>EXPENDITURES:</i>										
Administration	19,319	2,658	-	-	-	-	-	-	-	-
Lodging Tax Programs	448,620	412,477	503,850	503,850	600,000	600,000	600,000	600,000	600,000	600,000
Lodging Tax Programs-Transfer Out to Fund 301 Parks CIP	-	35,000	400,000	400,000	500,000	50,000	50,000	50,000	-	-
Total Expenditures	\$ 467,938	\$ 450,135	\$ 903,850	\$ 903,850	\$ 1,100,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 600,000	\$ 600,000
Beginning Fund Balance:	\$ 935,374	\$ 1,028,557	\$ 1,273,140	\$ 1,273,140	\$ 969,290	\$ 469,290	\$ 419,290	\$ 369,290	\$ 319,290	\$ 319,290
Ending Fund Balance:	\$ 1,028,557	\$ 1,273,140	\$ 969,290	\$ 969,290	\$ 469,290	\$ 419,290	\$ 369,290	\$ 319,290	\$ 319,290	\$ 319,290

	2014	2015	2016		2017	2018	2019	2020	2021	2022
	Annual Actual	Annual Actual	Annual Budget	YND Est	Proposed	Proposed	Projected	Projected	Projected	Projected
FUND 105 PROPERTY ABATEMENT & RENTAL HOUSING SAFETY PROGRAM										
<i>REVENUES:</i>										
Abatement Charges	47,549	2,525	8,869	23,356	-	80,319	96,941	86,250	115,000	115,000
Interest Earnings	123	34	-	-	-	-	-	-	-	-
Judgments & Settlements	20,002	-	-	-	-	-	-	-	-	-
Transfer In - Fund 001 General	-	35,000	35,000	35,000	125,000	125,000	35,000	35,000	35,000	35,000
Total Revenues	\$ 67,674	\$ 37,559	\$ 43,869	\$ 58,356	\$ 125,000	\$ 205,319	\$ 131,941	\$ 121,250	\$ 150,000	\$ 150,000
<i>EXPENDITURES:</i>										
Abatement	44,074	150,000	193,200	207,687	125,000	125,000	212,260	121,250	150,000	150,000
Total Expenditures	\$ 44,074	\$ 150,000	\$ 193,200	\$ 207,687	\$ 125,000	\$ 125,000	\$ 212,260	\$ 121,250	\$ 150,000	\$ 150,000
Beginning Fund Balance:	\$ 238,171	\$ 261,771	\$ 149,331	\$ 149,331	\$ -	\$ -	\$ 80,319	\$ -	\$ -	\$ -
Ending Fund Balance:	\$ 261,771	\$ 149,331	\$ -	\$ -	\$ -	\$ 80,319	\$ -	\$ -	\$ -	\$ -

	2014	2015	2016		2017	2018	2019	2020	2021	2022
	Annual Actual	Annual Actual	Annual Budget	YND Est	Proposed	Proposed	Projected	Projected	Projected	Projected
FUND 106 PUBLIC ART										
<i>REVENUES:</i>										
Interest Earnings	10	9	-	-	-	-	-	-	-	-
Facility Rentals	13,500	9,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Donations/Contributions	-	400	-	-	-	-	-	-	-	-
Total Revenues	\$ 13,510	\$ 9,409	\$ 10,000							
<i>EXPENDITURES:</i>										
Arts Commission Programs	123	723	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Public Art	-	-	31,000	31,000	-	-	-	-	-	-
Total Expenditures	\$ 123	\$ 723	\$ 33,000	\$ 33,000	\$ 2,000					
Beginning Fund Balance:	\$ 12,001	\$ 25,388	\$ 33,388	\$ 34,074	\$ 11,074	\$ 19,074	\$ 27,074	\$ 35,074	\$ 43,074	\$ 51,074
Ending Fund Balance:	\$ 25,388	\$ 34,074	\$ 10,388	\$ 11,074	\$ 19,074	\$ 27,074	\$ 35,074	\$ 43,074	\$ 51,074	\$ 59,074

	2014	2015	2016		2017	2018	2019	2020	2021	2022
	Annual Actual	Annual Actual	Annual Budget	YND Est	Proposed	Proposed	Projected	Projected	Projected	Projected
FUND 180 NARCOTICS SEIZURE										
<i>REVENUES:</i>										
Forfeitures	67,563	166,343	110,000	110,000	75,000	75,000	75,000	75,000	75,000	75,000
Grants	29,168	-	-	-	-	-	-	-	-	-
Law Enforcement Contracts	-	23,281	6,828	6,828	-	-	-	-	-	-
Interest Earnings	686	1,443	-	532	-	-	-	-	-	-
Total Revenues	\$ 97,417	\$ 191,066	\$ 116,828	\$ 117,360	\$ 75,000					
<i>EXPENDITURES:</i>										
Investigations	283,413	192,753	598,413	598,413	75,000	75,000	75,000	75,000	75,000	75,000
Capital Purchases	94,845	-	-	-	-	-	-	-	-	-
Transfer Out - Fund 001 General	14,061	-	-	-	-	-	-	-	-	-
Total Expenditures	\$ 392,319	\$ 192,753	\$ 598,413	\$ 598,413	\$ 75,000					
Beginning Fund Balance:	\$ 778,174	\$ 483,272	\$ 481,585	\$ 481,585	\$ 532					
Ending Fund Balance:	\$ 483,272	\$ 481,585	\$ -	\$ 532	\$ 532	\$ 532	\$ 532	\$ 532	\$ 532	\$ 532

	2014	2015	2016		2017	2018	2019	2020	2021	2022
	Annual Actual	Annual Actual	Annual Budget	YND Est	Proposed	Proposed	Projected	Projected	Projected	Projected
FUND 181 FELONY SEIZURE										
<i>REVENUES:</i>										
Interest Earnings	289	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 289	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>EXPENDITURES:</i>										
Investigations	10,968	5,044	-	-	-	-	-	-	-	-
Transfer to Fund 001 General	85,939	-	-	-	-	-	-	-	-	-
Total Expenditures	\$ 96,907	\$ 5,044	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Beginning Fund Balance:	\$ 101,662	\$ 5,044	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance:	\$ 5,044	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

	2014	2015	2016		2017	2018	2019	2020	2021	2022
	Annual Actual	Annual Actual	Annual Budget	YND Est	Proposed	Proposed	Projected	Projected	Projected	Projected
FUND 182 FEDERAL SEIZURE										
<i>REVENUES:</i>										
Forfeitures	68,945	218,838	-	75,000	75,000	75,000	75,000	75,000	75,000	75,000
Interest Earnings	34	62	-	-	-	-	-	-	-	-
Total Revenues	\$ 68,979	\$ 218,899	\$ -	\$ 75,000						
<i>EXPENDITURES:</i>										
Crime Prevention	37,432	83,840	206,847	101,847	104,900	104,900	104,900	104,900	104,900	104,900
Total Expenditures	\$ 37,432	\$ 83,840	\$ 206,847	\$ 101,847	\$ 104,900					
Beginning Fund Balance:	\$ 40,240	\$ 71,787	\$ 206,847	\$ 206,847	\$ 180,000	\$ 150,100	\$ 120,200	\$ 90,300	\$ 60,400	\$ 30,500
Ending Fund Balance:	\$ 71,787	\$ 206,847	\$ -	\$ 180,000	\$ 150,100	\$ 120,200	\$ 90,300	\$ 60,400	\$ 30,500	\$ 600

	2014	2015	2016		2017	2018	2019	2020	2021	2022
	Annual Actual	Annual Actual	Annual Budget	YND Est	Proposed	Proposed	Projected	Projected	Projected	Projected
FUND 190 CDBG/GRANTS										
<i>REVENUES:</i>										
Grants	1,074,353	817,012	2,168,055	2,168,055	445,000	423,000	402,000	382,000	363,000	345,000
Interest Earnings	1,404	1,004	879	879	-	-	-	-	-	-
Miscellaneous/Contributions	12,058	16,250	-	-	-	-	-	-	-	-
Transfer In - Fund 001 General	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 1,087,814	\$ 834,266	\$ 2,168,934	\$ 2,168,934	\$ 445,000	\$ 423,000	\$ 402,000	\$ 382,000	\$ 363,000	\$ 345,000
<i>EXPENDITURES:</i>										
Grants	1,066,645	626,266	1,436,003	1,436,003	395,000	123,000	102,000	132,000	320,000	160,000
Section 108 Loan Repayment	-	-	-	-	50,000	50,000	50,000	-	-	-
Transfer Out - Fund 001 General	840,056	-	-	-	-	-	-	-	-	-
Transfer Out - Fund 302 Transportation	-	163,114	800,198	800,198	-	250,000	250,000	250,000	43,000	185,000
Total Expenditures	\$ 1,906,701	\$ 789,380	\$ 2,236,201	\$ 2,236,201	\$ 445,000	\$ 423,000	\$ 402,000	\$ 382,000	\$ 363,000	\$ 345,000
Beginning Fund Balance:	\$ 841,268	\$ 22,381	\$ 67,267	\$ 67,267	\$ -					
Ending Fund Balance:	\$ 22,381	\$ 67,267	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -

	2014	2015	2016		2017	2018	2019	2020	2021	2022
	Annual Actual	Annual Actual	Annual Budget	YND Est	Proposed	Proposed	Projected	Projected	Projected	Projected
FUND 191 NEIGHBORHOOD STABILIZATION PROGRAM										
<i>REVENUES:</i>										
Grant-NSP 1	154,043	-	-	-	-	-	-	-	-	-
Grant-NSP 3	96,032	-	-	-	-	-	-	-	-	-
Abatement Charges	-	-	38,885	39,561	-	94,716	130,225	19,798	-	-
Total Revenues	\$ 250,075	\$ -	\$ 38,885	\$ 39,561	\$ -	\$ 94,716	\$ 130,225	\$ 19,798	\$ -	\$ -
<i>EXPENDITURES:</i>										
Grant-NSP 1	154,111	18,402	191,760	191,760	-	95,392	130,225	19,798	-	-
Grant-NSP 3	96,032	-	-	-	-	-	-	-	-	-
Total Expenditures	\$ 250,142	\$ 18,402	\$ 191,760	\$ 191,760	\$ -	\$ 95,392	\$ 130,225	\$ 19,798	\$ -	\$ -
Beginning Fund Balance:	\$ 171,345	\$ 171,277	\$ 152,875	\$ 152,875	\$ 676	\$ 676	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance:	\$ 171,277	\$ 152,875	\$ -	\$ 676	\$ 676	\$ -	\$ -	\$ -	\$ -	\$ -

	2014	2015	2016		2017	2018	2019	2020	2021	2022
	Annual Actual	Annual Actual	Annual Budget	YND Est	Proposed	Proposed	Projected	Projected	Projected	Projected
FUND 192 OFFICE OF ECONOMIC ADJUSTMENT/SSMCP										
<i>REVENUES:</i>										
Grants	281,466	153,468	-	408,777	-	-	-	-	-	-
Partner Participation	133,250	153,629	173,500	176,805	176,805	176,805	173,500	173,500	173,500	173,500
Misc/Other	-	-	-	-	-	-	-	-	-	-
Transfer In From Fund 001 General	50,000	50,000	54,750	54,750	50,000	50,000	50,000	50,000	50,000	50,000
Total Revenues	\$ 464,716	\$ 357,097	\$ 228,250	\$ 640,332	\$ 226,805	\$ 226,805	\$ 223,500	\$ 223,500	\$ 223,500	\$ 223,500
<i>EXPENDITURES:</i>										
OEA/SSMCP	408,649	394,313	225,600	607,968	306,672	226,805	223,500	223,500	223,500	223,500
Total Expenditures	\$ 408,649	\$ 394,313	\$ 225,600	\$ 607,968	\$ 306,672	\$ 226,805	\$ 223,500	\$ 223,500	\$ 223,500	\$ 223,500
Beginning Fund Balance:	\$ 28,652	\$ 84,719	\$ 47,503	\$ 47,503	\$ 79,867	\$ -				
Ending Fund Balance:	\$ 84,719	\$ 47,503	\$ 50,153	\$ 79,867	\$ -					

	2014	2015	2016		2017	2018	2019	2020	2021	2022
	Annual Actual	Annual Actual	Annual Budget	YND Est	Prelim	Prelim	Projected	Projected	Projected	Projected
FUND 195 PUBLIC SAFETY GRANTS										
<i>REVENUES:</i>										
Grants	175,919	192,779	163,135	163,135	-	-	-	-	-	-
Transfer In - Fund 001 General	10,848	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 186,767	\$ 192,779	\$ 163,135	\$ 163,135	\$ -					
<i>EXPENDITURES:</i>										
Grants	186,551	192,996	163,135	163,135	-	-	-	-	-	-
Total Expenditures	\$ 186,551	\$ 192,996	\$ 163,135	\$ 163,135	\$ -					
Beginning Fund Balance:	\$ -	\$ 216	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance:	\$ 216	\$ (0)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

	2014	2015	2016		2017	2018	2019	2020	2021	2022
	Annual Actual	Annual Actual	Annual Budget	YND Est	Proposed	Proposed	Projected	Projected	Projected	Projected
FUND 201 GENERAL OBLIGATION BOND DEBT SERVICE										
<i>REVENUES:</i>										
Transfer-In From Fund 001 General	287,758	340,162	444,810	467,594	477,570	478,135	442,206	440,656	448,494	445,481
Bond Proceeds	-	-	-	1,884,032	-	-	-	-	-	-
Total Revenues	\$ 287,758	\$ 340,162	\$ 444,810	\$ 2,351,626	\$ 477,570	\$ 478,135	\$ 442,206	\$ 440,656	\$ 448,494	\$ 445,481
<i>EXPENDITURES:</i>										
Principal & Interest - 59th Street	77,000	77,000	77,000	77,000	77,000	77,000	77,000	77,000	77,000	77,000
Principal & Interest - Police Station - 2009 LTGO	210,758	212,183	213,160	213,160	208,598	209,038	-	-	-	-
Principal & Interest - Police Station - 2016 LTGO	-	-	-	22,784	36,947	36,947	210,181	209,006	212,594	210,706
Principal & Interest - LOCAL LED Streetlight	-	50,980	154,650	154,650	155,025	155,150	155,025	154,650	158,900	157,775
Bond Refund	-	-	-	1,884,032	-	-	-	-	-	-
Total Expenditures	\$ 287,758	\$ 340,162	\$ 444,810	\$ 2,351,626	\$ 477,570	\$ 478,135	\$ 442,206	\$ 440,656	\$ 448,494	\$ 445,481
Beginning Fund Balance:	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance:	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

	2014	2015	2016		2017	2018	2019	2020	2021	2022
	Annual Actual	Annual Actual	Annual Budget	YND Est	Proposed	Proposed	Projected	Projected	Projected	Projected
FUND 202 LOCAL IMPROVEMENT DISTRICT (LID) DEBT SERVICE										
<i>REVENUES:</i>										
Interest	41	149	-	-	-	-	-	-	-	-
Assessments	284,860	607,068	204,485	204,485	204,438	191,881	197,600	203,500	209,700	216,000
Total Revenues	\$ 284,901	\$ 607,217	\$ 204,485	\$ 204,485	\$ 204,438	\$ 191,881	\$ 197,600	\$ 203,500	\$ 209,700	\$ 216,000
<i>EXPENDITURES:</i>										
Principal & Interest-Combined LID 1101/1103	201,846	50,541	610,542	610,542	130,601	120,816	124,400	128,100	132,000	136,000
Principal & Interest - LID 1108	82,153	73,330	71,020	71,020	73,837	71,065	73,200	75,400	77,700	80,000
Total Expenditures	\$ 283,999	\$ 123,871	\$ 681,562	\$ 681,562	\$ 204,438	\$ 191,881	\$ 197,600	\$ 203,500	\$ 209,700	\$ 216,000
Beginning Fund Balance:	\$ 149	\$ 1,051	\$ 484,396	\$ 484,396	\$ 7,319					
Ending Fund Balance:	\$ 1,051	\$ 484,396	\$ 7,319							

	2014	2015	2016		2017	2018	2019	2020	2021	2022
	Annual Actual	Annual Actual	Annual Budget	YND Est	Proposed	Proposed	Projected	Projected	Projected	Projected
FUND 204 SEWER PROJECT DEBT SERVICE										
<i>REVENUES:</i>										
Sewer Charges (4.75% Sewer Surcharge)	586,192	659,515	600,000	660,000	660,000	660,000	660,000	660,000	660,000	660,000
Interest Earnings/Other	4,620	4,138	-	4,500	4,500	4,500	4,500	4,500	4,500	4,500
Sanitary Side Sewer Connection Home Loan Repayment	10,228	26,246	-	19,020	20,229	20,229	20,229	19,377	17,976	11,724
Total Revenues	\$ 601,039	\$ 689,899	\$ 600,000	\$ 683,520	\$ 684,729	\$ 684,729	\$ 684,729	\$ 683,877	\$ 682,476	\$ 676,224
<i>EXPENDITURES:</i>										
PWTFL Debt Service (PW-04-691-PRE-132)	32,984	32,439	32,390	32,984	32,092	31,795	31,498	31,201	30,904	30,607
PWTFL Debt Service (PW-06-962-022)	313,623	310,679	310,679	313,623	309,206	307,734	306,261	304,789	303,317	301,844
PWTFL Debt Service (PW-08-951-025)	111,828	110,701	110,788	111,828	110,268	109,748	109,227	108,707	108,187	107,667
PWTFL Debt Service (PW-12-851-025)	-	-	44,000	340	2,840	38,214	38,036	37,857	37,679	37,500
Transfer To Fund 311 Sewer Capital	-	270,000	-	-	290,000	50,000	50,000	50,000	50,000	50,000
Total Expenditures	\$ 458,435	\$ 723,819	\$ 497,857	\$ 458,775	\$ 744,406	\$ 537,491	\$ 535,022	\$ 532,554	\$ 530,086	\$ 527,618
Beginning Fund Balance:	\$ 508,250	\$ 650,854	\$ 616,934	\$ 616,934	\$ 841,679	\$ 782,002	\$ 929,240	\$ 1,078,947	\$ 1,230,270	\$ 1,382,660
Ending Fund Balance:	\$ 650,854	\$ 616,934	\$ 719,077	\$ 841,679	\$ 782,002	\$ 929,240	\$ 1,078,947	\$ 1,230,270	\$ 1,382,660	\$ 1,531,266

	2014	2015	2016		2017	2018	2019	2020	2021	2022
	Annual Actual	Annual Actual	Annual Budget	YND Est	Proposed	Proposed	Projected	Projected	Projected	Projected
FUND 251 LOCAL IMPROVEMENT DISTRICT (LID) GUARANTY DEBT SERVICE										
<i>REVENUES:</i>										
Interest Earnings	(60)	2,703	-	-	-	-	-	-	-	-
Total Revenues	\$ (60)	\$ 2,703	\$ -							
<i>EXPENDITURES:</i>										
Transfer Out - Fund 001 General	-	-	270,000	270,000	-	-	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ 270,000	\$ 270,000	\$ -					
Beginning Fund Balance:	\$ 391,858	\$ 391,798	\$ 394,501	\$ 394,501	\$ 124,501					
Ending Fund Balance:	\$ 391,798	\$ 394,501	\$ 124,501							

	2014	2015	2016		2017	2018	2019	2020	2021	2022
	Annual Actual	Annual Actual	Annual Budget	YND Est	Proposed	Proposed	Projected	Projected	Projected	Projected
FUND 301 PARKS CAPITAL										
<i>REVENUES:</i>										
Grants	-	270,943	984,950	984,950	850,000	1,350,000	2,225,000	1,125,000	-	-
Interest Earnings	1	5	-	-	-	-	-	-	-	-
Contributions/Donations	-	14,000	654,000	654,000	-	-	-	-	-	-
USGA/Verizon Fees	10,000	35,000	-	-	-	-	-	-	-	-
Proceeds from Sale of Land	-	-	193,550	193,550	-	-	-	-	-	-
Transfer In From Fund 001 General	-	146,729	-	-	-	-	-	-	-	-
Transfer In From Fund 102 REET	-	85,878	60,234	60,234	100,000	260,000	50,000	50,000	50,000	50,000
Transfer In From Fund 104 Hotel/Motel Lodging Tax	-	35,000	400,000	400,000	500,000	50,000	50,000	50,000	-	-
Transfer In From Fund 401 Surface Water Mgmt	-	35,000	56,324	56,324	50,000	200,000	50,000	50,000	-	-
Total Revenues	\$ 10,001	\$ 622,555	\$ 2,349,058	\$ 2,349,058	\$ 1,500,000	\$ 1,860,000	\$ 2,375,000	\$ 1,275,000	\$ 50,000	\$ 50,000
<i>EXPENDITURES:</i>										
Capital	-	545,726	2,412,607	2,436,164	1,500,000	1,860,000	2,375,000	1,275,000	50,000	50,000
Total Expenditures	\$ -	\$ 545,726	\$ 2,412,607	\$ 2,436,164	\$ 1,500,000	\$ 1,860,000	\$ 2,375,000	\$ 1,275,000	\$ 50,000	\$ 50,000
Beginning Fund Balance:	\$ 276	\$ 10,277	\$ 87,106	\$ 87,106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance:	\$ 10,277	\$ 87,106	\$ 23,557	\$ -	\$ -	\$ -				

	2014	2015	2016		2017	2018	2019	2020	2021	2022
	Annual Actual	Annual Actual	Annual Budget	YND Est	Proposed	Proposed	Projected	Projected	Projected	Projected
FUND 302 TRANSPORTATION CAPITAL PROJECT										
<i>REVENUES:</i>										
Motor Vehicle Excise Tax	-	375,289	340,000	340,000	350,000	350,000	350,000	350,000	350,000	350,000
State Transportation Package - Multi-Modal Distribution	-	-	-	70,000	61,740	61,740	61,740	61,740	61,740	61,740
State Transportation Package - Increased Gas Tax	-	-	-	-	54,096	54,096	54,096	54,096	54,096	54,096
Grants	-	6,375,782	17,193,716	19,173,716	4,975,850	15,259,100	8,082,000	2,320,000	2,820,000	1,235,500
Contributions from Utilities/Developers/Partners	-	328,485	1,108,605	1,108,605	20,000	20,000	186,000	-	-	-
LOCAL Financing	-	1,667,849	209,773	209,773	-	-	-	-	-	-
LID Financing	-	-	-	-	-	220,000	422,000	-	-	-
Proceeds from Sale of Asset/Street Vacation	-	154,225	-	-	-	-	-	-	-	-
Interest/Other	-	-	-	-	-	-	-	-	-	-
Transfer In - Fund 001 General	-	689,500	310,500	310,500	500,000	500,000	500,000	500,000	500,000	500,000
Transfer In - Fund 102 REET	-	1,773,634	1,606,071	1,606,071	1,091,000	1,253,465	1,142,500	944,500	1,740,000	1,243,000
Transfer In - Fund 103 TBD	-	481,565	678,500	678,500	682,500	682,500	682,500	682,500	682,500	682,500
Transfer In - Fund 190 CDBG	-	163,114	685,000	800,198	-	250,000	250,000	250,000	43,000	185,000
Transfer In - Fund 401 SWM	-	989,061	1,511,329	1,892,317	493,650	1,372,000	563,000	314,000	-	97,000
Total Revenues	\$ -	\$ 12,998,504	\$ 23,643,494	\$ 26,189,680	\$ 8,228,836	\$ 20,022,901	\$ 12,293,836	\$ 5,476,836	\$ 6,251,336	\$ 4,408,836
<i>EXPENDITURES:</i>										
Capital Projects	-	11,381,128	24,754,183	27,522,257	8,113,000	19,958,600	12,178,000	5,361,000	6,135,500	4,710,500
Debt Issue Cost	-	12,849	-	-	-	-	-	-	-	-
Total Expenditures	\$ -	\$ 11,393,977	\$ 24,754,183	\$ 27,522,257	\$ 8,113,000	\$ 19,958,600	\$ 12,178,000	\$ 5,361,000	\$ 6,135,500	\$ 4,710,500
Beginning Fund Balance:	\$ -	\$ -	\$ 1,394,204	\$ 1,604,528	\$ 271,951	\$ 387,787	\$452,088	\$567,924	\$683,760	\$799,596
Ending Fund Balance:	\$ -	\$ 1,604,528	\$ 283,515	\$ 271,951	\$ 387,787	\$ 452,088	\$567,924	\$683,760	\$799,596	\$497,932

Unfunded Transportation CIP Projects:

Project Reference # 44, TIP/Map # 2.75 Street: South Tacoma Way Improvements (88th to North City Limits)	\$ 200,000	\$ 3,000,000	\$ -	\$ -
Project Reference # 45, TIP/Map # 2.78 Street: Oakbrook - Onyx Drive West (97th - 89th)	\$ -	\$ -	\$ 1,102,500	\$ 757,500
Project Reference # 46, TIP/Map # 2.68 Sidewalk: Hipkins Road (104th to Steilacoom Blvd)	\$ -	\$ 385,000	\$ 2,970,000	\$ -
Project Reference # 47, TIP/Map # 2.8 Sidewalk: Mt Tacoma Drive (Interlaaken to Gravelly Lake Drive)	\$ -	\$ 3,505,000	\$ -	\$ -
Project Reference # 48, TIP/Map # 2.8 Sidewalk: Mt Tacoma Drive Extension (Interlaaken Sidewalks - Short Lane to Bridge; Bridge to Mt Tacoma)	\$ -	\$ -	\$ 4,760,000	\$ -
Project Reference # 39, TIP/Map # 2.76A, 2.76B Safety: Phillips Rd Sidewalks & Bike Lanes Phase III (Steilacoom to Onyx)	\$ -	\$ 80,000	\$ 650,000	\$ -
Project Reference # 49, TIP/Map # 5B Non-Motorized Trail: GLD Phase II - Nyanza Blvd	\$ 255,000	\$ 3,775,000	\$ -	\$ -
Project Reference # 50, TIP/Map # 5C Non-Motorized Trail: GLD Phase III - Nyanza to Washington Blvd	\$ 255,000	\$ 3,545,000	\$ -	\$ -
Total Unfunded Transportation CIP Projects (Including Unfunded Project)	\$ 710,000	\$ 14,290,000	\$ 9,482,500	\$ 757,500

Adjusted Transportation CIP Ending Fund Balance (\$142,076) (\$14,316,240) (\$23,682,904) (\$24,742,068)

	2014	2015	2016		2017	2018	2019	2020	2021	2022
	Annual Actual	Annual Actual	Annual Budget	YND Est	Proposed	Proposed	Projected	Projected	Projected	Projected
FUND 311 SEWER CAPITAL PROJECT										
<i>REVENUES:</i>										
Grants	-	538,515	211,485	211,485	-	-	-	-	-	-
Interest Earnings	304	4	-	-	-	-	-	-	-	-
Public Works Trust Fund Loan	-	179,295	320,705	320,705	-	-	-	-	-	-
Transfer In From Fund 204 Sewer Project Debt	-	270,000	-	-	290,000	50,000	50,000	50,000	50,000	50,000
Transfer In From Fund 312 Sanitary Sewer Connection Capital	-	-	-	600,000	-	35,000	889,000	30,000	710,000	-
Total Revenues	\$ 304	\$ 987,814	\$ 532,190	\$ 1,132,190	\$ 290,000	\$ 85,000	\$ 939,000	\$ 80,000	\$ 760,000	\$ 50,000
<i>EXPENDITURES:</i>										
Capital	20,443	784,081	802,820	1,402,820	290,000	85,000	939,000	80,000	760,000	50,000
Total Expenditures	\$ 20,443	\$ 784,081	\$ 802,820	\$ 1,402,820	\$ 290,000	\$ 85,000	\$ 939,000	\$ 80,000	\$ 760,000	\$ 50,000
Beginning Fund Balance:	\$ 126,208	\$ 106,070	\$ 309,803	\$ 309,803	\$ 39,173	\$ 39,173	\$39,173	\$39,173	\$39,173	\$39,173
Ending Fund Balance:	\$ 106,070	\$ 309,803	\$ 39,173	\$ 39,173	\$ 39,173	\$ 39,173	\$39,173	\$39,173	\$39,173	\$39,173

Unfunded Sewer CIP Projects:

Project Reference #5 Rose Road & Forest Road Sewer Extension	\$	-	\$	-	\$	-	\$	1,125,000
Project Reference #6 Wadsworth, Silcox & Boat St Sewer Extension	\$	-	\$	-	\$	-	\$	1,470,000
Project Reference #7 Grant Ave & Orchard St Sewer Extension	\$	-	\$	-	\$	-	\$	940,000
Project Reference #8 Washington Ave & West Thorne Lane Sewer Extension	\$	-	\$	-	\$	-	\$	1,520,000
Project Reference #9 Grant Ave & Lake St Sewer Extension	\$	-	\$	-	\$	-	\$	850,000
Project Reference #10 Washington Ave & Lake St Sewer Extension	\$	-	\$	-	\$	-	\$	625,000
Project Reference #11 Boundary St & Military Ave Sewer Extension	\$	-	\$	-	\$	-	\$	465,000
Total Unfunded Sewer CIP Projects	\$	-	\$	-	\$	-	\$	6,995,000

Adjusted Transportation CIP Ending Fund Balance (Including Unfunded Projects) **\$39,173** **\$39,173** **\$39,173** **(\$6,955,827)**

	2014	2015	2016		2017	2018	2019	2020	2021	2022
	Annual Actual	Annual Actual	Annual Budget	YND Est	Proposed	Proposed	Projected	Projected	Projected	Projected
FUND 312 SANITARY SEWER CONNECTION CAPITAL										
<i>REVENUES:</i>										
Sewer Availability Charge	194,839	246,640	302,000	286,000	316,000	346,000	346,000	352,000	358,000	370,000
Interest Earnings	725	1,849	-	-	-	-	-	-	-	-
Proceeds From Lien	746	1,127	-	-	-	-	-	-	-	-
Total Revenues	\$ 196,310	\$ 249,616	\$ 302,000	\$ 286,000	\$ 316,000	\$ 346,000	\$ 346,000	\$ 352,000	\$ 358,000	\$ 370,000
<i>EXPENDITURES:</i>										
Capital	32,218	20,036	35,000	35,000	-	-	-	-	-	-
Transfer To Fund 311 Sewer Capital Project	-	-	-	600,000	-	35,000	889,000	30,000	710,000	-
Total Expenditures	\$ 32,218	\$ 20,036	\$ 35,000	\$ 635,000	\$ -	\$ 35,000	\$ 889,000	\$ 30,000	\$ 710,000	\$ -
Beginning Fund Balance:	\$ 519,811	\$ 683,903	\$ 913,482	\$ 913,482	\$ 564,482	\$ 880,482	\$ 1,191,482	\$ 648,482	\$ 970,482	\$ 618,482
Ending Fund Balance:	\$ 683,903	\$ 913,482	\$ 1,180,482	\$ 564,482	\$ 880,482	\$ 1,191,482	\$ 648,482	\$ 970,482	\$ 618,482	\$ 988,482

	2014	2015	2016		2017	2018	2019	2020	2021	2022
	Annual Actual	Annual Actual	Annual Budget	YND Est	Proposed	Proposed	Projected	Projected	Projected	Projected
FUND 401 SURFACE WATER MANAGEMENT										
<i>REVENUES:</i>										
Charges for Services & Fees	2,723,885	2,740,257	2,702,500	2,756,000	2,756,000	2,756,000	2,756,000	2,756,000	2,735,000	2,735,000
Interest Earnings	11,807	14,782	-	17,000	4,000	2,000	-	-	-	-
Subtotal Operating Revenues	\$ 2,735,692	\$ 2,755,038	\$ 2,702,500	\$ 2,773,000	\$ 2,760,000	\$ 2,758,000	\$ 2,756,000	\$ 2,756,000	\$ 2,735,000	\$ 2,735,000
% Revenue Change over Prior Year	-0.4%	0.7%	-1.9%	2.6%	-0.5%	-0.1%	-0.1%	0.0%	-0.8%	0.0%
<i>EXPENDITURES:</i>										
Geographical Information Services	23,706	-	-	-	-	-	-	-	-	-
Engineering Services and Operations & Maintenance	1,898,274	1,928,740	2,466,948	2,446,832	-	-	-	-	-	-
Engineering Services	-	-	-	-	1,575,244	1,608,972	1,657,100	1,706,400	1,757,300	1,809,400
Operations & Maintenance	-	-	-	-	904,893	918,055	945,500	973,800	1,002,900	1,033,000
Transfer to Fund 001 General Admin Support	284,700	284,700	284,700	284,700	284,700	284,700	284,700	284,700	284,700	284,700
Contribution to Fleet & Equipment Reserves	17,750	-	-	-	-	-	-	-	-	-
Subtotal Operating Expenditures	\$ 2,224,430	\$ 2,213,440	\$ 2,751,648	\$ 2,731,532	\$ 2,764,837	\$ 2,811,727	\$ 2,887,300	\$ 2,964,900	\$ 3,044,900	\$ 3,127,100
% Expenditure Change over Prior Year	6.5%	-0.5%	24.3%	23.4%	1.2%	1.7%	2.7%	2.7%	2.7%	2.7%
OPERATING INCOME (LOSS)	\$ 511,262	\$ 541,598	\$ (49,148)	\$ 41,468	\$ (4,837)	\$ (53,727)	\$ (131,300)	\$ (208,900)	\$ (309,900)	\$ (392,100)
As a % of Operating Expenditures	23.0%	24.5%	-1.8%	1.5%	-0.2%	-1.9%	-4.5%	-7.0%	-10.2%	-12.5%
<i>OTHER FINANCING SOURCES:</i>										
Grants	276,528	210,814	276,949	276,949	-	-	-	-	-	-
Judgments, Settlements/Miscellaneous	9,437	500	-	-	-	-	-	-	-	-
Transfer In From Fund 102/302 Street Capital	487,975	268,989	-	-	-	-	-	-	-	-
Transfer In From Fund 190 Grant	31,237	-	-	-	-	-	-	-	-	-
Subtotal Other Financing Sources	\$ 805,177	\$ 480,303	\$ 276,949	\$ 276,949	\$ -	\$ -				
<i>OTHER FINANCING USES:</i>										
Capital/Other	608,276	1,064,633	1,139,040	1,139,040	87,102	15,811	140,000	250,000	200,000	350,000
Transfer To Fund 102 Street Capital	44,890	-	-	-	-	-	-	-	-	-
Transfer to Fund 301 Parks CIP	-	35,000	56,324	56,324	50,000	200,000	50,000	50,000	-	-
Transfer to Fund 302 Transportation Capital	-	989,061	1,511,329	1,892,317	493,650	1,372,000	563,000	314,000	-	97,000
Subtotal Other Financing Uses	\$ 653,166	\$ 2,088,694	\$ 2,706,693	\$ 3,087,681	\$ 630,752	\$ 1,587,811	\$ 753,000	\$ 614,000	\$ 200,000	\$ 447,000
Total Revenues and Other Sources	\$ 3,540,869	\$ 3,235,341	\$ 2,979,449	\$ 3,049,949	\$ 2,760,000	\$ 2,758,000	\$ 2,756,000	\$ 2,756,000	\$ 2,735,000	\$ 2,735,000
Total Expenditures and other Uses	\$ 2,877,596	\$ 4,302,134	\$ 5,458,341	\$ 5,819,213	\$ 3,395,589	\$ 4,399,538	\$ 3,640,300	\$ 3,578,900	\$ 3,244,900	\$ 3,574,100
Beginning Fund Balance:	\$ 6,204,969	\$ 6,868,242	\$ 5,801,449	\$ 5,801,449	\$ 3,032,185	\$ 2,396,596	\$ 755,058	\$ (129,242)	\$ (952,142)	\$ (1,462,042)
Ending Fund Balance:	\$ 6,868,242	\$ 5,801,449	\$ 3,322,557	\$ 3,032,185	\$ 2,396,596	\$ 755,058	(\$129,242)	(\$952,142)	(\$1,462,042)	(\$2,301,142)
Ending Fund Balance as a % of Operating Rev	251.1%	210.6%	122.9%	109.3%	86.8%	27.4%	-4.7%	-34.5%	-53.5%	-84.1%
17% Operating Reserves	\$ 465,068	\$ 468,356	\$ 459,425	\$ 471,410	\$ 469,200	\$ 468,860	\$ 468,520	\$ 468,520	\$ 464,950	\$ 464,950
Unreserved / (17% Target Reserves Shortfall):	\$6,403,174	\$5,333,093	\$2,863,132	\$2,560,775	\$1,927,396	\$286,198	(\$597,762)	(\$1,420,662)	(\$1,926,992)	(\$2,766,092)

Transportation CIP SWM Needs (2019 - 2022):

Project Reference # 44, TIP/Map # 2.75 Street: South Tacoma Way Improvements (88th to North City Limits)	\$ -	\$ 550,000	\$ -	\$ -
Project Reference # 45, TIP/Map # 2.78 Street: Oakbrook - Onyx Dr W (97th-89th)	\$ -	\$ -	\$ 70,000	\$ 50,000
Project Reference # 46, TIP/Map # 2.68 Sidewalk: Hipkins Road (104th to Steilacoom Blvd)	\$ -	\$ 35,000	\$ 250,000	\$ -
Project Reference # 47, TIP/Map # 2.68 Sidewalk: Mt. Tacoma Drive (Interlaaken to Gravelly Lake Drive)	\$ -	\$ 200,000	\$ -	\$ -
Project Reference # 48, TIP/Map # 2.8 Sidewalk: Mt. Tacoma Drive Extension (Interlaaken Sidewalks - Short Lane to Bridge; Bridge to Mt Tacoma)	\$ -	\$ -	\$ 476,000	\$ -
Project Reference # 49, TIP/Map # 5.6B Non-Motorized Trail: GLD Phase II - Nyanza Blvd	\$ 45,000	\$ 455,000	\$ -	\$ -
Total Transportation CIP SWM Needs (2019-2022):	\$ 45,000	\$ 1,240,000	\$ 796,000	\$ 50,000

Adjusted SWM Ending Fund Balance (Including Unfunded Transportation CIP Projects) \$ (174,242) \$ (2,237,142) \$ (3,543,042) \$ (4,432,142)
Adjusted SWM Target Reserves Shortfall (\$642,762) (\$2,705,662) (\$4,007,992) (\$4,897,092)

	2014	2015	2016		2017	2018	2019	2020	2021	2022
	Annual Actual	Annual Actual	Annual Budget	YND Est	Proposed	Proposed	Projected	Projected	Projected	Projected
FUND 501 FLEET & EQUIPMENT										
<i>OPERATING REVENUES:</i>										
M&O Revenue	-	629,755	904,220	650,220	751,720	751,720	774,400	797,700	821,600	846,400
Interest Earnings	8,573	1,530	-	4,000	4,000	4,000	4,000	4,000	4,000	4,000
Insurance Recovery	88,294	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 96,868	\$ 631,285	\$ 904,220	\$ 654,220	\$ 755,720	\$ 755,720	\$ 778,400	\$ 801,700	\$ 825,600	\$ 850,400
<i>OPERATING EXPENDITURES:</i>										
Gasoline	-	304,709	523,400	323,400	424,150	424,150	436,900	450,000	463,400	477,300
Other Supplies	-	4,629	3,990	3,990	3,990	3,990	4,100	4,200	4,300	4,400
Repairs & Maintenance	-	313,456	376,830	326,830	327,580	327,580	337,400	347,500	357,900	368,700
Other Services & Charges	-	8,492	-	-	-	-	-	-	-	-
Total Expenditures	\$ -	\$ 631,285	\$ 904,220	\$ 654,220	\$ 755,720	\$ 755,720	\$ 778,400	\$ 801,700	\$ 825,600	\$ 850,400
Operating Revenue Over/(Under) Expenditures	\$ 96,868	-	\$ -							
<i>OTHER FINANCING SOURCES:</i>										
Replacement Reserves Collections	938,150	883,135	1,071,020	959,935	853,089	917,326	917,300	917,300	917,300	917,300
Capital Contribution	-	-	-	-	80,500	-	-	-	-	-
Proceeds From Sale of Assets	64,135	68,698	46,800	50,000	37,800	16,000	-	-	-	-
Transfer In From Fund 001 General	-	-	233,239	233,239	-	-	-	-	-	-
Total Other Financing Sources	\$ 1,002,285	\$ 951,832	\$ 1,351,059	\$ 1,243,174	\$ 971,389	\$ 933,326	\$ 917,300	\$ 917,300	\$ 917,300	\$ 917,300
<i>OTHER FINANCING USES:</i>										
Fleet & Equipment New & Replacement	990,727	1,212,019	424,494	424,494	661,500	294,000	-	-	-	-
Transfer to Fund 001 General	1,074,959	40,802	-	-	96,050	16,000	-	-	-	-
Transfer to Fund 401 Surface Water Management	31,237	-	-	-	-	-	-	-	-	-
Transfer to Fund 502 Information Technology	-	110,050	123,189	123,189	-	-	-	-	-	-
Total Other Financing Uses	\$ 2,096,923	\$ 1,362,871	\$ 547,683	\$ 547,683	\$ 757,550	\$ 310,000	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 1,099,153	\$ 1,583,118	\$ 2,255,279	\$ 1,897,394	\$ 1,727,109	\$ 1,689,046	\$ 1,695,700	\$ 1,719,000	\$ 1,742,900	\$ 1,767,700
Total Expenditures	\$ 2,096,923	\$ 1,994,156	\$ 1,451,903	\$ 1,201,903	\$ 1,513,270	\$ 1,065,720	\$ 778,400	\$ 801,700	\$ 825,600	\$ 850,400
Beginning Fund Balance:	\$ 5,093,746	\$ 4,095,975	\$ 3,684,937	\$ 3,684,937	\$ 4,380,428	\$ 4,594,267	\$ 5,217,593	\$ 6,134,893	\$ 7,052,193	\$ 7,969,493
Ending Fund Balance:	\$ 4,095,975	\$ 3,684,937	\$ 4,488,313	\$ 4,380,428	\$ 4,594,267	\$ 5,217,593	\$ 6,134,893	\$ 7,052,193	\$ 7,969,493	\$ 8,886,793

	2014	2015	2016		2017	2018	2019	2020	2021	2022
	Annual Actual	Annual Actual	Annual Budget	YND Est	Proposed	Proposed	Projected	Projected	Projected	Projected
FUND 502 PROPERTY MANAGEMENT (City Hall Services Fund prior to 2015)										
<i>OPERATING REVENUES:</i>										
M&O Revenue	-	727,437	749,800	749,800	590,060	591,390	608,900	626,800	645,100	664,200
Interest Earnings	703	2,634	-	-	-	-	-	-	-	-
Total Operating Revenues	\$ 703	\$ 730,071	\$ 749,800	\$ 749,800	\$ 590,060	\$ 591,390	\$ 608,900	\$ 626,800	\$ 645,100	\$ 664,200
<i>OPERATING EXPENDITURES:</i>										
City Hall Facility	-	299,931	342,500	342,500	290,260	290,840	299,500	308,300	317,200	326,500
Police Station	-	207,098	228,770	228,770	232,270	232,870	239,900	247,000	254,300	261,800
Parking Facilities/Light Rail	-	154,520	178,530	178,530	67,530	67,680	69,500	71,500	73,600	75,900
Total Operating Expenditures	\$ -	\$ 661,549	\$ 749,800	\$ 749,800	\$ 590,060	\$ 591,390	\$ 608,900	\$ 626,800	\$ 645,100	\$ 664,200
Operating Revenue Over/(Under) Expenditures	\$ 703	\$ 68,522	\$ -							
<i>OTHER FINANCING SOURCES:</i>										
Replacement Reserve Collections	-	-	-	-	100,000	100,000	100,000	100,000	100,000	100,000
Total Other Financing Sources	\$ -	\$ -	\$ -	\$ -	\$ 100,000					
<i>OTHER FINANCING USES:</i>										
Capital/1-Time	7,389	67,432	212,479	212,479	109,000	75,000	155,000	90,000	130,500	250,000
Total Other Financing Uses	\$ 7,389	\$ 67,432	\$ 212,479	\$ 212,479	\$ 109,000	\$ 75,000	\$ 155,000	\$ 90,000	\$ 130,500	\$ 250,000
Total Revenues	\$ 703	\$ 730,071	\$ 749,800	\$ 749,800	\$ 690,060	\$ 691,390	\$ 708,900	\$ 726,800	\$ 745,100	\$ 764,200
Total Expenditures	\$ 7,389	\$ 728,981	\$ 962,279	\$ 962,279	\$ 699,060	\$ 666,390	\$ 763,900	\$ 716,800	\$ 775,600	\$ 914,200
Beginning Fund Balance:	\$ 452,842	\$ 446,156	\$ 447,246	\$ 447,246	\$ 234,767	\$ 225,767	\$ 250,767	\$ 195,767	\$ 205,767	\$ 175,267
Ending Fund Balance:	\$ 446,156	\$ 447,246	\$ 234,767	\$ 234,767	\$ 225,767	\$ 250,767	\$ 195,767	\$ 205,767	\$ 175,267	\$ 25,267

	2014	2015	2016		2017	2018	2019	2020	2021	2022
	Annual Actual	Annual Actual	Annual Budget	YND Est	Proposed	Proposed	Projected	Projected	Projected	Projected
FUND 503 INFORMATION TECHNOLOGY										
<i>REVENUES:</i>										
M&O Revenue	-	1,007,671	1,147,293	1,147,293	1,293,748	1,351,798	1,669,968	1,643,568	1,634,468	1,684,868
Misc/Interest/Other	-	1,782	-	-	-	-	-	-	-	-
Total Operating Revenues	\$ -	\$ 1,009,453	\$ 1,147,293	\$ 1,147,293	\$ 1,293,748	\$ 1,351,798	\$ 1,669,968	\$ 1,643,568	\$ 1,634,468	\$ 1,684,868
<i>EXPENDITURES:</i>										
Personnel	-	480,917	495,408	495,408	483,588	494,268	508,898	524,098	539,698	555,998
Supplies	-	106,740	83,450	83,450	108,020	108,020	111,200	114,500	118,000	121,600
Services & Charges	-	421,796	568,435	568,435	702,140	749,510	772,000	795,100	818,900	843,400
6-Year IT Strategic Plan	-	-	-	-	-	-	277,870	209,870	157,870	163,870
Total Operating Expenditures	\$ -	\$ 1,009,453	\$ 1,147,293	\$ 1,147,293	\$ 1,293,748	\$ 1,351,798	\$ 1,669,968	\$ 1,643,568	\$ 1,634,468	\$ 1,684,868
Operating Revenue Over/(Under) Expenditures	\$ -	\$ 0	\$ -							
<i>OTHER FINANCING SOURCES:</i>										
Replacement Reserve Collection	-	-	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500
Proceeds from Capital Lease	-	57,295	-	-	-	-	-	-	-	-
Capital Contribution/1-Time M&O	-	202,102	141,973	139,473	794,750	338,750	168,750	138,750	138,750	138,750
Transfer In From Fund 501 Fleet & Equipment	-	110,050	123,189	123,189	-	-	-	-	-	-
Total Other Financing Sources	\$ -	\$ 369,447	\$ 287,662	\$ 285,162	\$ 817,250	\$ 361,250	\$ 191,250	\$ 161,250	\$ 161,250	\$ 161,250
<i>OTHER FINANCING USES:</i>										
One-Time/Capital	-	308,499	323,607	323,607	794,750	338,750	168,750	138,750	138,750	138,750
Total Other Financing Uses	\$ -	\$ 308,499	\$ 323,607	\$ 323,607	\$ 794,750	\$ 338,750	\$ 168,750	\$ 138,750	\$ 138,750	\$ 138,750
Total Revenues	\$ -	\$ 1,378,901	\$ 1,434,955	\$ 1,432,455	\$ 2,110,998	\$ 1,713,048	\$ 1,861,218	\$ 1,804,818	\$ 1,795,718	\$ 1,846,118
Total Expenditures	\$ -	\$ 1,317,952	\$ 1,470,900	\$ 1,470,900	\$ 2,088,498	\$ 1,690,548	\$ 1,838,718	\$ 1,782,318	\$ 1,773,218	\$ 1,823,618
Beginning Fund Balance:	\$ -	\$ -	\$ 60,948	\$ 60,948	\$ 22,500	\$ 45,000	\$ 67,500	\$ 90,000	\$ 112,500	\$ 135,000
Ending Fund Balance:	\$0	\$60,948	\$25,000	\$22,500	\$45,000	\$67,500	\$90,000	\$112,500	\$135,000	\$157,500

	2014	2015	2016		2017	2018	2019	2020	2021	2022
	Annual Actual	Annual Actual	Annual Budget	YND Est	Proposed	Proposed	Projected	Projected	Projected	Projected
FUND 504 RISK MANAGEMENT										
<i>REVENUES:</i>										
M&O Revenue	-	958,425	1,170,142	1,071,966	1,176,972	1,176,972	1,209,200	1,242,500	1,276,800	1,312,100
AWC Retro Refund	-	23,878	-	24,000	24,000	24,000	24,000	24,000	24,000	24,000
Insurance Recoveries - 3rd Party	-	51,778	-	70,000	50,000	50,000	50,000	50,000	50,000	50,000
Total Revenues	\$ -	\$ 1,034,081	\$ 1,170,142	\$ 1,165,966	\$ 1,250,972	\$ 1,250,972	\$ 1,283,200	\$ 1,316,500	\$ 1,350,800	\$ 1,386,100
<i>EXPENDITURES:</i>										
Safety Program	-	27	4,980	4,980	5,180	5,180	5,300	5,500	5,700	5,900
AWC Retro Program	-	44,239	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000
WCIA Assessment	-	835,200	937,500	944,123	1,071,792	1,071,792	1,103,900	1,137,000	1,171,100	1,206,200
Claims/Judgments & Settlements	-	154,615	203,662	192,863	150,000	150,000	150,000	150,000	150,000	150,000
Total Expenditures	\$ -	\$ 1,034,081	\$ 1,170,142	\$ 1,165,966	\$ 1,250,972	\$ 1,250,972	\$ 1,283,200	\$ 1,316,500	\$ 1,350,800	\$ 1,386,100
<i>OTHER FINANCING SOURCES:</i>										
Capital Contribution/1-Time M&O	-	291,920	-	4,176	-	-	-	-	-	-
Total Other Financing Sources	\$ -	\$ 291,920	\$ -	\$ 4,176	\$ -					
<i>OTHER FINANCING USES:</i>										
One-Time/Capital	-	291,920	-	4,176	-	-	-	-	-	-
Total Other Financing Uses	\$ -	\$ 291,920	\$ -	\$ 4,176	\$ -					
Total Revenues	\$ -	\$ 1,326,001	\$ 1,170,142	\$ 1,170,142	\$ 1,250,972	\$ 1,250,972	\$ 1,283,200	\$ 1,316,500	\$ 1,350,800	\$ 1,386,100
Total Expenditures	\$ -	\$ 1,326,001	\$ 1,170,142	\$ 1,170,142	\$ 1,250,972	\$ 1,250,972	\$ 1,283,200	\$ 1,316,500	\$ 1,350,800	\$ 1,386,100
Beginning Fund Balance:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance:	\$ -	\$ 0	\$ -							



To: Mayor and City Councilmembers
Through: John J. Caulfield, City Manager *John J. Caulfield*
From: Briana Schumacher, Executive Assistant
Date: October 10, 2016
Subject: City Day Use at McGavick Center

In an agreement effective January 31, 2007 the City of Lakewood provided \$2,037,000 in lodging taxes to construct Clover Park Technical College's McGavick Conference Center. In consideration of this, the City has the opportunity to use the facility for City sponsored activities or allow use of City days by outside organizations. The City is allowed to schedule/use a total of 18 days per year for 30 years (2007-2037) at no additional charge to the City, events referred to as City Days. The event calendar year is from January 1 to December 31. To date the City's 18 dates have been distributed on a first come, first served basis. (See attached)

A \$1,000 special use fee is currently charged by the City for City Day events coordinated by outside non-profit organizations. For comparative purposes a 6 hour weekend event in the ballroom to include set up and tear down totals approximately \$2,720 and a 6 hour weekday event in the ballroom to include set up and tear down totals approximately \$2,310. Additional fees may be charged if use of the kitchen is required.

As the McGavick Conference Center's popularity continues to grow, the City is experiencing increased demand for the 18 days. The following are options for prioritizing use of the City days:

- First-come/first-served
Continue to grant use requests on a first come, first served basis however, it is recommended that five days be set aside for City events such as the Dr. Martin Luther King Jr. Celebration, Developers Forum, and business recruitment and expansion events.
- Open application period with review based on established booking priorities. Develop a priority list for reviewing applications and granting use. Priority examples:
 - City-sponsored events.
 - Events coordinated by Lakewood based non-profit organizations.
 - Events coordinated by non-profit organizations outside of Lakewood.
- Lottery – Open application period with selection by random drawing.

2013

City Day	Event Date	Day of the Week	Event Name	Organization
1	1/16/2013	Wednesday	City of Lakewood Police Officer Entry Level Written Exam	Lakewood Police
2	1/19/2013	Saturday	Dr. Martin Luther King Jr. Celebration	City of Lakewood
3	2/23/2013	Saturday	Black Tie & Blue Jean Ball	Partners for Parks
4	1/25/2013	Friday	Kiwanis Club of Steilacoom Winter Wine Fest	Kiwanis Club of Steilacoom Foundation
5	2/2/2013	Saturday	Princess Promenade	The Daffodil Festival
6	2/9/2013	Saturday	Happy Hearts Dinner Auction	Caring for Kids
7	3/19/2013	Saturday	St. Frances Cabrini School Auction C.A.P.E.R.	St. Francis Cabrini School
8	4/6/2013	Saturday	Annual Sportsman's Dinner & Auction	The Rotary Club of Lakewood
9	5/9/2013	Wednesday	Pierce County Law Enforcement Memorial	Pierce County Law Enforcement Memorial Committee
10	6/17/2013	Monday	City Manager Reception	City of Lakewood
11	10/3/2013	Thursday	Annual Benefit Dinner Auction	Tacoma-Pierce County Chaplaincy
12	10/26/2013	Saturday	Abundance Dinner & Auction	Emergency Food Network
13	Not Used			
14	Not Used			
15	Not Used			
16	Not Used			
17	Not Used			
18	Not Used			

2014

City Day	Event Date	Day of the Week	Event Name	Organization
1	1/8/2014	Wednesday	WA State Homicide Involvement/Social Media	City of Lakewood
2	1/9/2014	Thursday	WA State Homicide Involvement/Social Media	City of Lakewood
3	1/18/2014	Saturday	Dr. Martin Luther King Jr. Celebration	City of Lakewood
4	1/24/2014	Friday	Winter Wine Fest 2014	Kiwanis Club of Steilacoom
5	2/8/2014	Saturday	Happy Hearts Dinner Auction	Caring for Kids
6	3/8/2014	Saturday	St. Frances Cabrini School Auction	ST. Frances Cabrini School
7	4/12/2014	Saturday	Annual Sportsman's Dinner/Auction	The Rotary Club of Lakewood
8	4/19/2014	Saturday	FISH Food Fundraiser	FISH Food Banks of Pierce County
9	4/26/2014	Saturday	Lakewood First Lions Club Crab Feed/Horse Race	Lakewood First Lions
10	5/7/2014	Wednesday	Pierce County Law Enforcement Memorial	City of Lakewood-Pierce County
11	5/19/2014	Monday	Police Officer Entry Level Written Test	City of Lakewood- Police Department
12	9/10/2014	Wednesday	2014 Labor Summit	Association of Washington Cities
13	10/2/2014	Thursday	Annual Benefit Dinner and Auction	Tacoma Pierce County Chaplaincy
14	10/25/2014	Saturday	Abundance Dinner and Auction	Emergency Food Network
15	9/26/2014	Friday	Air Force Ball	US Airforce 62AW
16	9/23/2014	Tuesday	Community Visioning Meeting	City of Lakewood
17	Not Used			
18	Not Used			

2015

City Day	Event Date	Day of the Week	Event Name	Organization
1	1/17/2015	Saturday	Dr. Martin Luther King Jr. Celebration	City of Lakewood
2	1/21/2015	Wednesday	JBLM SPEA 2020	JBLM SPEA 2020
3	1/23/2015	Saturday	Wine Festival	Kiwanis of Steilacoom
4	1/31/2015	Saturday	Annual Crab Feed	Lakewood First Lions
5	2/7/2015	Saturday	Annual Auction	Caring For Kids
6	3/7/2015	Saturday	Annual Auction	St. Francis Cabrini School
7	3/21/2015	Saturday	Whiskers Wine & Dine	Northwest Spay and Neuter Center
8	3/31/2015	Tuesday	Lakewood Military Forum	City of Lakewood
9	4/11/2015	Saturday	Annual Auction	Lakewood Rotary
10	4/19/2015	Sunday	Dinner & Auction	Lakewood Relay for Life
11	5/6/2015	Wednesday	Annual Event	Pierce County Law Enforcement Memorial
12	5/20/2015	Wednesday	Dinner & Presentation	Greater Lakes Mental Health
13	5/22/2015	Friday	COL Developers Forum	City of Lakewood
14	6/11/2015	Thursday	Developers Forum	City of Lakewood
15	10/24/2015	Saturday	Annual Auction	Emergency Food Network
16	11/5/2015	Thursday	Annual Benefit Dinner	Tacoma Pierce County Chaplaincy
17	10/8/2015	Thursday	Rist Mgmt. Training	WCIA
18	Not Used			

2016

City Day	Event Date	Day of the Week	Event Name	Organization
1	1/18/2016	Saturday	Dr. Martin Luther King Jr. Celebration	City of Lakewood
2	1/22/2016	Friday	WinterWine Fest	Kiwanis of Steilacoom

3	1/21/2016	Thursday	Critical Decision Making - EM	City of Lakewood
4	1/29/2016	Friday	Doing Business with JBLM	City of Lakewood
5	1/30/2016	Saturday	Lakewood First Lions Crab Feed	Lakewood First Lions
6	2/6/2016	Saturday	Caring for Kids Annual Auction	Caring for Kids
7	2/9/2016	Tuesday	Police Written Exam	City of Lakewood
8	3/5/2016	Saturday	St. Francis Cabrini Annual Auction	St. Francis Cabrini School
9	5/13/2016	Friday	JBLM St. Martins University Graduation	Pierce Military and Business Alliance
10	4/23/2016	Saturday	Sportsman Auction and Dinner	Rotary Club of Lakewood
11	4/30/2016	Saturday	Annual Auction/Dinner	Etta Projects
12	5/10/2016	Tuesday	Loaves & Fishes Benefit Gala	Salvation Army Tacoma
13	5/18/2016	Wednesday	31st Annual Dinner & Auction	Greater Lakes Mental Healthcare
14	6/15/2016	Friday	City of Lakewood Developers Forum	City of Lakewood
15	10/22/2016	Saturday	EFN Annual Fundraiser	Emergency Food Network
16	5/11/2016	Wednesday	Pierce County Law Enforcement Memorial	City of Tacoma
17	6/17/2016	Friday	Best Practices for Reducing the Risk of Claims Arising from D	WCIA
18	9/19/2016	Monday	City of Lakewood Police Officer Recruitment	City of Lakewood
19	10/6/2016	Thursday	Pierce County Annual Procurement Forum	City of Lakewood

2017 - Requests Received as of 10/3/2016

City Day	Event Date	Day of the Week	Event Name	Organization
1	1/14/2017	Saturday	Dr. Martin Luther King Jr. Celebration	Dr. Martin Luther King Jr. Celebration
2	1/27/2017	Friday	WinterWine Fest	Kiwannis of Steilacoom
3	1/28/2017	Saturday	Glam that Gives	YWCA Pierce County
4	2/4/2017	Saturday	Happy Hearts Dinner & Auction	Caring for Kids
5	2/11/2017	Saturday	Lakewood First Lions Crab Feed	Lakewood First Lions
6	3/4/2017	Saturday	Annual School Dinner & Auction	St. Frances Cabrini
7	3/11/2017	Saturday	Father Daughter Dance	City of Lakewood
8	3/11/2017	Saturday	Whiskers Wine & Dine	Northwest Spay and Neuter Center
9	4/22/2017	Saturday	Sportsman Dinner & Auction	Lakewood Rotary
10	4/29/2017	Saturday	Annual Auction & Dinner	Etta Projects
11	5/12/2017	Friday	JBLM 30th Annual Graduation Ceremony	JBLM Education Center/ St. Martins University
12	5/17/2017	Wednesday	Annual Dinner & Fundraising Event	Greater Lakes Mental Healthcare
13	9/15/2017	Friday	Air Force Ball 2017	Airforce Association
14	TBD		Police Entry Level Exam	City of Lakewood
15	TBD		Developers Forum	City of Lakewood
16	TBD		Government Contracting - Doing Business w/JBLM	City of Lakewood
17	TBD		Business Retention/Expansion Event	City of Lakewood
18				