



## LAKESWOOD CITY COUNCIL AGENDA

Monday, October 17, 2016

7:00 P.M.

City of Lakewood

City Council Chambers

6000 Main Street SW

Lakewood, WA 98499

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Page No.

### CALL TO ORDER

### ROLL CALL

### PLEDGE OF ALLEGIANCE

### PROCLAMATIONS AND PRESENTATIONS

1. Presentation of the 2016-2017 Stormwater Pollution Prevention and Water Conservation Calendar. – *Four Heroes Elementary School*
2. Business showcase. – Centerforce – *Ms. Debby Graham, Executive Director*

### PUBLIC COMMENTS

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

- ( 4) A. Approval of the minutes of the City Council meeting of October 3, 2016.
- ( 9) B. Approval of the minutes of the City Council Special Meeting of October 5, 2016.
- (12) C. Approval of the minutes of the City Council Study Session of October 10, 2016.

*The Council Chambers is accessible to persons with disabilities. Equipment is available for the hearing impaired. Persons requesting special accommodations or language interpreters should contact the City Clerk'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>

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

( 18) D. Motion No. 2016-49

Reappointing Phillip Raschke and Jackeline Juy to serve on the Lodging Tax Advisory Committee through November 1, 2019.

## ( 26) E. Items Filed in the Office of the City Clerk:

1. Lakewood Arts Commission meeting minutes of September 12, 2016.

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

### PUBLIC HEARINGS AND APPEALS

- ( 28) This is the date set for a public hearing on the proposed 2016 Comprehensive Plan and zoning amendments.

### ORDINANCE

(163) Ordinance No. 648

Amending Chapters 12A and 15A of the Lakewood Municipal Code relative to low impact developments. – *Public Works Director*

### RESOLUTION

(200) Resolution No. 2016-19

Adopting the Fiscal Year 2017 Community Development Block Grant and HOME Investment Partnership Act grant funding policy and proposed use of funds. – *Assistant City Manager for Development Services*

### UNFINISHED BUSINESS

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**NEW BUSINESS**(217) Motion No. 2016-50

Authorizing the execution of an amendment to the interlocal agreement with the Lakewood Water District, in the amount of \$16,460, relative to the construction of roadway improvements and water mains along South Tacoma Way from SR512 to 96<sup>th</sup> Street. – *Public Works Director*

**REPORTS BY THE CITY MANAGER**

## (221) South Sound Military Communities Partnership JBLM/Camp Murray Survey Analysis

## (236) North Clear Zone Study Update

**CITY COUNCIL COMMENTS****ADJOURNMENT**

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<http://www.cityoflakewood.us>

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## **LAKESWOOD CITY COUNCIL MINUTES**

Monday, October 3, 2016  
City of Lakewood  
City Council Chambers  
6000 Main Street SW  
Lakewood, WA 98499

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### **CALL TO ORDER**

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

### **ROLL CALL**

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

Councilmember Excused: 1 – Councilmember John Simpson (arrived at 7:25 p.m.)

### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Mayor Anderson.

### **PROCLAMATIONS AND PRESENTATIONS**

#### **Youth Council Report.**

The Youth Council spoke about their recommendation of no confidence in the Superintendent and School Board of Clover Park School District relative to a student assault at Lakes High School.

#### **Proclamation declaring the month of October 2016 as Domestic Violence Awareness month.**

MAYOR ANDERSON PRESENTED A PROCLAMATION DECLARING THE MONTH OF OCTOBER 2016 AS DOMESTIC VIOLENCE AWARENESS MONTH TO MR. ROBERT F. JOHNSON, ATTORNEY/ADVISORY MCCHORD FIELD LEGAL ASSISTANCE OFFICE.

### **PUBLIC COMMENTS**

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Councilmember Simpson arrived at 7:25 p.m.

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Speaking before the Council were:

*Diane Formoso, Caring for Kids*, spoke about the Ready to Learn Fair event and various Caring for Kids events. She spoke about the upcoming October 15, 2016 fundraiser dance as well as the Stuff the Bus event.

*Zakali Kaletta, student at Harrison Preparatory School*, read an email from the Principal at Harrison Preparatory School that discouraged student protests at Harrison Preparatory. He expressed concern about sexual assaults in schools and holding the School District accountable. .

*Dennis Haugen, Lakewood resident*, showed a video of South Carolina Governor Nikki Haley promoting economic development.

*Glen Spieth, Lakewood resident*, asked if the City would obtain the street clock at Gravelly Lake Dive for the Motor Avenue project.

*Cameron Hope, Lakes High student*, spoke about the video he saw on what happened at Lakes High School and expressed his understanding of the legality and confidentiality of not releasing the names of those in the video. He also spoke about a shooting at Lakes High and the lack of action of the school administration for not informing the students about what had happened.

*Jessica Gill, Lakewood resident*, expressed concerns about what happened at Lakes High School and stated that there should be a notification process when such incidents happen.

*Charles Ames, Lakewood resident*, thanked the City for the gateway entry and improvements to the Springbrook neighborhood.

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

- A. Approval of the minutes of the City Council meeting of September 19, 2016.
- B. Approval of the minutes of the City Council Study Session of September 26, 2016.
- C. Approval of payroll checks, in the amount of \$2,201,647.86, for the period August 16, 2016 through September 15, 2016.
- D. Approval of claims vouchers, in the amount of \$2,983,419.18, for the period August 16, 2016 through September 19, 2016.
- E. Motion No. 2016-46

Setting Monday, November 7, 2016, at approximately 7:00 p.m., as the date for a public hearing by the City Council on the 2017-2018 proposed Biennial

Budget and 2017 property tax levy.

F. Motion No. 2016-47

Setting Monday, November 7, 2016, at approximately 7:00 p.m., as the date for a public hearing by the City Council on the 2016 budget amendments.

G. Motion No. 2016-48

Awarding a bid to Ceccanti Construction, in the amount of \$578,508 for the Waughop Lake trail project.

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

1. Community Services Advisory Board meeting minutes of June 15, 2016 and September 14, 2016.
2. Planning Commission meeting minutes of September 7, 2016.
3. Landmarks and Heritage Advisory Board meeting minutes of August 25, 2016

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

## R E G U L A R   A G E N D A

### ORDINANCE

**Ordinance No. 647 Amending Chapter 15A.05 of the Lakewood Municipal Code relative to the International Building Code.**

COUNCILMEMBER SIMPSON MOVED TO ADOPT ORDINANCE NO. 647. SECONDED BY COUNCILMEMBER BARTH. VOICE VOTE WAS TAKEN AND CARRIED UNANIMOUSLY.

### RESOLUTION

**Resolution No. 2016-18 adopting policy and procedures for the naming or renaming of City parks and facilities.**

COUNCILMEMBER BARTH MOVED TO ADOPT RESOLUTION NO. 2016-18. SECONDED BY COUNCILMEMBER MOSS. VOICE VOTE WAS TAKEN AND CARRIED UNANIMOUSLY.

### UNFINISHED BUSINESS

None.

## **NEW BUSINESS**

### **Presentation of the 2017-2018 proposed Biennial Budget and Six Year Financial Forecast (2017-2022).**

City Manager Caulfield reported that the Six Year Financial Forecast will be presented at the Council's October 10, 2016 Study Session.

City Manager Caulfield presented the 2017-2018 Budget Message, financial roadmap, and key financial highlights.

Discussion ensued on the number of police vehicles and its useful life.

## **REPORTS BY THE CITY MANAGER**

City Manager Caulfield called on Parks and Recreation Director Dodsworth who spoke about a donation that the City received for the Waughop Lake trail project.

## **CITY COUNCIL COMMENTS**

Councilmember Bocchi commented on an email he received concerning a contribution to the Behavioral Health Hospital.

Councilmember Brandstetter commented on tonight's Youth Council Report. He suggested that the Council hold a joint meeting with the Youth Council similar to other citizens' advisory boards and committees and that the discussion be broad-based. It was the consensus of the Council to schedule the joint Youth Council and Council meeting for the November 28, 2016 Study Session. He announced that Terry Hayes, Goodwill CEO, will be retiring and asked that the Council recognize Ms. Hayes.

Mayor Anderson commented on an event he attended at the Senior Center. He then commented on the Lodging Tax Advisory Committee meeting and provided a summary of their funding recommendations.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 9:08 p.m.

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DON ANDERSON, MAYOR

ATTEST:

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ALICE M. BUSH, MMC  
CITY CLERK



## **LAKWOOD CITY COUNCIL SPECIAL MEETING MINUTES**

Wednesday, October 5, 2016

6:30 P.M.

City of Lakewood

American Lake Room

6000 Main Street SW

Lakewood, WA 98499

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### **CALL TO ORDER**

Mayor Anderson called the meeting to order at 6:36 p.m.

### **ROLL CALL**

Councilmembers Present: 5 – Mayor Don Anderson; Deputy Mayor Jason Whalen; Councilmembers Mike Brandstetter, Marie Barth and Paul Bocchi.

Councilmembers Excused: 2 – Councilmember Mary Moss and John Simpson (arrived at 7:10 p.m.).

## **R E G U L A R   A G E N D A**

### **NEW BUSINESS**

#### **Review of the 2017-2018 Proposed Biennial Budget Department Presentations**

- City Council
- City Manager
- Administrative Services
- Community & Economic Development
- Police

Assistant to the City Manager Lincoln reviewed the City Council 2015-2016 goals and performance measurements and reviewed the upcoming 2017-2018 goals. Communications Manager Champaco reviewed the upcoming community outreach and events for 2017-2018.

Discussion ensued on why the Civil Service Commission was listed under the Council's citizens' advisory boards and committees when the Commission is appointed by the City Manager and if dollars budgeted for that Commission is in the City Council budget. City Manager Caulfield indicated that the Commission is under the direction of the City Council and is supported by the Human Resources Department. Further discussion ensued that the Salary Commission was not listed on page 147 of the budget.

Assistant to the City Manager Lincoln reviewed the City Manager's Department 2015-2016 key accomplishments and reviewed the upcoming 2017-2018 upcoming goals.

Discussion ensued if there was website tracking on the usage of the Council's agenda packets and increasing the subscription abilities by pushing out information/events directly versus having to search the website; how are revenues and expenditures depicted and accounted for in the sponsorships for the City Connections Magazine; consider publishing "theme" newsletter issues such as an economic development publication; where are the costs for video production budgeted (information technology budget).

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Councilmember Simpson arrived at 7:10 p.m.

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Assistant City Manager for Administrative Services Kraus introduced Human Resources Manager McDougal and Information Technology Manager White. She then reviewed the key accomplishments by the Finance in 2015-2016. Information Technology Manager White then reviewed the key accomplishments of the information systems division and Human Resources Manager reviewed the key accomplishments by Human Resources.

Discussion ensued on what is being done for security backup of data.

Highlights for the 2017-2018 goals were summarized for the Administrative Services Department.

Discussion ensued on anticipated medical insurance premiums; providing for an explanation on how the numbers are represented in the replacement vehicle fund; why is the 15-person van no longer needed (safety issue due to tipping); are bed and breakfast lodging taxes in Lakewood being collected; using computer tablets; where are the website and maintenance costs budgeted in the information technology budget.

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Council recessed at 8:30 p.m. and reconvened at 8:45 p.m.

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Assistant City Manager for Development Services Bugher provided an overview of the programs and services provided in the Community and Economic Development Department.

Economic Development Manager Newton summarized the 2017-2018 goals for economic development. Program Manager Gumm reviewed the CDBG and HOME, rental housing and abatement program goals for 2017-2018.

Discussion ensued on the progress of the LASA project; what is the proposed budget for the rental housing program (\$340,000); providing for notification for rental housing business licensing.

Police Chief Zaro provided an overview of the 2015-2016 Police Department key accomplishments and the 2017-2018 goals.

Discussion ensued on how arresting violent and property crimes reported; what is the command's response in taking property crime reports; are identity theft reports taken when they may not have occurred within the city limits; is there a reluctance to seek domestic violence assistance between affluent and less affluent socio-economic systems; what would the City do with any additional funding that the City should receive from the State for Western State Hospital community policing (return to General Fund); is the City receiving additional grant funding for mental health coordinator services with Greater Lakes Mental Health; can the Police budget sustain training existing officers and new officers; will there be more proactive animal control services; is there a budget to pay for indigent medical expenses when Lakewood Police arrest or book into jail; and is the pathway of underground heroin traffic found coming through Lakewood (coming from Mexico through I-5).

### **ADJOURNMENT**

There being no further business, the meeting adjourned at 10:05 p.m.

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DON ANDERSON, MAYOR

ATTEST:

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ALICE M. BUSH, MMC  
CITY CLERK



## LAKWOOD CITY COUNCIL STUDY SESSION MINUTES

Monday, October 10, 2016  
City of Lakewood  
City Council Chambers  
6000 Main Street SW  
Lakewood, WA 98499

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### CALL TO ORDER

Mayor Anderson called the meeting to order at 7:04 p.m.

### ROLL CALL

Councilmembers Present: 5 – Mayor Don Anderson; Deputy Mayor Jason Whalen; Councilmembers Mary Moss, Mike Brandstetter, and Paul Bocchi.

Councilmembers Excused: 2 – Councilmembers John Simpson (arrived at 7:12 p.m.) and Marie Barth (arrived at 7:25 p.m.).

Arts Commission Members Present: 7 - Susan Coulter, Chair; Kurtis Erickson, Robert Fox, Ed Kane, Tony Lamb, Peggy Leach, and Barbara Vest.

### ITEMS FOR DISCUSSION:

#### **Joint Lakewood Arts Commission meeting.**

Members of the Arts Commission introduced themselves. Recreation Coordinator Higashiyama spoke about the 2016 accomplishments of the Arts Commission. He then spoke about upcoming events and activities of the Arts Commission. He reported that he will be readvertising a Request for Proposal for an entryway sign at Gravelly Lake Drive.

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Councilmember Simpson arrived at 7:12 p.m.

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Councilmember Barth arrived at 7:25 p.m.

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Discussion ensued on securing more responses to the Request for Proposal; concerns that more progress had not been accomplished in public arts in

Lakewood; creating a potential donor list for the arts; and having the Arts Commission be involved in the grand opening of the Ft. Steilacoom Pavilion and making it impactful for the arts.

**Review of Title 12A amendments to the Lakewood Municipal Code relative to low impact developments.**

Surface Water Manager Vigoren reviewed the proposed ordinance on amendments to Title 12A of the Lakewood Municipal Code relative to low impact developments. He explained that the amendments are required by the Department of Ecology and need to be adopted by December 31, 2016.

Discussion ensued on how does impervious surface impact smaller lower lot size properties; what does 2,000 square feet or greater of new plus replaced hard surface area mean in the Figure 11.1 flow chart; and what does Section 9 and 10 minimum requirement #5 mean.

**Review of the 2016 Comprehensive Plan and zoning amendments.**

Assistant City Manager for Development Services Bugher reviewed the 2016 Comprehensive Plan and zoning amendments.

Discussion ensued on possibly expanding the open space designation in the CPA 2016-01 map amendment; how are stormwater retention ponds designated; what is the definition of warehouse distribution freight level movement; and regulating mobile homes.

**Review of Chapter 18A.80 of the Lakewood Municipal Code relative to wireless telecommunications.**

City Attorney Wachter noted that the proposed ordinance on siting wireless telecommunications facilities to comply with FCC raised concerns by AT&T and suggested that the Legal Department be provided an opportunity to study other ordinances and AT&T's comments and bring this matter back to the Council at another Study Session.

Discussion ensued on AT&T's letter concerning the draft ordinance being unnecessarily burdensome; and has the City taken a look at the model ordinance AT&T is proposing. It was the consensus of the Council to hold this item over for another Study Session discussion.

**Review of Six Year Financial Forecast (2017-2022)**

Assistant City Manager for Administrative Services Kraus provided an overview of the six year financial forecast for 2017-2022.

Discussion ensued on how does the City's projection of a \$0 shortfall in 2018 get to a \$1 million shortfall in 2019 and is this based on a worse case scenario (it is based on current expenditures including a 3% salary/merit increase, benefit increase, and operating expense increases); how can employees take on some of the cost of government when benefits can be as high as 40% of the base salary is not sustainable; and does the forecast projection include revenue fee increases such as permit fees.

## **REPORTS BY THE CITY MANAGER**

### **City days use at McGavick Center**

City Manager Caulfield reported that the 18 City days use at McGavick Center have been booked on a first-come first-serve basis at \$1,000/day and there has been an increasing demand for the use of City days. He reviewed the number of requests received for 2017 and suggested that the Council consider some options for prioritizing the use of City days.

Discussion ensued on increasing the rental fee to \$1,500; setting a cap on the number of City of Lakewood events to potentially 5 City event days; possibly prioritizing the events based on their regional impact; reserving some days for half of the period and considering opening an application period; including in the fee schedule an increase in rental fees when the Clover Park Technical College increases its rental fees.

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He announced that Ms. Terry Hayes, CEO of Goodwill, will be attending the Council's November 21, 2016 Council meeting to be recognized for her service.

He reported that Parks and Recreation Director Dodswowrth will be meeting Mr. Dave Coleman, Lakewood Rotary, to develop a schedule relative to the Ft. Steilacoom Pavilion development and opening.

City Manager Caulfield asked for Council's direction in response to Mr. Glen Spieth's request of the Lakewood Historical Society to store the "historic" old clock at Gravelly Lake Drive for the Motor Avenue project. It was the consensus of the Council that the City would only store the clock for the Motor Avenue project and not be responsible for its liability.

City Manager Caulfield noted that Pierce Transit will be holding meetings regarding bus routes and City staff will be attending the October 25, 2016 meeting to advocate for bus service in Lakewood.

He complimented Police Chief Zaro for his work with Western State Hospital and the Town of Steilacoom.

He then provided an economic development update on the ground work that has begun on a Chipotle Grill and MOD Pizza at the Lakewood Towne Center and

Chronic Taco will be located near the Dollar Tree. Hop Jacks will be opening next Fall. Jamaica Mikes is planning to locate on Pacific Highway. Happy Terriyaki is rebuilding after a fire, pending Pierce County sewer approval. Jimmy Johns is working to secure a location with a drive-through.

Ace Kitchen and Bath Now has opened on Gravelly Lake Drive. Dollar Tree has opened on 84<sup>th</sup> Street. Party City signed an agreement with RPAI to take over the former Freedom Furniture store space and Welchers Gun Shop and Indoor Range is under construction. H & L Produce site development permit has been issued. Advanced Auto Parts is constructing a commercial building at Pacific Highway between Matzalan and Candlewood Suites. Curbside Auto is open. Lakewood Ford broke ground on its expansion. Marriott Town Place is under construction and scheduled to open in June 2017 and Comfort Inn's building permits have been issued. American Lake Credit Union is opening a new branch at Gravelly Lake Drive. He reported on the expansion of the Child Study and Treatment Center at Western State Hospital. He noted that Davita signed a lease with RPAI to locate to the former G.I. Joe's space. CVS Pharmacy is looking to locate at Gravelly Lake Drive. Family and Cosmetic Dentistry opened at 83<sup>rd</sup> Avenue SW. Construction is underway for a CHI Franciscan 18 room clinic in the east block of Westwood Financial Property. Permits were issued for Lee Medical a new vascular access clinic on South Tacoma Way. Pacific Medical Center is now open on Bridgeport Way as well as Pediatric Services of America. Puget Sound Kidney Center purchased property in Springbrook and Vital Family Chiropractic is now open on 86<sup>th</sup> Street SW. Aavlon contracting is constructing a new maintenance building at the former Jerry's Adult Book Sstore. Kulchin Foundation and Drilling is constructing an office building at Sales Road. Dermody Logistics Center is building on the corner of South Tacoma Way and 96<sup>th</sup> Street across Pierce Transit. Woodbrook Logistics Center is under design review. Olympic Moving and Storage has purchased the Maple Leaf Foods building at Durango. Habitat for Humanity is building three new single family residences in Tillicum. Tacoma Country Club is remodeling and expanding. Union Crest Apartments is building a new 12 unit apartment at Lake City Boulevard. Walker Ridge development is underway. Ruby Short Plan is subdividing into nine single family lots. Twenty-three new single family residence permits were issued from September 15, 2015 and October 5, 2016. Crossfit is expanding their facility at Steilacoom Boulevard. Lake City Community Center is constructing a new addition. Mastrogiannis Greek Distiller on Durango is open.

He then provided an update on Amtrak.

He reported that Community Development staff is working with Western State Hospital for new construction and building improvements and their Western State Hospital Master Plan.

He then announced the following meetings and events:

- October 11, 5:45 PM (program begins at 6:15 PM), AWC Regional Meeting, Lacey City Hall, 420 College St SE, Lacey.
- October 12, noon to 1:30 PM, Joint Quarterly Meeting City Council & CPSD Board, Lakewood City Hall, Mount Rainier Room 3A (Councilmember Barth, Councilmember Moss & Councilmember Simpson)
- October 12, 6:30 PM, Council Budget Meeting
- October 13, 5:30 PM to 8:30 PM, World Trade Center Tacoma Globe Awards Dinner, (Port of Tacoma table), Landmark Convention Center, 47 St Helens Ave, Tacoma, WA 98402
- October 15, 8:30 AM, Legislative Retreat, City Hall, Mount Rainier Conference Room (3A)
- October 15, noon to 3:00 PM, Truck & Tractor Day, Fort Steilacoom Park
- October 22, 1:00 PM to 4:00 PM, Lakewood Historical Society Museum's 10<sup>th</sup> Anniversary Celebration Event
- October 22, 6:00 PM to 10:00 PM, EFN Abundance Event, McGavick Center

Councilmember Brandstetter asked about the result of the emergency management report of the Amtrak, West-Pierce Fire, City and St. Clare Hospital emergency planning exercise.

#### **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)
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. 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)

#### **CITY COUNCIL COMMENTS**

Councilmember Brandstetter commented on the Clover Park School District Board meeting he attended and their discussion about Woodbrook Middle School. He

noted that the highlighted school was Woodbrook Middle School. There was many Woodbrook Middle School staff accompanying their principal. Some of whom chose to speak during the school board public comment period voiced their concern about closing the Woodbrook School without outreach to them and parents of the school. The School Board president in response to that assured the audience that no such decisions had been made and that when such decisions would be made they would be done in the best interest of students and the district and without regard to the financial interest of any other entity. He also reported that a parent had commented about the Youth Council report and there was discussion about domestic violence as a detractor from student learning. He indicated that he will be attending an AWC event.

Councilmember Simpson commented on a roundtable telephone discussion he participated in with General Lanza regarding the future of JBLM and impacts around surrounding communities and that General Lanza was very positive about the future of JBLM. He commented on a meeting he attended at Harrison Preparatory with Councilmember Barth, Assistant City Manager Kraus, Recreation Coordinator Dennis Higashiyama and Mayor Anderson regarding a discussion concerning the Youth Council report and Clover Park School District.

Deputy Mayor Whalen commented on the Pierce College 50<sup>th</sup> anniversary event he attended.

Mayor Anderson commented on the meeting he attended relative to the Clover Park School District and Youth Council.

## **ADJOURNMENT**

There being no further business, the meeting adjourned at 10:30 p.m.

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DON ANDERSON, MAYOR

ATTEST:

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ALICE M. BUSH, MMC  
CITY CLERK

# REQUEST FOR COUNCIL ACTION

<b>DATE ACTION IS REQUEST</b> October 17, 2016	<b>TITLE:</b> Reappointing Jackeline Juy and Phillip Raschke to serve on the Lodging Tax Advisory Committee through November 1, 2019.	<b>TYPE OF ACTION:</b> — ORDINANCE — RESOLUTION <u>X</u> MOTION NO. 2016-49 — OTHER
<b>REVIEW:</b>	<b>ATTACHMENTS:</b> Applications	

**SUBMITTED BY:** Alice M. Bush, City Clerk on behalf of Mayor Don Anderson

**RECOMMENDATION:** It is recommended that the City Council confirm the appointment of Jackeline Juy to represent businesses involved in activities authorized to collect hotel/motel taxes and Phillip Raschke to represent businesses involved in activities authorized to receive hotel/motel taxes through November 1, 2019.

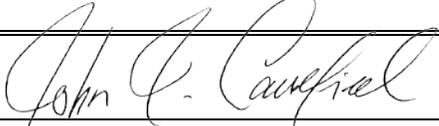
**DISCUSSION:** The Lodging Tax Advisory Committee was created pursuant to State law.

Any proposals for the imposition or expenditure of hotel-motel lodging tax funds, whether it involves the imposition of a tax, an increase in the rate of a tax, repeal of an exemption from a tax, or a change in the use of revenue received shall be submitted to the Lodging Tax Advisory Committee for review and comment. The submission shall occur at least forty-five days before final action on or passage of the proposal by the municipality. The advisory committee shall submit comments on the proposal in a timely manner through generally applicable public comment procedures. The comments shall include an analysis of the extent to which the proposal will accommodate activities for tourists or increase tourism, and the extent to which the proposal will affect the long-term stability of the fund created under RCW [67.28.1815](#). Failure of the advisory committee to submit comments before final action on or passage of the proposal shall not prevent the municipality from acting on the proposal.

The terms of the incumbents Jackeline Juy and Phillip Raschke will expire on November 1, 2016. Should Council confirm the reappointment of the incumbents, it will fulfill the current minimum composition of the LTAC of at least 5 members- (at least two who are representatives of business required to collect hotel/motel tax and at least two who are persons involved in activities authorized to be funded by hotel/motel tax). The number of collectors and funders must be equal in number. With the confirmation of Jackeline Juy and Phillip Raschke there would be equal numbers between these two groups of 3 funders and 3 collectors.

**ALTERNATIVE(S):** The Council could choose to appoint other candidates, not to confirm any of the appointments or re-advertise for these positions. However, this Committee is required by state law.

**FISCAL IMPACT:** There is no fiscal impact.

_____ Prepared by _____ Department Director	 _____ City Manager Review
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LODGING TAX ADVISORY COMMITTEE

**APPLICATIONS**

NAME	REPRESENTATION	MAYOR'S APPOINTMENTS
Jackeline Juy Best Western Lakewood	Business authorized to collect hotel/motel tax	<p>1 – 3-year term through November 1, 2019 representing a business authorized to collect hotel/motel tax</p> <p>1 – 3 year term through November 1, 2019 representing a business authorized to receive hotel/motel tax</p>
Phillip Raschke Lakewood Playhouse	Business authorized to collect hotel/motel tax	Appoint 3-year term through November 1, 2019.



**CITY OF LAKEWOOD**  
6000 Main Street SW  
Lakewood, WA 98499

**APPLICATION FOR APPOINTMENT**

*The information in this document is subject to public disclosure and can be made available to the public.  
(Attach additional pages if necessary to complete answers.)*

I wish to be considered for appointment to the following committee, board or commission:

- |   |  |
|---|--|
| <input type="checkbox"/> Arts Commission  | <input type="checkbox"/> Parks and Recreation Advisory Board |
| <input type="checkbox"/> Community Services Advisory Board  | <input type="checkbox"/> Planning Commission                 |
| <input type="checkbox"/> Lakewood's Promise Advisory Board  | <input type="checkbox"/> Public Safety Advisory Committee    |
| <input type="checkbox"/> Landmarks and Heritage Advisory Board  | <input type="checkbox"/> Salary Commission                   |
| <input checked="" type="checkbox"/> Lodging Tax Advisory Committee (Members of this committee must be representative of an agency involved in tourism promotion.) |  |

**EXPECTATIONS:** Adhere to City of Lakewood's Code of Ethics and regular attendance at meetings is required.

**PLEASE RETURN THIS FORM TO:** City of Lakewood  
City Clerk's Office  
6000 Main Street SW  
Lakewood, WA 98499  
(253) 983-7701 Fax: (253) 589-3774

Name:     Jacqueline Juy      
(Please Print)

Home Address:     9416 185th St E    

City:     Puyallup     State:     WA     Zip:     98375    

Home Phone Number:     \_\_\_\_\_     E-mail:     bwlakewood@gmail.com    

Present Employer:     Best Western Lakewood    

Address:     6125 Motor Ave SW, Lakewood     Work Phone:     253-584-2212    

Cell:     253-534-5072    

**LODGING TAX ADVISORY COMMITTEE APPLICANT QUESTIONS:**

Are you representing a business that is required to collect lodging tax? Yes  No

Are you involved in activities authorized to be funded by revenues received from lodging tax? Yes  No

Page 2

Have you previously served or are you currently on one of the Lakewood's Boards, Committees or Commissions? Yes No If yes, please explain (include names of Boards, Committees or Commissions and the dates that you served:

LTAC

Date available for appointment: Anytime

Are you available to attend evening meetings? Yes  No

Are you available to attend daytime meetings? Yes  No

Recommended by: Jo Thompson

Education: Medical Assistant Certification from CPTC

Professional and/or community activities: I have been part of the LTAC & the Pierce County TPAC.

Please share some of the experiences or qualifications that you have relating to the work of this board, committee or commission:

I have been working at this hotel for 10 years now, I worked my way up from being a front desk clerk to now being the GM.

I enjoy the hospitality industry as it is always changing & you are always learning

Please explain why you would like to be part of this board, committee or commission:

I try to be more involved with the different community partners & activities to get to know more about the people in this area.

I hereby certify that this application and any other materials and/or documents provided in this application process contains no willful misrepresentation and that the information given is true and complete to the best of my knowledge.

Signature:

Janelle Jay

Date: 9/12/16



RECEIVED  
SEP 12 2016  
CITY OF LAKEWOOD

CITY OF LAKEWOOD  
6000 Main Street SW  
Lakewood, WA 98499

**APPLICATION FOR APPOINTMENT**

*The information in this document is subject to public disclosure and can be made available to the public.  
(Attach additional pages if necessary to complete answers.)*

I wish to be considered for appointment to the following committee, board or commission:

- |   |  |
|---|--|
| <input type="checkbox"/> Arts Commission  | <input type="checkbox"/> Parks and Recreation Advisory Board |
| <input type="checkbox"/> Community Services Advisory Board  | <input type="checkbox"/> Planning Commission                 |
| <input type="checkbox"/> Lakewood's Promise Advisory Board  | <input type="checkbox"/> Public Safety Advisory Committee    |
| <input type="checkbox"/> Landmarks and Heritage Advisory Board  | <input type="checkbox"/> Salary Commission                   |
| <input checked="" type="checkbox"/> Lodging Tax Advisory Committee (Members of this committee must be representative of an agency involved in tourism promotion.) |  |

**EXPECTATIONS:** Adhere to City of Lakewood's Code of Ethics and regular attendance at meetings is required.

**PLEASE RETURN THIS FORM TO:** City of Lakewood  
City Clerk's Office  
6000 Main Street SW  
Lakewood, WA 98499  
(253) 983-7701 Fax: (253) 589-3774

Name: Phillip E. Raschke  
(Please Print)

Home Address: 9933 Onyx Drive SW

City: LAKEWOOD State: WA Zip: 98498

Home Phone Number: 253-584-4319 E-mail: praschke@comcast.net

Present Employer: Retired, Lakewood Playhouse Board of Directors

Address: N/A Work Phone: N/A

Cell: 253-861-1366

LODGING TAX ADVISORY COMMITTEE APPLICANT QUESTIONS:

Are you representing a business that is required to collect lodging tax? Yes  No

Are you involved in activities authorized to be funded by revenues received from lodging tax? Yes  No

022

Have you previously served or are you currently on one of the Lakewood's Boards, Committees or Commissions? Yes No If yes, please explain (include names of Boards, Committees or Commissions and the dates that you served):

Lodging tax advisory Committee 2013- 2016 ; Lakewood Arts Commission - 2006 to present ; Dr. Martin Luther King, Jr. Committee , 2007 to present

Date available for appointment: Upon date of appointment

Are you available to attend evening meetings? Yes  No

Are you available to attend daytime meetings? Yes  No

Recommended by: Marie Barth, Lakewood City Council

Education: Bachelor of Arts in History, Pepperdine University ; Bachelor of Science in Marketing, University of Maryland ; Master of Science in Mass Communications, University of Tennessee ; Masters in Business Administration University of Puget Sound  
Professional and/or community activities:

Please see attached resume

Please share some of the experiences or qualifications that you have relating to the work of this board, committee or commission:

Current member of the Lodging Tax Commission . Strong background in budgeting and allocation plus strong background in event planning and marketing . These unique capabilities directly contribute to the detailed analysis required to properly evaluate funding requests submitted to the Committee . Community involved Lakewood resident since 1981 and "2015 Lakewood Volunteer of the year"

Please explain why you would like to be part of this board, committee or commission:

Funds made available to the Lodging Tax Committee are a valuable asset . Fund providers and citizens of Lakewood are entitled to a careful and sincere review of all allocations requests . I believe

My past experience on the committee directly indicates my commitment to serving the needs and concerns of all parties in the prudent allocation of these important assets .

I hereby certify that this application and any other materials and/or documents provided in this application process contains no willful misrepresentation and that the information given is true and complete to the best of my knowledge.

Signature:

Phillip E. Raschke

Date: Sep 12, 2016

**Phillip E. Raschke  
9933 Onyx Dr. SW  
Lakewood, WA 98498  
(253) 861-1366**

Sep 7, 2016

Subject: Appointment to Lakewood Lodging Tax Advisory Board

To: Lakewood City Mayor and Members of the Lakewood City Council

Dear Mayor and Members of the City Council:

I request your favorable consideration for appointment to the Lakewood Lodging Tax Advisory Board. To assist you in your decision, I have outlined below my extensive qualifications and recent experience in tourism promotion:

- Hold Masters Degree in Mass Communications from the University of Tennessee and a MBA from the University of Puget Sound.
- Was the City of Lakewood 2015 "Volunteer of the Year" and currently host the daily "Historical Phil" radio show on KLAY radio.
- Have 12 years experience on Lakewood Playhouse Board of Directors with six years as Board Vice President and the 2015 - 2016 chair of the Board Finance Committee. Also, an award winning writer and actor having appeared in Lakewood Playhouse productions of "Once in a Lifetime", "One Flew Over the Cuckoos Nest", "Best Christmas Pageant Ever", "Of Mice and Men" and "Merry Wives of Windsor" as well the 2013 - 2015 Lakewood Playhouse annual Radio Show.
- Former co-chair of the Lakewood Playhouse marketing committee that developed the "Shop, Eat, Play, Stay" marketing theme for Lakewood Playhouse
- Currently serve on the City of Lakewood Arts Commission with one year as Commission Chair. Also serve as the Commission organizer and producer of the annual three day Lakewood "Asian Film Fest" which drew 419 attendees in 2016.
- Member of the City of Lakewood Dr. Martin Luther King, Jr. Annual Celebration Committee and serve as event MC.

- Current Board member of the Mount Rainier Chapter of the Military Officers Association of America (MOAA). Help coordinate the high school Junior ROTC awards programs for 16 local area schools to include Clover Park and Lakes High Schools.
- Former Executive Committee member for the City of Tacoma, Fourth of July Commission.
- Have published over 1,000 photos and magazine articles worldwide.
- Former Public Affairs Director of the Task Force New Arrivals (Vietnamese - Cambodian Refugee program and editor of award winning "Helping Hand" newspaper).
- Retired General Staff Officer and military attack pilot with two years combat flying experience in Republic of Vietnam and a Purple Heart recipient.

On the personal side, wife, Beverly, is a Registered Nurse with the Pierce County Medical Reserve Corps (MRC). We are proud parents of three college graduate children. Hobbies include history, movies, music, photography and live theatre.

I believe the above qualifications would make a strong contribution to the Lodging Tax Advisory Board and request your favorable consideration. Please feel free to contact me should additional questions remain.

Sincerely,



Phillip E. Raschke  
253-861-1366

***"Supporting the Arts and Loving It"***

	<p><b>LAKWOOD ARTS COMMISSION REGULAR MONTHLY MEETING</b>  <b>Date: Monday, September 12, 2016</b>  <b>Time: 4:30 PM – 6:00 PM</b>  <b>Lakewood City Hall, Mount Rainier room</b>  <b>6000 Main Street SW</b>  <b>Lakewood, WA 98499</b></p>
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**CALL TO ORDER**

Susan Coulter called the meeting to order at 4:40pm.

**ATTENDANCE:**

**Arts Commission Members Present:** Susan Coulter, Robert Fox, Retha Hayward, Ed Kane, Tony Lamb, Bob Lawrence, Peggy Leach, Phillip Raschke, Barbara Vest.

**Staff:** Dennis Higashiyama, Recreation Coordinator; Cameron Fairfield, Office Assistant

**Arts Commission Member Excused:** Kathy Flores

**Arts Commission Member Absent:** Kurtiss Erickson, John Munn, Connie Perra, Jean Witte

**Guest:** Diana Carney, Youth Council Liason; Jane Montequin, interested in becoming an Arts Commission Member.

**APPROVAL OF MINUTES:** Retha Hayward moved and Phillip Raschke seconded the motion to approve the minutes from July 11, 2016, meeting. The motion passes.

**PUBLIC COMMENT:** None

**UNFINISHED BUSINESS:**

**Open Seats on Arts Commission:** The guest for the meeting, Jane Montequin, proposed her interest in the open seat on the Arts Commission. The Commission discussed the current openings in detail.

**RFP:** Dennis Higashiyama is compiling a new list of artists to send the RFP. The commission has requested a broader selection of artists to choose from.

**Asian Film Fest:** Phillip Raschke gave a brief wrap-up of the Asian Film Festival. The event was a great success and had a record attendance. Funding options for future events were discussed by the commission.

**Lodging Tax Application Vote:** Via email, 10 arts commission members approved the lodging tax grant application that was prepared by Phillip Raschke and Dennis Higashiyama. See attachment for email exchange.

**Sub Committee on Fundraising:** Bob Lawrence discussed the attempt of gaining 501c3 status for Artsfest which would provide a better opportunity for the commission to fundraise.

**NEW BUSINESS:**

**Future Sponsored Events:** Dennis Higashiyama presented the 2016-2017 Arts Commission work plan. This is a detailed layout of what the focus of the Arts Commission will be moving forward to the next calendar year.

**Council Meeting:** On October 10<sup>th</sup>, at 7:00pm, the Arts Commission will be having a joint meeting with council. The focus of the meeting will be to present what the Arts Commission is going to be working on moving forward. Council Member Marie Barth indicated that council is seeking actions and results.

**ADJOURNMENT:** Retha Hayward moved and Bob Lawrence seconded the motion to adjourn the meeting. The motion passes. The meeting was adjourned at 5:25pm.

  
Susan Coulter, Chair

  
Dennis Higashiyama, Staff Liaison

3 Oct 2016



Don Anderson  
Mayor

Jason Whalen  
Deputy Mayor

Mary Moss  
Councilmember

Michael D. Brandstetter  
Councilmember

John Simpson  
Councilmember

Marie Barth  
Councilmember

Paul Bocchi  
Councilmember

John J. Caulfield  
City Manager

September 14, 2016

## NOTICE OF PUBLIC HEARING

Notice is hereby given that on Monday, October 17, 2016, at 7:00 p.m., or soon thereafter, the City Council will hear public testimony on the proposed 2016 Comprehensive Plan and zoning text amendments. The public hearing will be held at Lakewood City Hall, Council Chambers, 6000 Main Street SW, Lakewood, Washington.

There are 17 amendments. A brief description of the amendments is listed below.

CPA-2016-01/4713 127<sup>th</sup> St SW: Amend the comprehensive plan land use map to designate the subject property, Open Space and Recreation; and amend the zoning map to zone the subject property, Open Space and Recreation One (OSR1).

CPA-2016-02/12502 47th Avenue SW: Amend the comprehensive plan land use map to designate the subject property, Open Space and Recreation; and amend the zoning map to zone the subject property, Open Space and Recreation One (OSR1).

CPA-2016-03/No address (APNs 0219122156, 0219122160, & 0219123112): Amend the comprehensive plan land use map to designate the subject properties, Corridor Commercial; and zone the subject properties, Transit Oriented Commercial (TOC).

CPA-2016-04/No address (railroad right-of-way located north of I-5 and south of McChord Drive SW): Amend the comprehensive plan land use map to designate the subject properties, Corridor Commercial; and zone the subject properties, Transit Oriented Commercial (TOC).

CPA-2016-05/12415 47TH AV SW: Amend the comprehensive plan land use map to designate the subject properties, Corridor Commercial; and zone the subject properties, Transit Oriented Commercial (TOC).

CPA-2016-06/WSDOT I-5 right-of-way (adjacent to the Springbrook Neighborhood, & south of the I-5/Highway 512 interchange): Amend the comprehensive plan land use map to designate the subject properties, Corridor Commercial; and zone the subject properties, Transit Oriented Commercial (TOC).

CPA-2016-07/No address (APN 0219123116): Amend the comprehensive plan land use map to designate the subject property Multi Family; and amend the zoning map to zone the subject property Multi Family Two (MF2). (This is a map correction; the parcel is currently zoned MF2 and Public Institutional (PI).)

CPA-2016-08/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.

CPA-2016-09/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.

CPA-2016-10/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.

CPA-2016-11/Text Amendment: 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.

CPA-2016-12/Text Amendment: 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: 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, (application # LU-16-00104) 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: 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: 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: The City is proposing to amend section 18A.30.530 (A.) (1.) and 18A.30.540 (A.).

A copy of the application materials is available for inspection in the Community & Economic Development Department at Lakewood City Hall, 6000 Main Street SW, Lakewood, Washington. The staff report is available for inspection.

If you have comments about this matter and want them to be known and considered, they must be presented at the hearing, or written comments can be submitted to the Lakewood City Clerk at City of Lakewood, 6000 Main Street SW, Lakewood, WA 98499, [abush@cityoflakewood.us](mailto:abush@cityoflakewood.us) prior to the hearing.

For further information, please contact Courtney Casady, Assistant to the City Manager, City of Lakewood, 6000 Main Street, Lakewood, WA 98499; (253) 983-7839; [ccasady@cityoflakewood.us](mailto:ccasady@cityoflakewood.us).

Alice M. Bush, MMC  
City Clerk

# REQUEST FOR COUNCIL ACTION

<b>DATE ACTION IS REQUESTED:</b> October 17, 2016	<b>TITLE:</b> 2016 Amendments and Update to the Lakewood Comprehensive Plan and Zoning Map.	<b>TYPE OF ACTION:</b> ___ ORDINANCE NO. ___ RESOLUTION ___ MOTION <input checked="" type="checkbox"/> OTHER – PUBLIC HEARING
<b>REVIEW:</b> August 8, 2016 and October 10, 2016	<b>ATTACHMENTS:</b> Draft <u>Ordinance #</u> : October 10, 2016 Council memo; Exhibits (see list)	
<b>PUBLIC HEARING:</b> September 7, 2016 (by Planning Commission)		

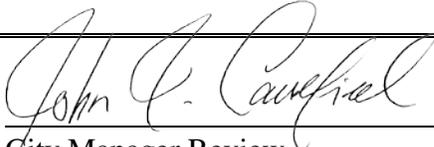
**SUBMITTED BY:** Courtney Casady, Assistant to the City Manager; and Dave Bugher, Assistant City Manager/ Community Development Director

**RECOMMENDATIONS:** It is recommended that the Mayor and City Council hold a Public Hearing to review the 2016 Comprehensive Plan Amendments.

**DISCUSSION:** This report summarizes the proposed 2016 comprehensive plan and zoning code amendments, and the recommendation of the Planning Commission. The proposed amendments include fifteen city-initiated amendments and two privately initiated amendments.

**SEPA REVIEW:**  
 A Determination of Non-Significance (DNS) for the proposed amendments and update was adopted on September 1, 2016, indicating that the proposed amendments are not expected to have any significant impact on the environment. The final SEPA determination for legislative actions, such as the proposed amendments, is considered conclusive and is not subject to appeal.

**FISCAL IMPACT:** Adoption of the proposed amendments will not result in any direct fiscal impact to the City.

_____ Prepared by Courtney Casady  _____ Department Director	 _____ City Manager Review
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## **PUBLIC NOTICE AND HEARING:**

Notice of the proposed map amendments was issued together with the Notice of Issuance of a Determination of Non-Significance (DNS) on September 1, 2016. This notice was published in *The News Tribune*, posted at the sites of the proposed map amendments, and mailed to the owners of properties within 300 feet of the proposed map amendments. A 60-day comment period from July 1, 2016 through September 1, 2016, was provided. No comments regarding specific environmental impacts were received.

Notice of the Planning Commission's September 7, 2016, public hearing was issued on August 22, 2016. Methods of notice included a legal notice published in *The News Tribune*, notice boards posted in the areas subject to the site specific map amendments, and notices mailed to the owners of properties within 300 feet of the site specific amendments.

The Planning Commission held a public hearing on the proposed amendments and update on September 7, 2015. One person spoke regarding CPA-2016-14 and two people spoke regarding CPA-2016-02. Between August 22, 2016 and September 7, 2016 there were three public comments received and added to the record. On September 21, 2016, the Planning Commission adopted Resolution 2016-02 recommending approval of CPA-2016-01 through CPA-2016-17.

Notice for the City Council's Public Hearing was issued on September 17<sup>th</sup> and September 29<sup>th</sup>. Methods of notice included a legal notice published in *The News Tribune*, notice boards posted in the areas subject to the site specific map amendments, and notices mailed to the owners of properties within 300 feet of the site specific amendments.

## **JBLM COMMENTS:**

As part of the 2016 Comprehensive Plan Update Cycle, the Community & Economic Development Department (CED) provided proposed amendments for Joint Base Lewis McChord (JBLM) staff to review and comment. In turn, JBLM staff returned their analysis to the City on Tuesday, September 6, 2016 (attachment 18). JBLM had eight items of concern. A report (attachment 16) was prepared in response to their correspondence. Staff has already made the recommended changes to the ordinance currently being reviewed before council. JBLM received Copies of the amendments on September 17, 2016 and October 4, 2016. Staff is currently working with individuals at JBLM to ensure that the problems presented are resolved.

## **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 127<sup>th</sup> St SW and 47<sup>th</sup> 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 47<sup>th</sup> 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.

## **RECOMMENDATIONS:**

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.

## **EXHIBITS**

1. Draft Ordinance
2. Planning Commission Resolution 2016-02
3. Staff Memo Dated October 10, 2016
4. Map for CPA 2016-01 (Exhibit A)
5. Map for CPA 2016-02 (Exhibit B)
6. Map for CPA 2016-03 (Exhibit C)
7. Map for CPA 2016-04 (Exhibit D)
8. Map for CPA 2016-05 (Exhibit E)
9. Map for CPA 2016-06 (Exhibit F)

10. Map for CPA 2016-07 (Exhibit G)
11. Map for CPA 2016-08 (AC-M1 map)
12. YKC Industrial Comprehensive Plan/Zoning Ordinance amendment application
13. Pierce County Comprehensive Plan/Zoning Ordinance amendment application
14. Department of Commerce Comp Plan Update Checklist
15. SEPA Checklist dated July 1, 2016
16. SEPA Determination of Non-Significance issued September 1, 2016
17. Response to JBLM's Comments received September 6, 2016
18. Excerpts from September 7, 2016 Planning Commission meeting minutes  
**Letter re CPA 16-07 and CPA 16-08**
19. Email from Mr. Tom Knight, dated September 6, 2016  
**Letters re CPA 16-14 (YKC Industrial)**
20. E-mail from anonymous sender, dated August 31, 2016
21. E-mail from Mr. Doug Anderson, dated September 7, 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 127<sup>th</sup> 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 47<sup>th</sup> 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 47<sup>th</sup> 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 7<sup>th</sup> 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



TO: Mayor and City Councilmembers  
FROM: Dave Bugher, Assistant City Manager  
DATE: October 10, 2016  
SUBJECT: 2016 Comprehensive Plan/ Zoning Text Amendments

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**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 that staff draft a 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 127<sup>th</sup> 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 47<sup>th</sup> 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 47<sup>th</sup> 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 127<sup>th</sup> St SW and 47<sup>th</sup> 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 47<sup>th</sup> 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 sending 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:**

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.

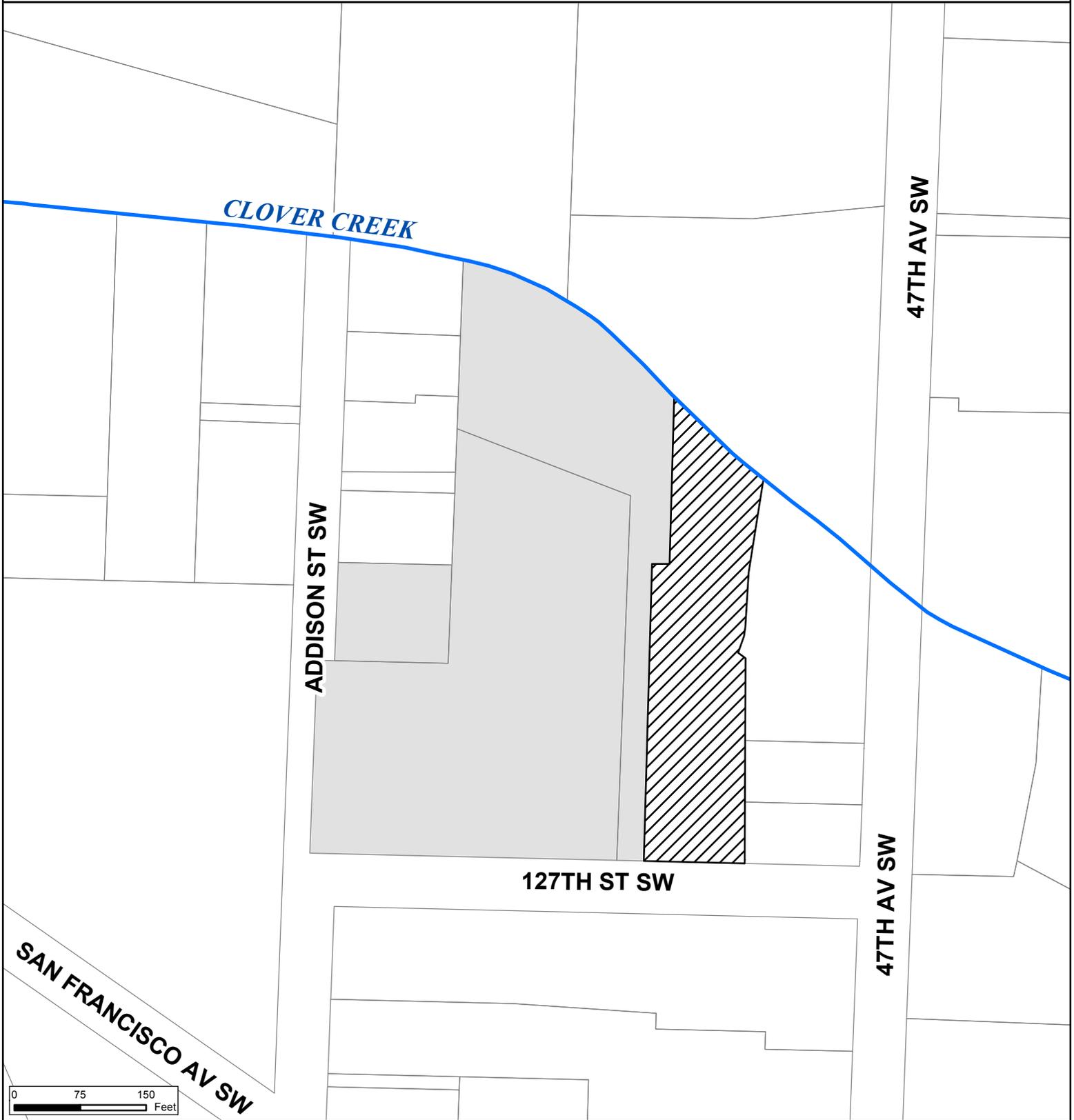
With regard to the *Planned Development Overlay Zone*: CPA-2016-16; staff supports the proposed amendment as a reasonable means to increase density, which is required under the *Growth Management Act (GMA)*, while maintaining the existing community standards.

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

# Exhibit A



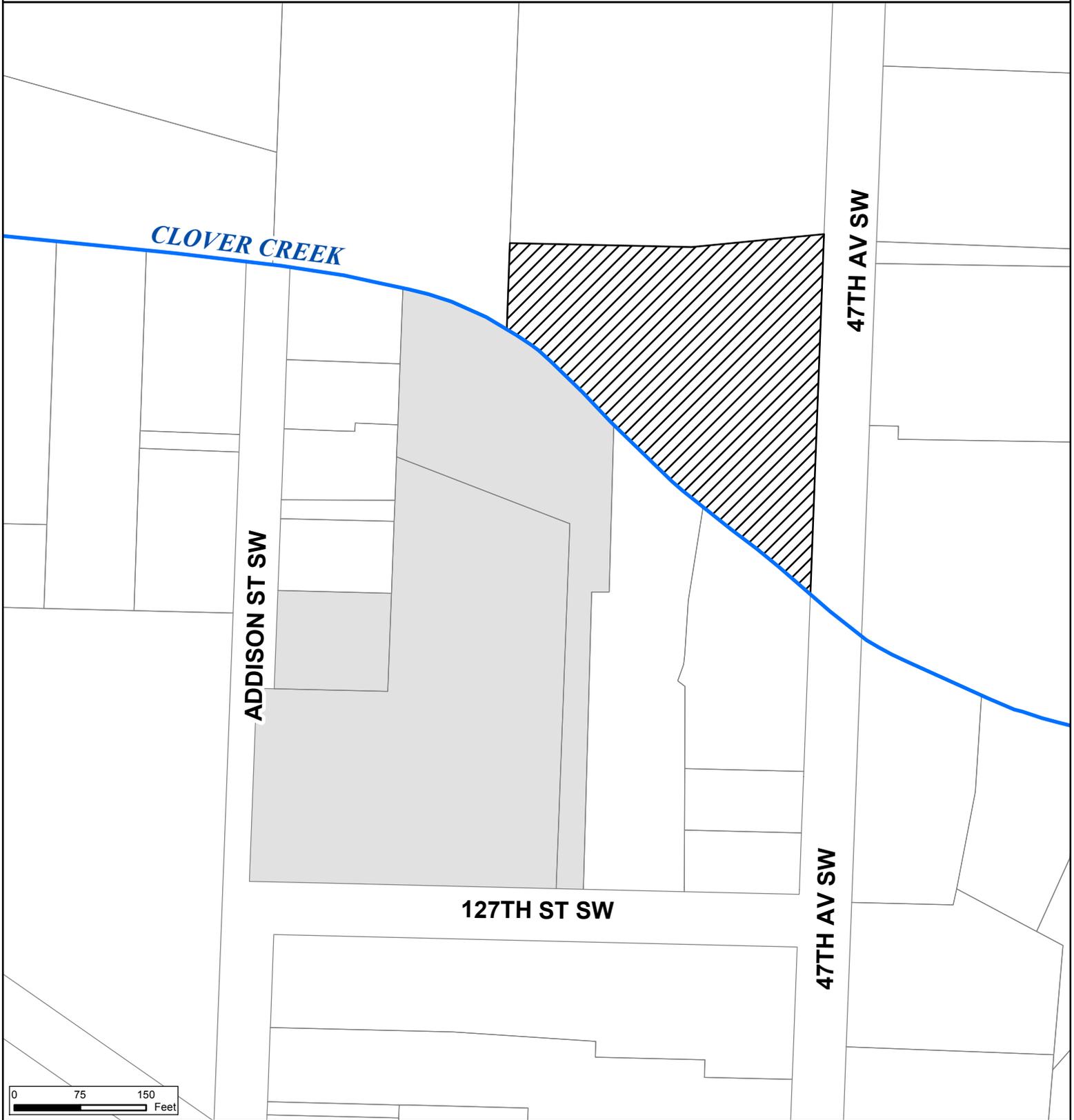
Map Date: May 23, 2016

\\Projects\CD\CompPlan\Amendments\2016\Exhibit A.mxd

-  Tax Parcel 0219123015
-  Springbrook Park
-  Tax Parcel

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# Exhibit B



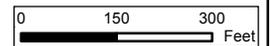
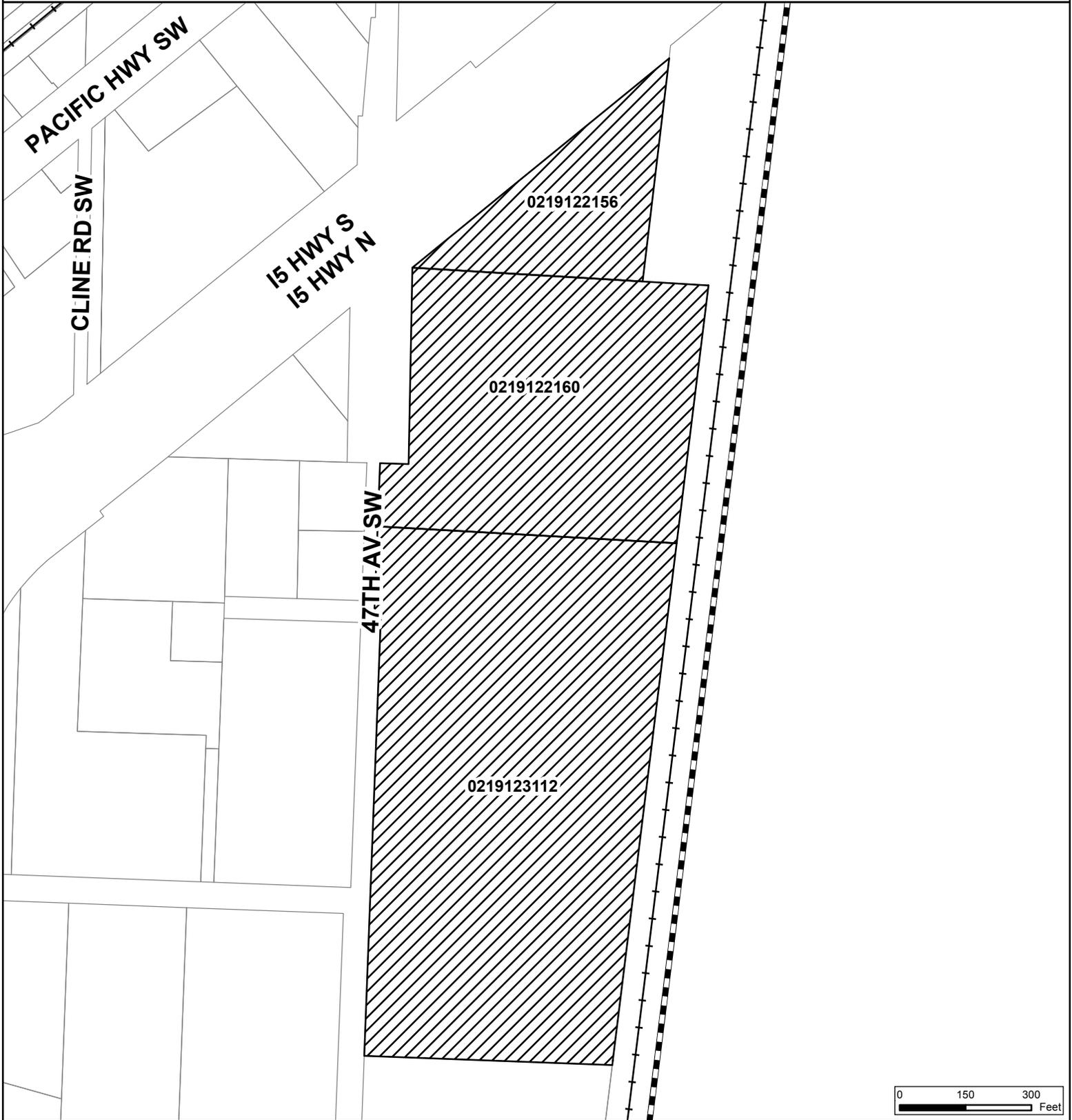
Map Date: May 27, 2016

\\Projects\CD\CompPlan\Amendments\2016\Exhibit B.mxd

-  Tax Parcel 0219123082
-  Springbrook Park
-  Tax Parcel

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# Exhibit C



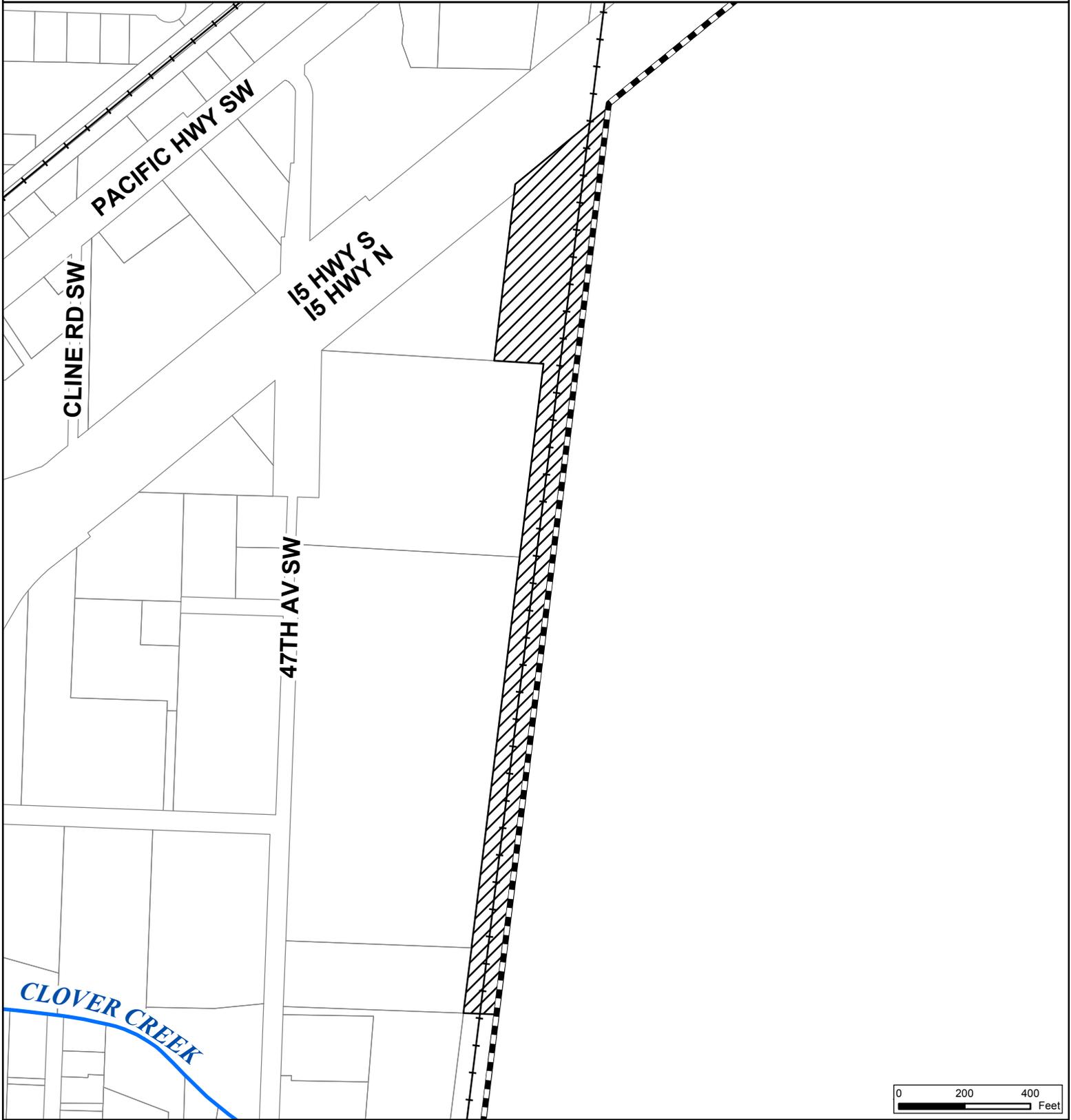
Map Date: May 27, 2016

-  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

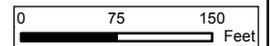
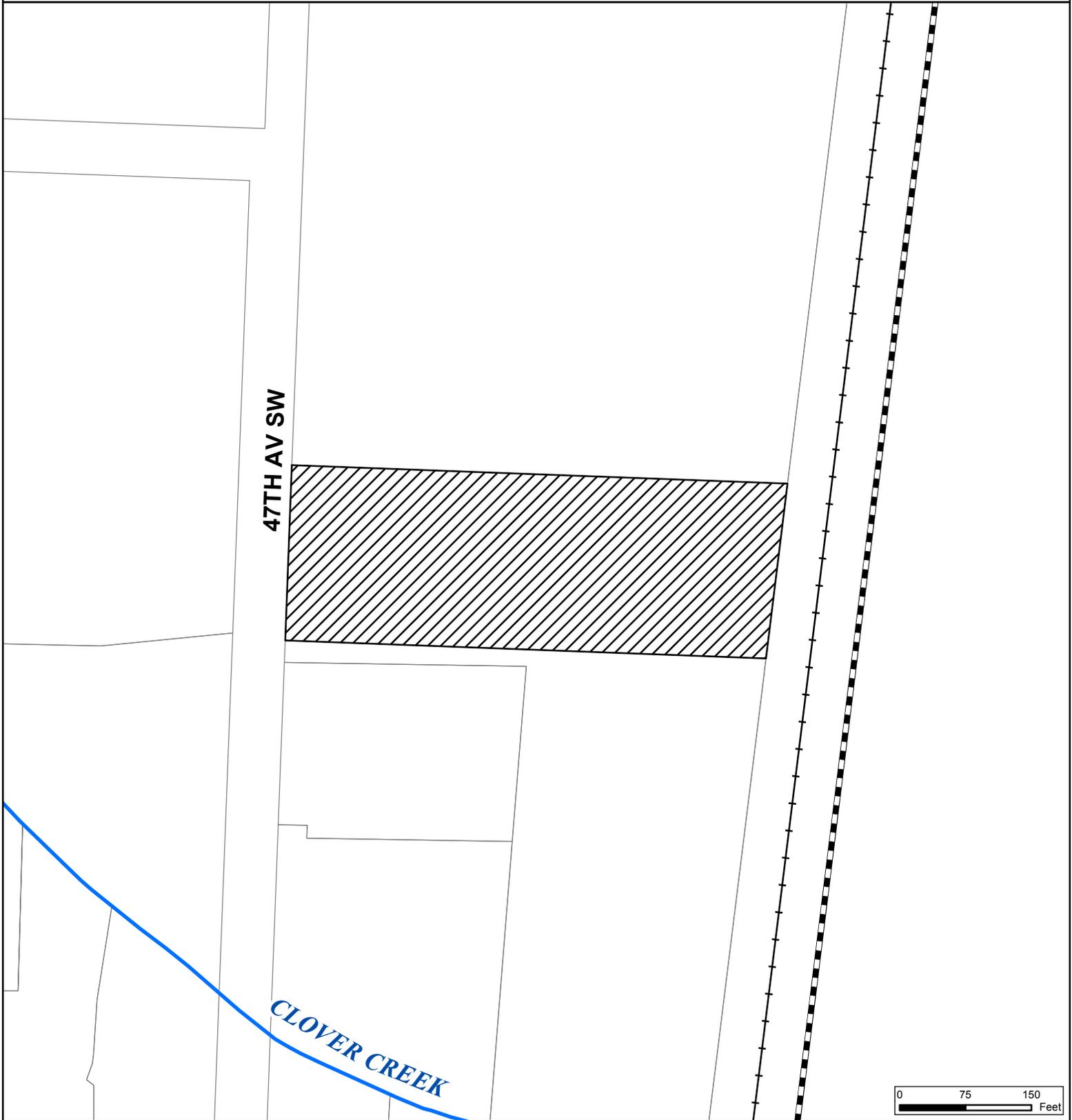


- BNSF Property
- Tax Parcel
- Railroad Track
- Lakewood City Limit

\\Projects\CD\CompPlan\Amendments\2016\Exhibit D.mxd

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# Exhibit E



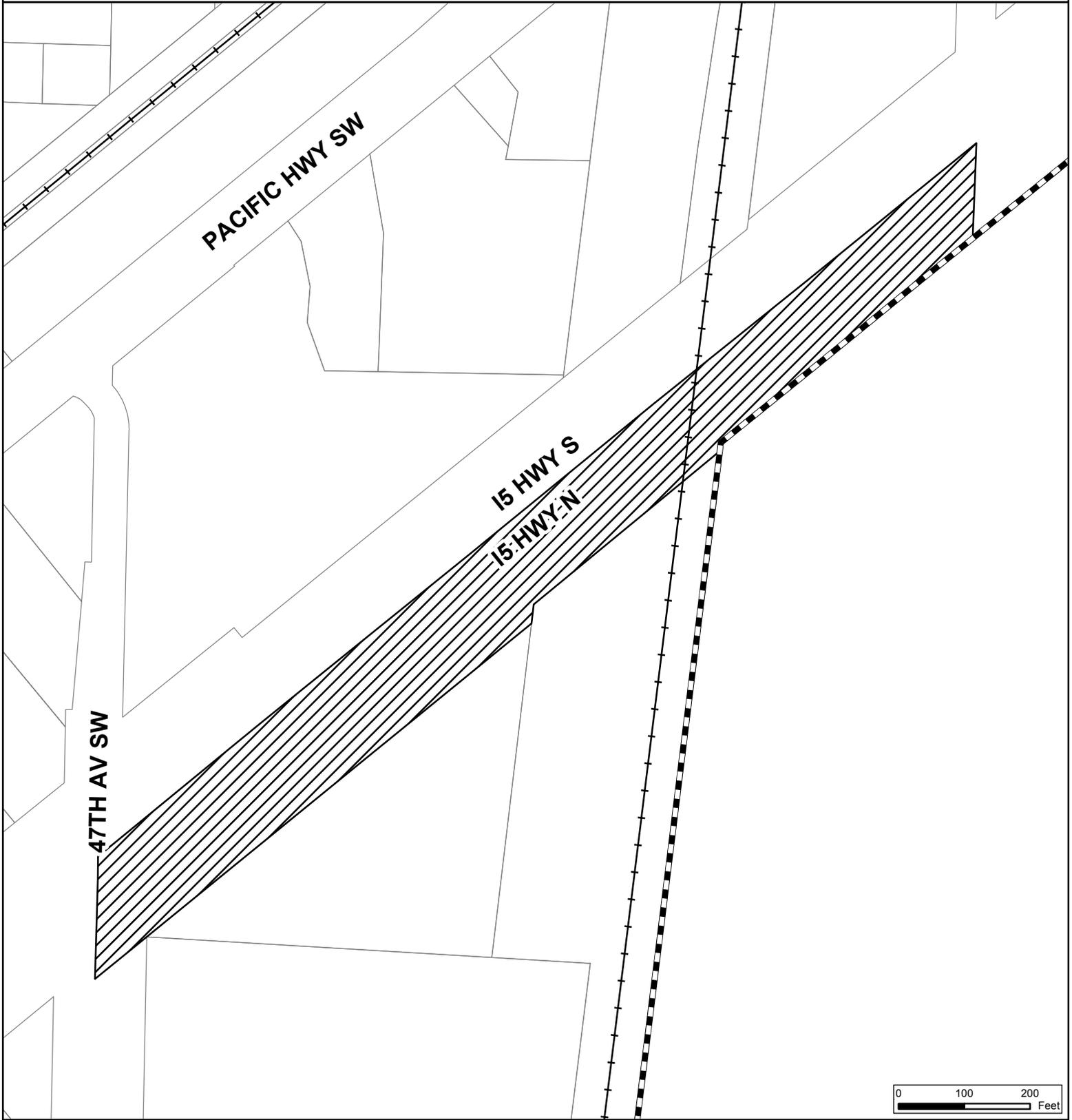
Map Date: May 27, 2016

-  Tax Parcel 0219123046
-  Tax Parcel
-  Railroad Track
-  Lakewood City Limit

\\Projects\CD\CompPlan\Amendments\2016\Exhibit E.mxd

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# Exhibit F

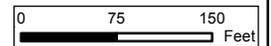
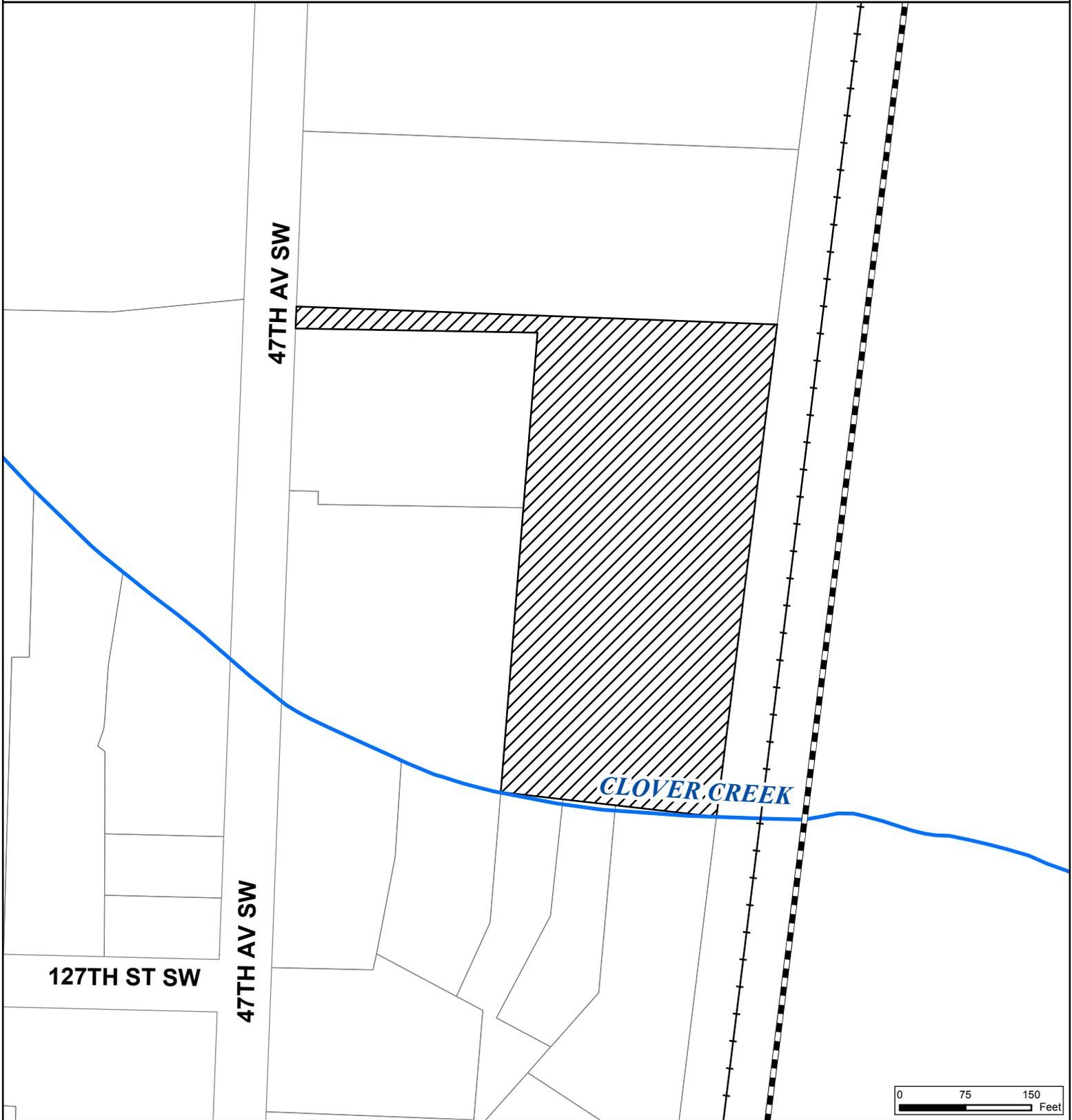


Map Date: May 27, 2016

\\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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6000 Main St. SW, Lakewood, WA 98499  
Phone: (253) 512-2261

Comprehensive  
Plan/Development  
Regulations/Shoreline Master  
Program Text Amendment  
Application

Application Fees:  
Comp Plan Text Amendment: \$850.00  
Development Regulation Text Amendment: \$850.00  
Shoreline Master Program Amendment: \$1800.00  
Plus SEPA Checklist: Additional \$480.00  
Technology Fee: 2% of total fee

# Copies Required:	Description of Required Documents:	Required:
1	Text Amendment Fee	A
1	SEPA Environmental Checklist Application	A
1	Description of Proposal	A
1	Comprehensive Plan Text Amendment Criteria	A
1	Zoning Text Amendment Criteria	A

A=Always required M=May be required

APPLICATION #: \_\_\_\_\_ RECEIPT #: \_\_\_\_\_  
OFFICE USE ONLY

ADDRESS/LOCATION: 7413 150th ST SW

ASSESSOR'S TAX PARCEL(S) NUMBER: 0219221102, 1163, 1164, 4146192550

APPLICANT: (mandatory)

Name: Paul Kaakow Daytime Phone: 253-224-1412

Mailing Address: PO Box 98630 E-mail: pk@lakewood.com

City/State/Zip: Lakewood, WA, 98496-8630 Fax Number: 253-627-4070

Signature: [Signature]

PROPERTY OWNER 1: (mandatory if different from applicant)

Name: YKC Investment LLC Daytime Phone: 253-224-1412

Mailing Address: Same as above E-mail: alicey@comcast.net

City/State/Zip: \_\_\_\_\_ Signature: [Signature]  
*manager*

PROPERTY OWNER 2: (if more than two property owners attach additional info/signature sheets)

Name: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ E-mail: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_ Signature: \_\_\_\_\_

We, the above signed property owners certify that the above information is true and correct to the best of our knowledge and under penalty of perjury, each state that we are all of the legal owners of the property described above and designate the following party to act as our agent with respect to this application:

**AGENT / CONSULTANT / ATTORNEY:**

Same as applicant above; OR

Name: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ E-mail: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_ Fax Number : \_\_\_\_\_

**OFFICE USE ONLY:**

DATE APPLICATION RECEIVED: \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_

**INSTRUCTIONS FOR  
COMPREHENSIVE PLAN/DEVELOPMENT REGULATION/SHORELINE  
MASTER PROGRAM AMENDMENTS**

Amendments to the City's comprehensive plan, development regulations or shoreline master program will be considered by the Planning Commission (PC) after staff review and recommendations and a public hearing. The PC will then make a recommendation to the City Council, which will approve, amend or deny each proposed amendment. Under state law, amendments to the comprehensive plan can only be considered once each calendar year, and all of the proposed amendments for the year must be considered concurrently in order to assess their cumulative impact.

This process has an application deadline established each calendar year. All requested information must be provided and fees fully paid by that deadline, or the application may be returned as incomplete and may not proceed until a subsequent amendment cycle. An environmental checklist must also be completed and submitted in conjunction with this application. If both text and map amendments are being sought, one checklist may be prepared to address both.

**DESCRIPTION OF PROPOSAL:**

On one or more separate pages, describe what you want to change about the comprehensive plan and/or development regulations, and why. Which goals and policies of the Lakewood Comprehensive Plan, Title 18A of the Lakewood Municipal Code, or the Shoreline Master Program you are requesting to be amended, deleted, or added to? List the applicable element(s) and text sections for which an amendment is being sought. *Please include the element number(s) and specific sections of the text. If substitute wording is suggested, please provide it overstrike/underline format (overstriking indicating text to be deleted, and underlining indicating text to be added).* Explain the reason or rationale for the proposed text amendment. If multiple, unrelated amendments are being requested throughout the text, they may be combined under a single application; but all explanatory information must be provided for each independent change being sought.

Paul Krakow

Subject: YKC PROPERTY-LAKEWOOD

Answers to the Zoning Text Amendment Criteria:

- 1) Is the proposed amendment consistent with the comprehensive plan: The proposed zoning text amendment will support the City's future vision for the Woodbrook area as stated in section 18A.20.700-Industrial Use Category-Land Use Types and Levels. Level 3. Indoor facilities exceeding five thousand (5,000) gross feet of warehouse, distribution and freight movement are allowed in the IBP zone.
- Is the proposed development of the site compatible with development in the vicinity: The proposed development is and will be compatible with future development in the area as stated in section 18A.30.640-Administrative Uses-Industrial Zoning Districts. 7. Warehousing, distribution, and freight movement (level 3).
- The proposed amendment will not unduly burden the transportation system: The proposed development will not over burden the transportation system.
- The proposed amendment will not unduly burden the public services and facilities serving the property: There will be no change.
- The proposed amendment will not adversely impact the public health, safety, and general welfare: The amendment will have no effect on any public services.
- 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: There shall be no effect on the existing zoning classifications.
- Circumstances have changed substantially since the establishment of the current zoning map or zoning district to warrant the proposed amendment: There have been no substantial changes since the establishment of the current zoning map. Further, the proposed zoning text amendment will create a new environment for development to occur.
- 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: The proposed development will stimulate and foster future development in the area.



# COMPREHENSIVE PLAN/ZONING MAP AMENDMENT APPLICATION

86700

APPLICATION #: \_\_\_\_\_ OFFICE USE ONLY RECEIPT #: \_\_\_\_\_ OFFICE USE ONLY

ADDRESS/LOCATION: XXX 47th St SW

ASSESSOR'S TAX PARCEL(S) NUMBER: 0219122156, 0219122160, and 0219123112

**APPLICANT:** (mandatory)

Name: Pierce County Daytime Phone: 253-798-6926

Mailing Address: 950 Pacific Ave. Suite 720 E-mail: ddyer@co.pierce.wa.us

City/State/Zip: Tacoma, WA 98402 Fax Number: 253-798-6389

Signature: *Dan Cardwell*

**PROPERTY OWNER 1:** (mandatory if different from applicant)

Name: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ E-mail: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_ Signature: \_\_\_\_\_

**PROPERTY OWNER 2:** (if more than two property owners attach additional info/signature sheets)

Name: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ E-mail: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_ Signature: \_\_\_\_\_

We, the above signed property owners certify that the above information is true and correct to the best of our knowledge and under penalty of perjury, each state that we are all of the legal owners of the property described above and designate the following party to act as our agent with respect to this application:

**AGENT / CONSULTANT / ATTORNEY:**  Same as applicant above; OR

Name: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ E-mail: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_ Fax Number: \_\_\_\_\_

**OFFICE USE ONLY:**

DATE APPLICATION RECEIVED: \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_

## INSTRUCTIONS FOR COMPREHENSIVE PLAN/ZONING MAP AMENDMENTS

Amendments to the City's Future Land-Use Map and/or zoning map will be considered by the Planning Commission (PC) after staff review/recommendations and a public hearing. The PC will then make a recommendation to the City Council, which will approve or deny each proposed amendment. Under state law, amendments can only be considered once each calendar year, and all of the proposed amendments for the year must be considered concurrently in order to assess their cumulative impact.

This process has an application deadline established each calendar year. All requested information must be provided and fees fully paid by that deadline, or the application may be returned as incomplete and may not proceed until a subsequent amendment cycle. An environmental checklist must also be completed and submitted in conjunction with this application. If both text and map amendments are being sought, one checklist may be prepared to address both.

### DESCRIPTION OF PROPOSAL:

	<u>CURRENT DESIGNATION</u>	<u>REQUESTED DESIGNATION</u>
FUTURE LAND-USE MAP:	INST	CC
ZONING MAP:	P/I	TOC

**FOR COMPREHENSIVE PLAN MAP AMENDMENTS, PLEASE ADDRESS THE FOLLOWING AMENDMENT CRITERIA.** Please read the criteria below (underlined and in this font) and, on one or more separate pages, answer the questions accompanying them:

1. A detailed statement of what is proposed to be changed and why. What changes are you requesting, and what is the reason or rationale for them?
2. A statement of anticipated impacts of the change, including geographic area affected and issues presented. What impact will the requested change have on the area surrounding the site(s)?
3. A demonstration of why the existing comprehensive plan guidance should not continue or is no longer relevant. What about the current comprehensive plan designation is inappropriate, incorrect, or no longer relevant that would dictate the requested amendment?
4. A statement of how the proposed amendment complies with the state Growth Management Act's goals and specific requirements. Please review the requirements of RCW 36.70A, available online at <<http://apps.leg.wa.gov/RCW/default.aspx?cite=36.70A>>. How will the proposed amendment comply with this law?

6. 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 the subject property. Disregarding of any specific development that might be envisioned for the property following any proposed rezoning, discuss all the various uses that would be allowed under the requested zoning; how would they fit better with the area than the uses that are allowed under the current zoning?
7. Circumstances have changed substantially since the establishment of the current zoning map or zoning district to warrant the proposed amendment. What has changed since the zoning was established that makes this requested amendment necessary?
8. 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. Disregarding any benefit to the specific property owner or developer, how will your proposal benefit the community as a whole? How will it outweigh any negative impacts of the change that is proposed?

## COMPREHENSIVE PLAN/ZONING MAP AMENDMENTS

Description Of Proposal:	Current Designation	Requested Designation
Future Land-Use Map:	Public & Semi-Public Institutional (INST)	Corridor Commercial (CC)
Zoning Map:	Public Institutional (P/I)	Transit-Oriented Commercial (TOC)

### COMPREHENSIVE PLAN MAP AMENDMENTS CRITERIA

1. A detailed statement of what is proposed to be changed and why. What changes are you requesting, and what is the reason or rationale for them?

The proposal is to redesignate 3 parcels (0219122156, 0219122160, and 0219123112) totaling 29.08 acres from the Public & Semi-Public Institutional future land use designation to Corridor Commercial (CC). An application is being submitted concurrently to rezone these parcels from the Public Institutional (P/I) zoning classification to Transit-Oriented Commercial (TOC). The property is currently owned and operated by Pierce County Public Works and is used to store aggregate stockpiles for road maintenance activities. As Pierce County prepares to surplus this land, it seeks a land use designation and zone classification that is marketable to the private sector. The proposed designation and zone is an extension of the adjacent designation and zoning, which is compatible with the surrounding area and avoids "spot-zoning."

2. A statement of anticipated impacts of the change, including geographic area affected and issues presented. What impact will the requested change have on the area surrounding the site(s)?

The request expands the allowed types and number of uses to those already allowed on adjacent properties. As the property is transferred to a private entity, the current storage use may be discontinued and replaced with a more compatible use. No negative impacts are anticipated as a result of the proposal.

3. A demonstration of why the existing comprehensive plan guidance should not continue or is no longer relevant. What about the current comprehensive plan designation is inappropriate, incorrect, or no longer relevant that would dictate the requested amendment?

The current designation will become inappropriate when the property is no longer owned and operated by a public entity in the near future. Since the County intends to surplus the property and it will eventually become privately owned, it should no longer reflect the Public Institution designation and would be beneficial to change prior to the exchange.

4. A statement of how the proposed amendment complies with the state Growth Management Act's goals and specific requirements. Please review the requirements of RCW 36.70A, available online at <<http://apps.leg.wa.gov/RCW/default.aspx?cite=36.70A>>. How will the proposed amendment comply with this law?

The proposal furthers the Growth Management Act's (GMA) goal for economic development. The GMA goal states that economic development should be consistent with adopted comprehensive plans. While the proposal is not directly adjacent to Pacific Highway SW, it is within the Lakewood Station District and consistent with policy ED-5.6 which states that commercial development along Pacific Highway SW should be expanded by converting land designated Public/Institutional into commercial uses.

2. The proposed amendment and subsequent development of the site would be compatible with development in the vicinity. What level and type of development currently exists in the area? If approved, how would development of the property under the new zoning be consistent with the existing development?

The surrounding area is currently developed with multifamily uses. Development of the property under the new zoning would allow for the same types of surrounding uses and other civic, commercial, and utility uses that are also allowed in the surrounding area. Since the zoning will be the same as the majority of the surrounding area, it is compatible.

3. The proposed amendment will not unduly burden the transportation system in the vicinity of the property with significant adverse impacts which cannot be mitigated. If the amendment is approved, how would subsequent development affect traffic in the area? Can you insure that any negative impacts will be mitigated? How?

Subsequent development would not substantially impact traffic in the area. Any increase would be consistent with what is already expected for the area based on the surrounding zoning. The site is also within 1,000 feet of a transit center with rail and bus routes that could alleviate some of the automobile traffic.

4. The proposed amendment will not unduly burden the public services and facilities serving the property with significant adverse impacts which cannot be mitigated. If the amendment is approved, how would subsequent development affect the demand on public services and facilities such as utilities, emergency services, schools, etc.? Can you insure that any negative impacts will be mitigated? How?

The proposal would not significantly impact any public services or facilities. There is no immediate proposal to develop the property and any subsequent proposals would be similar to those for properties adjacent to the site. It may cause an increased need for utilities, emergency services, schools, and other services if developed, but no more than is already anticipated in the area. Those impacts would be addressed when any development is proposed and mitigation would be required for any negative impacts during the permitting process.

5. The proposed amendment will not adversely impact the public health, safety, and general welfare of the citizens of the city. If approved, how would the amendment affect the public health, safety, or general welfare?

The proposal would in no way adversely impact the public health, safety, and general welfare of the citizens of the City.

6. 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 the subject property. Disregarding of any specific development that might be envisioned for the property following any proposed rezoning, discuss all the various uses that would be allowed under the requested zoning; how would they fit better with the area than the uses that are allowed under the current zoning?

The current zoning is very limited and intended to represent uses developed for public entities or uses. 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 allows for a number of multifamily, civic, utility, and commercial uses. The proposed uses are a

**FOR COMPREHENSIVE PLAN TEXT AMENDMENTS, PLEASE ADDITIONALLY ADDRESS THE FOLLOWING AMENDMENT CRITERIA.** Please read the criteria below (underlined and in this font) and, on one or more separate pages, answer the questions accompanying them:

1. A detailed statement of what is proposed to be changed and why. What changes are you requesting and what is the reason or rationale for them?
2. A statement of anticipated impacts of the change, including geographic area affected and issues presented. What impact will the requested change have? Will it result in a specific outcome for a specific geographic area?
3. A demonstration of why the existing comprehensive plan guidance should not continue or is no longer relevant. What about the current comprehensive plan text is inappropriate, incorrect, or no longer relevant that would dictate the requested amendment?
4. A statement of how the proposed amendment complies with the state Growth Management Act's goals and specific requirements. Please review the requirements of RCW 36.70A, available online at <<http://apps.leg.wa.gov/RCW/default.aspx?cite=36.70A>>. How will the proposed amendment comply with this law?
5. A statement of how the proposed amendment complies with the Countywide Planning Policies. Please review the Pierce County Countywide Planning Policies, available online at <<http://www.piercecountywa.org/pc/abtus/ourorg/pcrc/index.htm>>. How will the proposed amendment comply with these policies?
6. Identification of any changes to zoning or development regulations, other plans, or capital improvement programs that will be necessary to support the change, together with identification of funding sources if a capital change is involved. If the proposed amendment is coupled with changes to the zoning code, you must concurrently request that text amendment as well and go on to answer the additional questions below. If the requested amendment would result in changes to any other City plans or budgeting, please identify how and, if money is involved, where the funding will come from.

**FOR ZONING TEXT AMENDMENTS, PLEASE ADDITIONALLY ADDRESS THE FOLLOWING AMENDMENT CRITERIA.** The City Council cannot approve zoning amendments unless all of these criteria are met. Please read the criteria below (underlined and in this font) and, on one or more separate pages, answer the questions accompanying them:

1. The proposed amendment is consistent with the comprehensive plan. How will your proposed amendment conform with what is envisioned for the City's future, as expressed in the comprehensive plan?
2. The proposed amendment and subsequent development of the site would be compatible with development in the vicinity. Would the proposed text amendment result in changes to development outcomes in specific geographic areas, in a way that would be inconsistent with the existing development?
3. The proposed amendment will not unduly burden the transportation system in the vicinity of the property with significant adverse impacts which cannot be mitigated. Would the

4. A statement of how the proposed amendment complies with the state Shoreline Management Act's goals and specific requirements. Please review the requirements of RCW 90.58. How will the proposed amendment comply this this law?
  
5. Identification of any changes to zoning or development regulations, or other plans, that will be necessary to support the change. If the proposed amendment is coupled with changes to the zoning code, you must concurrently request that text amendment as well and go on to answer the additional questions above.

## **COMPREHENSIVE PLAN/DEVELOPMENT REGULATION/SHORELINE MASTER PROGRAM AMENDMENTS**

### **DESCRIPTION OF PROPOSAL:**

The proposal is to amend the land use and development regulations by adding "Public Maintenance Facilities (Level 3)" under TOC Zoning District in the Administrative Uses - Commercial Zoning Districts section of chapter 18A.30. This amendment is in conjunction with a Comprehensive Plan Map Amendment and a Zoning Map Amendment in order to prepare a site for surplus that is currently owned and operated by Pierce County Public Works. The request for a text amendment to the development regulations is intended to allow for Pierce County to use the site as an outdoor maintenance and storage facility during the interim until the surplus occurs.

The proposed text changes are as follows:

#### **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. Type 2 Group Home (Level 3)

2. Public Maintenance Facilities (Level 3)

~~23.~~ Drive-Through Facilities

~~34.~~ Motor Vehicle Sales and Rental (Level 1/2/3)

### **ZONING TEXT AMENDMENT CRITERIA**

1. The proposed amendment is consistent with the comprehensive plan. How will your proposed amendment conform with what is envisioned for the City's future, as expressed in the comprehensive plan?

Comprehensive Plan policy LU-21.1 states that varying intensities of employment, services, retail, and business/light industrial uses along designated commercial corridors based on physical characteristics of the roadway network and adjoining land uses should be provided. The proposed use is consistent with the characteristics of the roadway network, including accessibility, and provides variety in the intensity and type of uses allowed. Comprehensive Plan policy ED-5.6 states that commercial development along Pacific Highway SW should be expanded by converting land designated Public/Institutional into commercial uses. While the proposal is not directly adjacent to Pacific Highway SW because of I-5, it is within the Lakewood Station District and is consistent with the vision for this area. There are no comprehensive plan policies that discourage this type of use in the proposed designation and zone.

6. 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 the subject property. If the requested text amendment would change or expand the array of land uses that might be situated within specific zoning districts, and disregarding any affect upon specific properties, how would the amended land uses be more appropriate than the currently allowed uses for all lands within the city having that zoning designation?

The TOC zoning classification already allows for a variety of civic use types and levels 1 and 2 for public maintenance facilities. There is not an increase in allowed square footage between levels 2 and 3, but allows for the facility to be city-wide or regional. The other difference is that level 2 must be indoor and may have an outdoor component, while level 3 may be indoor or outdoor. The addition of level 3 would prevent the need for further development undeveloped sites being used for this purpose, lessening impacts.

7. Circumstances have changed substantially since the establishment of the current zoning map or zoning district to warrant the proposed amendment. What has changed since the zoning was established that makes this requested amendment necessary?

Since the zoning was established, a public-owned property is planned for surplus and will not require the current P/I zoning. In order to prepare for this change, Pierce County has applied to appropriately rezone the property to match the surrounding zoning, however, the surrounding zoning does not allow for the existing use on the property. This amendment is proposed in order to ensure a seamless transfer from a public to a private entity without interrupting the current use and viability of the site. The proposed use is compatible with the other uses allowed in the zone, and two of the three levels with similar characteristics are already allowed.

8. 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. Disregarding any benefit to the specific property owner or developer, how will your proposal would benefit the community as a whole? How will it outweigh any negative impacts of the change?

The proposal allows for a type of use that is already allowed but without having to construct an indoor storage facility. There would be no negative impacts and the proposal would increase future economic development opportunity.



# 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.

<b>Jurisdiction:</b>	City of Lakewood
<b>Mailing Address:</b>	6000 Main Street, Lakewood, WA 98499
<b>Date:</b>	August 23, 2016

<b>Contact Name:</b>	Courtney Casady
<b>Title/Position:</b>	Management Analyst/ CED
<b>Phone Number:</b>	(253) 983-7839
<b>E-mail Address:</b>	ccasady@cityoflakewood.us

<b>Brief Description of the Proposed/Draft Amendment:</b> <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 <b>and</b> 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
<b>Is this action part of the scheduled review and update?</b> <i>GMA requires review every 8 years under <a href="#">RCW 36.70A.130(4)-(6)</a>.</i>	Yes: ____ No: x
<b>Public Hearing Date:</b>	None
<b>Proposed Adoption Date:</b>	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](mailto:reviewteam@commerce.wa.gov).

**CITY OF LAKEWOOD**  
DEPARTMENT OF COMMUNITY DEVELOPMENT

**ENVIRONMENTAL CHECKLIST APPLICATION FORM**

**A. BACKGROUND INFORMATION**

Name of Project: Annual 2016 Lakewood Comprehensive Plan and Title 18A,  
Land Use & Development Regulations Amendments

Name of Applicant: City of Lakewood

Contact Person: Courtney Casady, Management Analyst  
(253) 983-7839

Mailing Address: 6000 Main Street SW  
Lakewood, WA 98499

1. Name of proposed project, if applicable: 2016 amendments to the City of Lakewood Comprehensive Plan, the Future Land-Use Map, and corresponding documents, including Zoning Map and Lakewood Municipal Code.
2. Name of applicant: City of Lakewood.
3. Address and phone number of applicant and contact person:  
David Bugher, Assistant City Manager for Development Services/Community & Economic Development Director, Lakewood Community & Economic Development Department, 6000 Main St. SW, 3rd floor, Lakewood, WA 98499-5027; 253.983.7739.
4. Date checklist prepared: June 30, 2016.
5. Agency requesting checklist: City of Lakewood.
6. Proposed timing or schedule (including phasing, if applicable): Adoption late third quarter or early fourth quarter, 2016.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Future comprehensive plan amendments to be undertaken on a yearly schedule, which will include periodic review as required under state law. Although some of the individual sites involved in map amendments may contain future development, no specific development projects are currently proposed. Where

required, project-level environmental review will be undertaken at the time of the project.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. City of Lakewood Comprehensive Plan Final Environmental Impact Statement (2000); City of Lakewood Comprehensive Plan Supplemental Environmental Impact Statement (2003); City of Lakewood Addendum to Final Supplemental Environmental Impact Statement (2009.)
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

CPA-2016-01; 4713 127th Street SW. Yes, governmental approval pending to expand an existing city park (Springbrook Park).

CPA- 2016- Section 2; City-wide. Yes, governmental approval pending 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-Section 8; City-wide. Yes, governmental approval pending to amend the Lakewood Municipal Code, to include regulations that adhere to the Joint Base Land Use Study.

CPA-2016-Section 17; City-wide. Yes, governmental approval pending to amend the Lakewood Comprehensive Plan, to create a new Sustainability chapter.

10. List any government approvals or permits that will be needed for your proposal, if known.

Approval via ordinance of the Lakewood City Council: review by the Washington State Department of Commerce; South Sound Military and Communities Partnership (SSMCP); and the Puget Sound Regional Council.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Fifteen separate comprehensive plan amendments are also proposed:

- a. 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.

- b. The City is proposing to re-designate and rezone property currently used as the City's storm water 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.
- c. 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 Industrial. As an alternative to TOC, the City is proposing a comprehensive/zoning change to Industrial Business Park (IBP).
- d. The City is proposing to re-designate and rezone BNSF properties located in Springbrook. The amendment would rezone the property as Industrial Business Park (IBP) and re-designate the property as Industrial.
- e. The City is proposing to re-designate and rezone 12415 47th Ave SW (Pierce County Assessor Parcel No. 0219123046). The amendment would rezone the property from Public Institutional (PI) to Industrial Business Park (IBP) and re-designate the property from Public & Semi Public Institutional to Industrial.
- f. The City is proposing to re-designate and rezone the WSDOT I-5 right-of-way to Industrial and rezone the property Industrial Business Park (IBP).
- g. The City is proposing a map correction which would 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. 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

- i. The City is proposing to amend Chapter 3 (Land Use) of the Comprehensive Plan to add policies that promote food security, food systems, local food production and public health.
  - j. 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.
  - k. 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.
  - l. The City is proposing to amend the Lakewood Municipal Code, Title 18A.50, and delete section 18A.50.550 (F.).
  - m. The City is proposing to amend the Lakewood Municipal Code, Title 18A.2, and delete section 18A.2.810 (A.) (5.).
  - n. 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.
  - o. The City is proposing to amend the Lakewood Municipal Code, Title 18A.50.420 (A.) (20.) to comply with regulations for low impact development.
  - p. 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.
  - q. The City is proposing to amend the Lakewood municipal code, and create a new chapter, 12A.18 titled “Complete Streets”. The new section focuses on the goals and objectives of the transportation, land use and parks and recreation elements of the City of Lakewood’s Comprehensive Plan.
12. Location of the proposals.

The 2016 slate of amendments are both map and text amendments. The locations of map amendments are provided by address and Assessor Parcel Numbers as described in Section 11 above. Maps have also been enclosed with this Checklist.

There are no specific locations for text amendments; however, if adopted, they can affect properties city-wide.

**B. ENVIRONMENTAL ELEMENTS**

This section is not included per WAC 197-11-235(3)(b).

**C. SIGNATURE**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_

Name of signee: David Bugher

Position and Agency/Organization: Assistant City Manager for Development Services, Community and Economic Development Director, City of Lakewood

Date Submitted: June 8, 2016

**D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS**

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. *How would the proposal be likely to increase discharge to water; emission to air; production, storage, or release of toxic or hazardous substances; or production of noise?*

The proposed comprehensive plan updates are primarily administrative in nature and are intended to achieve consistency with the Puget Sound Regional Council's Vision 2040 document, the Washington State Growth Management Act, other applicable State laws, and the Pierce County Countywide Planning Policies. The proposed city-initiated comprehensive plan amendments are intended to increase residential density through a planned development district as directed by the Growth Management Act. Additionally, the proposal to eliminate satellite parking will adhere to improving infrastructure using high-design parking facilities and comply with the recent Joint Land Use Study from Joint Base Lewis McChord. None of these amendments are expected to result in increased discharges to air or

water, or involve the production, storage or release of toxic substances, or to produce significant amounts of noise.

*Proposed measures to avoid or reduce such increases are:*

(Not applicable.)

2. *How would the proposal be likely to affect plants, animals, fish, or marine life?*

The proposed comprehensive plan updates are not expected to affect plants animals, fish, or marine life.

The City-initiated and privately initiated amendments may result in the elimination of on-site trees and vegetation when the properties in question are developed, but significant impacts to critical habitat resources are not expected. All new development will be required to comply with City regulations related to habitat protection, stormwater discharge, and tree removal.

The privately initiated amendment for Pierce County involves wetlands. The Clover Creek channel is located 600 feet south of the southern-most boundary of the property. Clover Creek flows into Steilacoom Lake to the west and splits into multiple creeks across the county to the east of the property. Overflow from Clover Creek may result in impacts to sensitive salmon species. The majority of the site is covered in floodplains and a portion is within the deep and fast flowing floodway. This is a non-project proposal and any subsequent development will require a separate environmental checklist.

*Proposed measures to protect or conserve plants, animals, fish, or marine life?*

A site specific engineering and /or biological impact analysis of the Clover Creek flood issue for the Pierce County property will be required prior to any development. An engineering analysis could result in identifying actions that could be taken to reduce the flood risk. If the risk cannot be substantially reduced or eliminated, a biological assessment may be necessary to identify the impacts of a flood event on the salmon in Clover Creek, and specify mitigation measures to eliminate any such impacts.

3. *How would the proposal be likely to deplete energy or natural resources?*

The proposed updates and amendments are not expected to have any significant impact on energy or natural resources.

*Proposed measures to protect or conserve energy and natural resources are:*

New development facilitated by the proposed comprehensive plan amendments will be subject to the International Energy Conservation Code (IECC). Any new

development will be located within an urban area with existing utilities and infrastructure which will also help minimize energy use over the life of the development.

4. *How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?*

The City-initiated and privately initiated amendments are not expected to affect environmentally sensitive areas. All new development projects will be required to comply with City regulations including the City of Lakewood's Shoreline Management act.

The Pierce County project may affect environmentally sensitive areas if any future development use occurs in the floodplain. There are no other environmentally sensitive areas or areas designated for governmental protection on or around the site that would be affected.

*Proposed measures to protect such resources or to avoid or reduce impacts are:*

Future development would be subject to the development standards of the City's Land Use and Development Code and would require additional environmental review.

5. *How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?*

The proposed comprehensive plan updates and amendments are not likely to affect fish or marine life.

The City-initiated and privately initiated amendments, including map amendments, are compatible with the current uses of the sites, and would have only minimal impacts on land and shoreline use. The proposed land use changes are compatible with existing plans.

The proposed Pierce County amendments may impact existing plants and animals if the site is developed. The site is currently used to store aggregate stockpiles and road maintenance supplies for Pierce County.

*Proposed measures to avoid or reduce shoreline and land use impacts are:*

Future development would be subject to the development standards of the City's Land Use and Development Code which includes provisions intended to foster compatibility between adjacent land uses.

6. *How would the proposal be likely to increase demands on transportation or public services and utilities?*

Excepting for the proposed planned unit development ordinance, and changes proposed by Pierce County, the 2016 comprehensive plan/land use amendments are not likely to increase demands on transportation, public services and utilities.

The planned unit development district could increase the number and density of residential projects. Proposed planned unit development applications will be required to have separate environmental review and comply with the City's Land Use and Development Code. New planned unit development projects will be required to submit transportation plans and install off-site improvements as required by development regulations and as approved by the City Engineer.

The project proposed by Pierce County will not immediately increase demands on transportation or public services and utilities, but future development of the proposed land uses could increase trips and the need for public services and utilities. It would not increase demand any more than other development activity that may occur in the surrounding area.

*Proposed measures to reduce or respond to such demand(s) are:*

The City hopes to *increase* demands on public transit systems. All of the proposed comprehensive plan map amendments propose to increase densities in areas with existing excess roadway capacity.

7. *Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.*

The proposed comprehensive plan updates and amendments do not conflict with local, state or federal laws or requirements for the protection of the environment. Any new developments proposed as a result of the proposed zoning changes will require additional environmental review to ensure compliance with all current environmental regulations.



## 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 127<sup>th</sup> 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 47<sup>th</sup> 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 47<sup>th</sup> 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 47<sup>th</sup> 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 47<sup>th</sup> 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

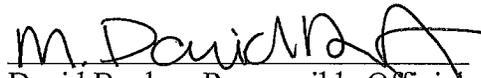
Comment Deadline: September 1, 2016

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.

**PLANNING COMMISSION AGENDA ITEM**  
**CITY OF LAKEWOOD, WASHINGTON**  
 September 21, 2016

<b>AGENDA TITLE:</b>	2016 Comprehensive Plan Amendments; Response to JBLM Comments Regarding Changes to Comprehensive Plan Text	
<b>DEPARTMENT:</b>	Community & Economic Development Department	
<b>PRESENTED BY:</b>	David Bugher, Assistant City Manager & Community & Economic Development Director	
<input type="checkbox"/> Public Hearing	<input type="checkbox"/> Study Session	<input checked="" type="checkbox"/> Recommendation
<input checked="" type="checkbox"/> Discussion	<input type="checkbox"/> Update	<input type="checkbox"/> Other

**RECOMMENDATION:** Recommend approval of the draft ordinance with amendments. (The proposed amendments are discussed within this report and contained in the draft ordinance.)

**BACKGROUND:** As part of the 2016 Comprehensive Plan Update Cycle, the Community & Economic Development Department (CED) provided proposed amendments for Joint Base Lewis McChord (JBLM) staff to review and comment. In turn, JBLM staff returned their analysis to the City on Tuesday, September 6, 2016. JBLM had eight items of concern. This report has been prepared in response to their correspondence. The format of the response will be to list the section of concern, followed by JBLM’s comments, and, thereafter, CED’s reply.

Enclosed with this report are also three maps. The first map is an overlay of the City’s Comprehensive Plan Land Use Map in relation to McChord Field’s Air Installation Compatible Use Zone (AICUZ) program. The second map is an overlay of the City’s Zoning Map in relation to McChord Field’s AICUZ program. And the third map is a detail of the City’s Clear Zone in relation to McChord’s North Clear Zone. Please note that there are discrepancies in the boundaries. These discrepancies are JBLM’s primary focus.

**ITEM 1:**

**Section 7 (Pg. 6 of 34).**

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.

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).

**JBLM Comment:** Exhibit G not provided; parcel location researched via Pierce County Public GIS. The proposed amendment to rezone the referenced property into Multi Family conflicts with the proposed LU34.4. amendment. The proposed parcel is adjacent to the Installation boundary at McChord Field. The proposed LU-34.4 states land use activities are to be regulated that could have an adverse impact on base operations, and to protect JBLM from incompatible encroachment.

**CED Staff Response:** The proposed amendment is a minor map correction designed to align property lines with land use designations. The proposed amendment has no material impact on existing conditions.

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## ITEM 2:

**3.2.3 1992 JLUS (Pg. 10 of 34).** (This section) references land uses in the McChord Field Aircraft Potential Zones (APZs).

**JBLM Comment:** The correct term is Accident Potential Zone.

**CED Staff Response:** On page 10 of 34, last paragraph, strike Aircraft Potential Zones and replace with Accident Potential Zones.

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## ITEM 3:

### **LU-34.5: Industrial Designations (Pg. 12 of 34):**

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

**JBLM Comment:** No industrial uses are compatible with the portion of zone designated as being called out as AC I, which lies within the McChord Field North Clear Zone (NCZ) as described in the AICUZ (2015); industrial land uses should not be encouraged in the NCZ. This proposed amendment is not consistent with the proposed LU-34.16 to develop planning policies that are consistent with the AICUZ (2015) study.

**CED Comments:** Portions of the City's designated Clear Zone do not align with the boundaries of McChord Field's AICUZ program. Also, some of the land uses allowed in the City's Clear Zone are much more intensive than what JBLM considers acceptable. Thus, this explains JBLM's concerns. In order to further clarify the City's position, the next part of this report is divided into two parts.

Part 1 proposes text amendments designed to better explain the terminology between the City's Comprehensive Plan and related land use and development regulations, and McChord Field's AICUZ program.

## **PART 1 AMENDMENTS**

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 1 comprehensive plan designation comprises the Clear Zone (CZ) and the Air Corridor 1 (AC 1) zoning districts. These designations are generally comparable with the Air Installation Compatible Use Zone (AICUZ) program classifications of McChord Field North Clear Zone (NCZ) and Aircraft Potential Zone Designation 1 (APZ-1). The City's CZ zone is generally 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 percent 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. The AC 1 zone 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 2 (AC 2) generally comprises the Accident Potential Zone Designation (APZ-2), again, as identified through the AICUZ program. The AC 2 designation has a lower accident potential, and some compatible uses are appropriate; however, uses that concentrate people in the AC 2, including residential uses at densities greater than two dwelling units per acre, are considered incompatible per federal guidance. Figure "XXX" delineates the land use designations between the City's land use and development regulations and AICUZ descriptors.

<b>FIGURE "XXX"</b> <b>LAND USE COMPARISONS</b>	
<b><u>CITY OF LAKEWOOD – COMPREHENSIVE PLAN AND ZONING</u></b>	<b><u>JBLM – AIR INSTALLATION COMPATIBLE USE ZONE (AICUZ) PROGRAM</u></b>
<u>Comprehensive Plan Designation:</u> <ul style="list-style-type: none"> <li>▪ <u>Air Corridor 1 →</u></li> </ul> <u>Representative Zoning for Air Corridor 1:</u> <ul style="list-style-type: none"> <li>▪ <u>Clear Zone (CZ) →</u></li> <li>▪ <u>Air Corridor 1 (AC 1) →</u></li> </ul>	<u>Not Applicable</u>  <u>Representative AICUZ Designation:</u> <ul style="list-style-type: none"> <li>▪ <u>McChord Field North Clear Zone (NCZ)</u></li> <li>▪ <u>Accident Potential Zone Designation (APZ-1)</u></li> </ul>
<u>Comprehensive Plan Designation:</u> <ul style="list-style-type: none"> <li>▪ <u>Air Corridor 2 →</u></li> </ul> <u>Representative Zoning for Air Corridor 1:</u>	<u>Not Applicable</u>  <u>Representative AICUZ Designation:</u> <ul style="list-style-type: none"> <li>▪ <u>Accident Potential Zone</u></li> </ul>

<b>FIGURE "XXX"</b> <b>LAND USE COMPARISONS</b>	
<b><u>CITY OF LAKEWOOD – COMPREHENSIVE PLAN AND ZONING</u></b>	<b><u>JBLM – AIR INSTALLATION COMPATIBLE USE ZONE (AICUZ) PROGRAM</u></b>
▪ <u>Air Corridor 1 (AC 2) →</u>	<u>Designation (APZ-1)</u>

C. Special Notes on the Clear Zone, Air Corridor 1 and 2 boundaries:

There are boundary discrepancies between the City's Air Corridors and McChord's North Clear Zone (NCZ), APZ-1, and APZ-2. The City's Air Corridor boundaries follow property lines whereas the NCZ, APZ-1 and APZ-2 are based on imaginary surface areas. The NCZ is 3,000 feet by 3,000 feet, measured along the extended runway centerline beginning at the end of the runway; APZ-1 is 3,000 feet wide by 5,000 feet long; APZ- 2 is 3,000 feet wide by 7,000 feet long.

LU-34.5: Industrial Designations.

Generally, existing Industrial uses in the AC 1 and AC 2 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 1 and AC 2 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-34.8: Noise Abatement.

Require the application of noise abatement though acoustical analysis, structure design and construction techniques and materials in residential developments within the AC 1 and AC 2 zones per FAA regulations (FAR Part 150).

The second set of changes is more substantive. These amendments would align the City's CZ boundaries with McChord's NCZ boundaries, in addition to amending the types of allowable uses in in the City's CZ zoning district.

By way of information, when the City adopted its CZ zoning in 2001, the allowable uses were restrictive and generally met the USAF's requirements. However, in 2003, the City amended the CZ zone to allow more intensive industrial warehouse uses. It was this past action that JBLM is now attempting address in their comments to the City.

If these changes are adopted in 2016, it means that there would subsequent land use actions to occur in 2017 and 2018. These amendments would also have to be considered in relation to land appraisals which are currently underway through the South Sound Military Communities Partnership (SSMCP), which Lakewood is a member, and possible acquisition and relocation of existing businesses found within the NCZ.

## PART 2 AMENDMENTS

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

Review existing and 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-34.20: Clear Zone.

Consider reducing or eliminating incompatible land uses by: 1) aligning the City's CZ boundary with that of the JBLM Air Installation Compatible Use Zone, NCZ; and 2) deleting land use types that increase intensities of uses - Postal Services; Manufactured & Modular Homes Sales; Storage; Limited Manufacturing & Assembly; Contractor yards; Outdoor Distribution & Freight Movement; & Warehousing, Distribution, & Freight Movement.

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### ITEM 4:

#### **LU-34.6: Land Use Regulations (Pg. 12 of 34).**

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.

**JBLM Comment:** No land uses in the McChord Field NCZ portion of the designated AC 1 zone are compatible with McChord Field operations, or the JLUS Study recommendations. Per the JLUS, only Light Commercial is Conditionally Compatible, and Light Industrial is Compatible in Accident Potential Zone I (APZ I). The proposed LU-34.6 amendment is not consistent with the proposed LU-34.16 to develop planning policies that are consistent with the AICUZ study.

**CED Comments:** The changes proposed under Item 3 would address JBLM's concerns.

---

### ITEM 5:

#### **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).

**JBLM Comment:** The AC I and AC II Zones loosely mirror the AICUZ Study's CZ, and APZ I and APZ II designations. Residential development in the CZ and APZ 1 are not compatible with the AICUZ or McChord Field operations. This proposed amendment is not consistent with the proposed LU-34.16 to develop planning policies that are consistent with the AICUZ study.

**CED Comment:** New residential development is currently prohibited in the AC I and AC 2 zoning districts. Existing residential development are nonconforming uses. Maintenance, repair, and alterations of existing structures are permitted. Expansion of existing uses is not permitted. (LMC 18A.30.730).

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**ITEM 6:**

**LU-34.9: Protection Strategies (Pg. 13 of 34).**

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.

**JBLM Comment:** The text in this proposed amendment is not consistent with other proposals in this Comprehensive Plan Text Amendments, which encourage the development of, and the preservation of existing development in the McChord Field CZ (City of Lakewood AC I).

**CED Comment:** The changes proposed under Item 3 would address some of JBLM's concerns. Further, in future years, the City proposes to re-examine existing regulations within the AC 1 and AC 2 districts. If there are reasonable ways to address encroachment without having a substantial effect on private property rights, then those measures would be considered.

---

**ITEM 7:**

**LU-34.14: Considerations (Pg. 14 of 34).**

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.

**JBLM Comment:** The proposed LU-34.14 is not consistent with the proposed LU-34.16 to develop planning policies that are consistent with the AICUZ study.

**CED Comment:** No changes are recommended.

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**ITEM 8:**

**LU-34.16: Coordination (Pg. 14 of 34).**

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.

**JBLM Comment:** The proposal is not consistent with the proposed LU-34.5, which encourages development of Industrial land uses in the designated AC I zone, which includes the McChord Field Clear Zone.

**CED Comment:** The changes proposed under Item 3 would address JBLM's concerns.

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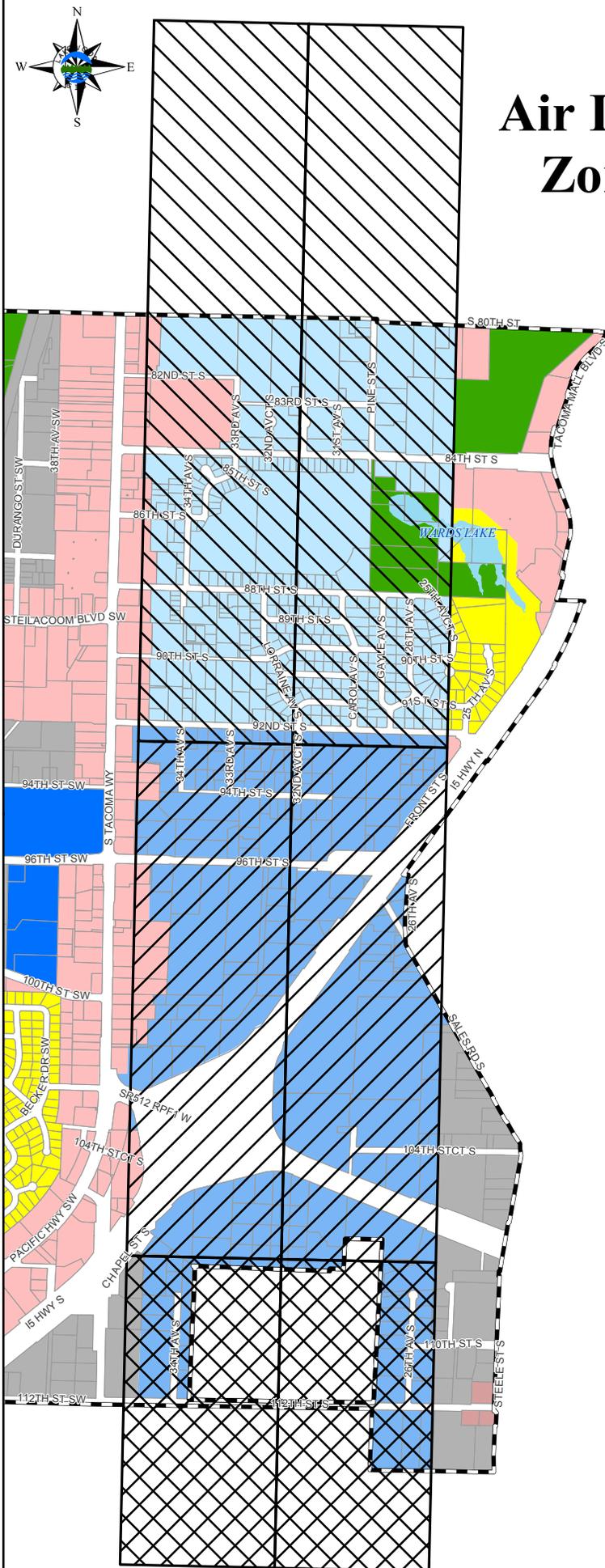
**ALTERNATIVES:**

1. Adopt the draft ordinance based on the original language as presented to the Planning Commission on September 7, 2016.
2. Based on comments submitted by JBLM delete the following items from the draft ordinance: Section 7; Land Use Policy LU-34.5; Land Use Policy LU 34-6; Land Use Policy LU 34-8; Land Use Policy 34.9; Land Use Policy 34-14; and Land Use Policy 34-16.

Enclosures:

McChord AFB AICUZ Future Land Use  
McChord AFB AICUZ Zoning  
McCord Field Clear Zone

# McChord AFB Air Installation Compatible Use Zones (AICUZ) March 1998 & City of Lakewood Future Land Use



### McChord Zone

-  APZ2
-  APZ1
-  CLEAR

### Lakewood Future Land Use Designation

-  Air Corridor One
-  Air Corridor Two
-  Arterial Corridor
-  Central Business District
-  Corridor Commercial
-  High Density Multi Family
-  Industrial
-  Military Lands
-  Mixed Residential
-  Multi Family
-  Neighborhood Business District
-  Open Space Recreation
-  Public Semi-Public Institutional
-  Residential Estate
-  Single Family
-  Lakewood City Limit
-  Tax Parcel

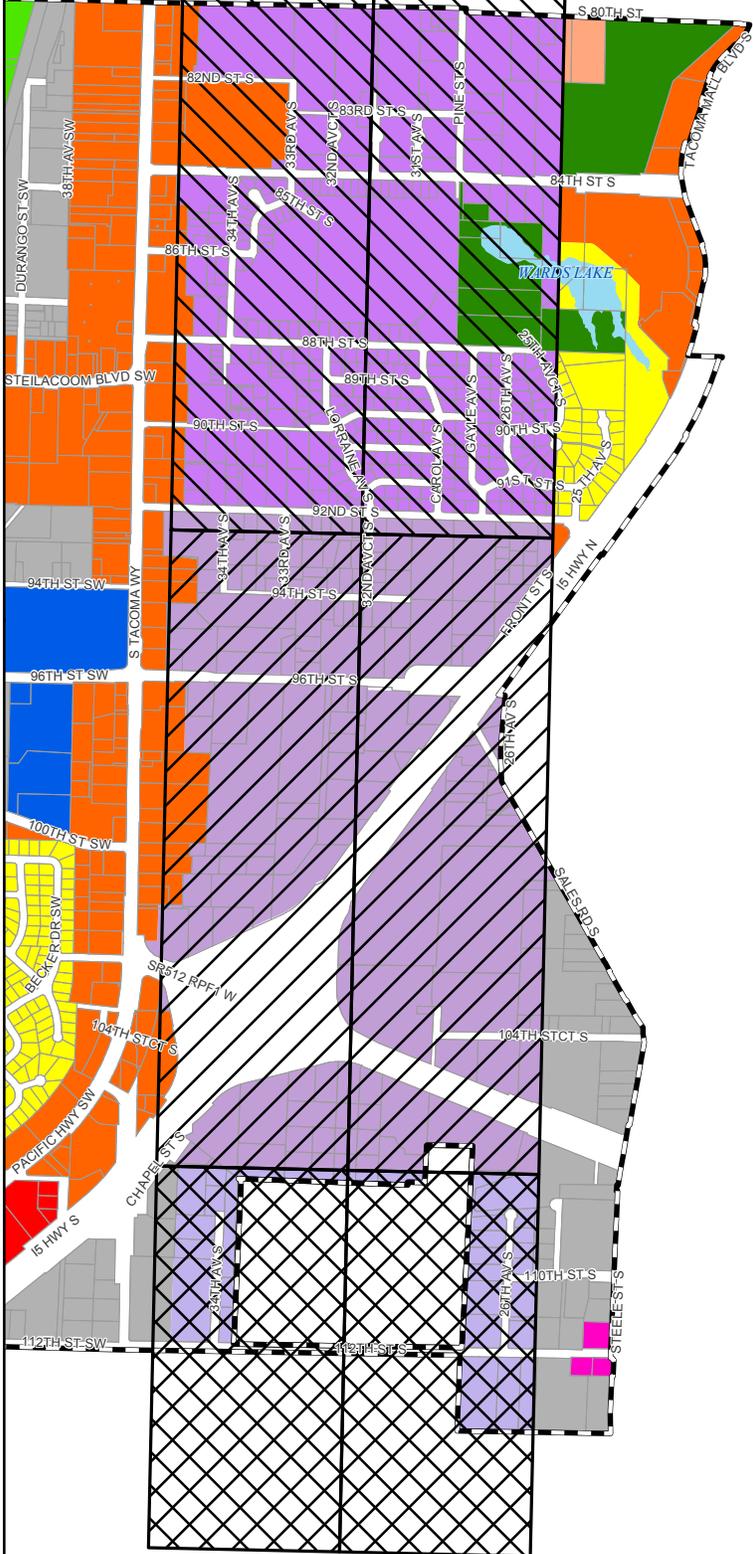
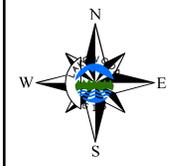
Map Date: December 23, 2013

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0 0.25 0.5 Mile

# McChord AFB Air Installation Compatible Use Zones (AICUZ) March 1998 & City of Lakewood Zoning



### McChord Zone

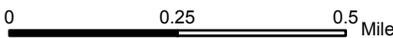
- AP22
- AP21
- CLEAR

### Lakewood Zone

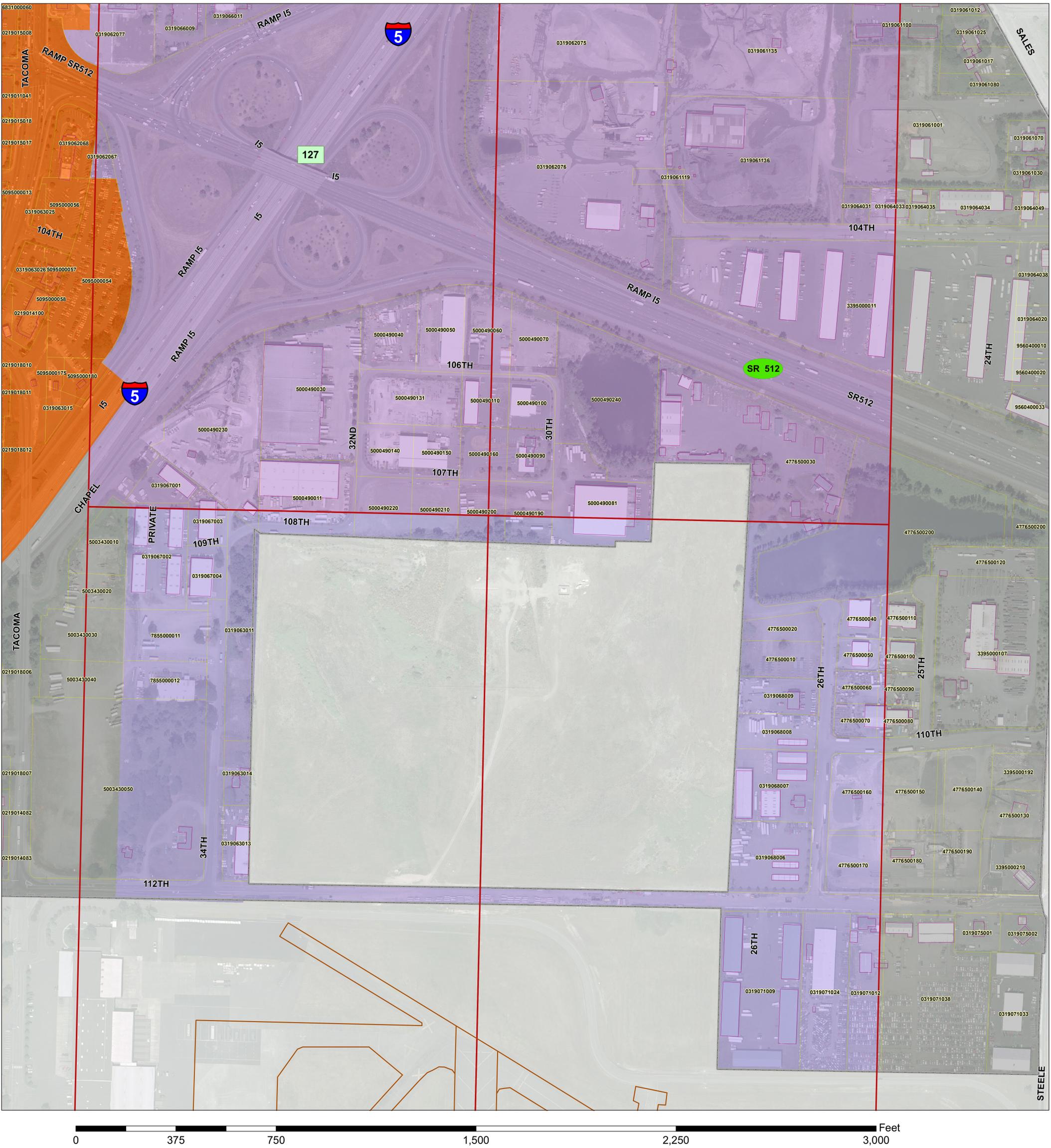
- Air Corridor 1 (AC1)
- Air Corridor 2 (AC2)
- Arterial Residential/Commercial (ARC)
- Commercial One (C1)
- Commercial Two (C2)
- Commercial Three (C3)
- Central Business District (CBD)
- Clear Zone (CZ)
- Industrial One (I1)
- Industrial Two (I2)
- Industrial Business Park (IBP)
- Multi Family One (MF1)
- Multi Family Two (MF2)
- Multi Family Three (MF3)
- Military Lands (ML)
- Mixed Residential One (MR1)
- Mixed Residential Two (MR2)
- Neighborhood Commercial (NC1)
- Neighborhood Commercial (NC2)
- Open Space & Recreation One (OSR1)
- Open Space & Recreation Two (OSR2)
- Public / Institutional (PI)
- Residential One (R1)
- Residential Two (R2)
- Residential Three (R3)
- Residential Four (R4)
- Transit Oriented Commercial (TOC)
- Water/OSR1
- Lakewood City Limit
- Tax Parcel

Map Date: December 23, 2013

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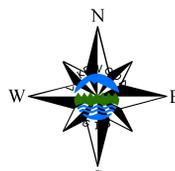


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# McChord AFB Clear Zone

- Commercial Two (C2)
- Air Corridor One (AC1)
- Air Corridor Two (AC2)
- Clear Zone (CZ)
- Industrial One (I1)
- McChord AFB Runways
- Building Footprints (1998)
- Extended Centerline and 3000' Buffer
- Lakewood City Limits
- Parcel Boundaries



This product was prepared with care by City of Lakewood Department of Finance and Information Systems 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. Call 253-512-2269 for further information.

AREA	TAX PARCEL	SITE ADDRESS	OWNER NAME	BUSINESS NAME	ACTTYPE	LAND AC/LAND SQ/LAND VAL/IMPRT VAL/TOT VAL/LAND USE DESC
Industrial	117078 4037 50004000	10701 34TH AV S	MILSORE SMITH & SONS	EVERGREEN INDUSTRIAL HOMES	Industrial	3.9266 17478 395500 41500 107000 STONE CLAY OR ASS MFG
Industrial	310171 801 47760000	10700 28TH AV S	HAROLD J. HANSEN FAMILY INVESTMENTS LLC	EVERGREEN INDUSTRIAL HOMES	Industrial	7.2706 31700 864000 60500 1469000 MISC BFG
Industrial	312497 758 47760000	XXXXX 20TH AVE S	CITY OF LAKEWOOD	TIA WATER REPAIR FAC	Industrial	7.126 31700 3000 0 3000 0 TIA WATER REPAIR FAC
Industrial	113365 641 50004000	2018 107TH ST S	MURREYS DISPOSAL OF WASTE CONNECTIONS INC	MURREYS DISPOSAL OF WASTE CONNECTIONS INC	Industrial	2.4845 10864 42100 36000 202500 WHOLESALE TRADE
Industrial	2924 4944 031906701	3415 CHAPEL ST	EVERGREEN BUSINESS PARK PARTNERSHIP	EVERGREEN IND PARK	Industrial	0.5426 23892 8400 19100 29100 GEN WAREHOUSING STORAGE
Industrial	100444 5114 50004000	1805 107TH ST S	MILES-ANDERSON PARTNERSHIP	CONSTRUCTION STORAGE YARD	Industrial	2.1771 34835 23000 37900 12500 GEN WAREHOUSING STORAGE
Industrial	4785 56198 50004000	3740 107TH ST S	HARLOW MARK M	CONSTRUCTION STORAGE YARD	Industrial	1.0506 47726 14900 0 14900 VAC INDUSTRIAL LAND
Industrial	35847 5741 50004000	3115 107TH ST S	HARLOW MARK M	WOODWORTH INDUSTRIAL PARK	Industrial	0.8202 39362 14300 0 14300 VAC INDUSTRIAL LAND
Industrial	40346 5036 50004000	3018 107TH ST S	107TH STREET SOUTH LLC	WOODWORTH INDUSTRIAL PARK	Industrial	0.8036 39362 14300 0 14300 VAC INDUSTRIAL LAND
Industrial	4022 1847 50004000	3008 107TH ST S	107TH STREET SOUTH LLC	WOODWORTH INDUSTRIAL PARK	Industrial	0.896 39162 14200 0 14200 VAC INDUSTRIAL LAND
Industrial	26978 6920 031906703	3421 CHAPEL ST	EVERGREEN BUSINESS PARK PARTNERSHIP	EVERGREEN IND PARK	Industrial	0.630 27838 11400 26700 38510 GEN WAREHOUSING STORAGE
Industrial	4449 616 50004000	10801 SOUTH TACOMA WAY	LAKEWOOD CORPORATE CENTER I LLC	LAKEWOOD CORPORATE CENTER III	Industrial	1.926 47480 34600 0 146500 VAC INDUSTRIAL LAND
Industrial	90300 52807 031906702	3413 TO 3419 CHAPEL ST S	EVERGREEN BUSINESS PARK PARTNERSHIP	EVERGREEN IND PARK	Industrial	1.8728 81563 32000 83120 115700 GEN WAREHOUSING STORAGE
Industrial	6241 5076 031906311	XXXXX 34TH AVE S	LAKEWOOD CORPORATE CENTER I LLC	LAKEWOOD CORPORATE CENTER III	Industrial	1.8706 81563 32000 83120 115700 GEN WAREHOUSING STORAGE
Industrial	30234 17462 031906704	3423 CHAPEL ST	EVERGREEN BUSINESS PARK PARTNERSHIP	EVERGREEN IND PARK	Industrial	0.7063 30768 12310 40170 52400 GEN WAREHOUSING STORAGE
Industrial	28797 52564 50004000	10803 SOUTH TACOMA WAY	LAKEWOOD CORPORATE CENTER I LLC	LAKEWOOD CORPORATE CENTER III	Industrial	0.86 2814 0 0 0 VAC INDUSTRIAL LAND
Industrial	26217 34499 477600110	10816 28TH AVE S	ERICKSON CURTIS N ET AL	PUMP SUPPLY	Industrial	0.6049 26322 10640 32200 42700 BLDG MTR FARM EQUIP RETAIL
Industrial	21378 34579 477600000	10812 28TH AVE S	IRVIN JOHN D & BIRWELL LANE	LAKEWOOD CORPORATE CENTER II	Industrial	0.5318 2814 0 0 0 VAC INDUSTRIAL LAND
Industrial	60387 6245 500040000	10801 SOUTH TACOMA WAY	LAKEWOOD CORPORATE CENTER I LLC	LAKEWOOD CORPORATE CENTER II	Industrial	1.42 61805 0 0 0 VAC INDUSTRIAL LAND
Industrial	5922 5897 76500011	XXXXX 34TH AVE S	LACK FAMILY LLC	TRUCK DRIVER TRAINING PARKING LOT	Industrial	0.2021 58900 7600 0 12500 WHOLESALE TRADE
Industrial	27288 10823 477600000	XXXXX 28TH AVE S	EVERGREEN INDUSTRIAL HOMES INC	EVERGREEN INDUSTRIAL HOMES INC	Industrial	0.6542 28500 10200 0 10200 VAC INDUSTRIAL LAND
Industrial	1888 5963 477600000	10823 28TH AVE S	NVC # PARTNERSHIP	NVC # PARTNERSHIP	Industrial	0.4428 10200 7200 0 28000 GEN WAREHOUSING STORAGE
Industrial	1942 8645 477600100	10902 28TH AVE S	COX HARBALUGH LLC	VENDO DISTRIBUTORS INC	Industrial	0.6049 26322 10700 22300 34400 WAREHOUSE COND
Industrial	428 16 5232 477600000	10824 28TH AVE S	EVERGREEN INDUSTRIAL HOMES INC	EVERGREEN INDUSTRIAL HOMES INC	Industrial	0.9225 29736 14310 0 14310 VAC INDUSTRIAL LAND
Industrial	4206 16 5232 477600000	10824 28TH AVE S	EVERGREEN INDUSTRIAL HOMES INC	EVERGREEN INDUSTRIAL HOMES INC	Industrial	1.06 4530 0 0 0 VAC INDUSTRIAL LAND
Industrial	44270 8447 477600000	11000 34TH AVE S	LAKEWOOD CORPORATE CENTER I LLC	LAKEWOOD CORPORATE CENTER PHASE II	Industrial	1.0874 46500 17600 147600 28500 WHOLESALE TRADE
Industrial	1914 4426 477600000	2421 110TH ST S	DIRK HERMAN J	DIRK'S TRUCK REPAIR	Industrial	0.4445 19104 7400 0 7400 AUTO REPAIR SERVICES
Industrial	194 16 7653 477600000	2421 110TH ST S	DIRK HERMAN J	DIRK'S TRUCK REPAIR	Industrial	0.4407 16000 7400 0 7400 AUTO REPAIR SERVICES
Industrial	6267 30797 031906809	10902 28TH AVE S	GRACIANO JONATHAN A & KATHERINE R	DIRK'S TRUCK REPAIR	Industrial	0.911 39640 15900 0 26300 OTHER TRADE UTILITIES
Industrial	43662 3275 500040000	11181 SOUTH TACOMA WAY	LAKEWOOD CORPORATE CENTER I LLC	LAKEWOOD CORPORATE CENTER PHASE I	Industrial	8.79 42471 0 0 0 VAC INDUSTRIAL LAND
Industrial	2922 3674 477600000	2421 110TH ST S	DIRK HERMAN J	DIRK'S TRUCK REPAIR	Industrial	0.4962 20316 7400 0 7400 AUTO REPAIR SERVICES
Industrial	18845 4181 477600000	2421 110TH ST S	DIRK HERMAN J	DIRK'S TRUCK REPAIR	Industrial	0.4479 19512 7400 51300 58200 AUTO REPAIR SERVICES
Industrial	4217 26278 031906808	10905 28TH AVE S	MUPA VAL TERIA L & LINDA	AFRORABLE DRN STORAGE	Commercial	0.811 39640 10400 0 10400 GEN WAREHOUSING STORAGE
Industrial	23028 1808 031906804	11107 34TH AV S	WEAVER MICHAEL J & KELLY S FERGUSON	MICHAEL WEAR	Industrial	0.5309 23522 11200 13300 12600 COMM LAND WITH SFF
Industrial	6062 2624 031906807	11105 28TH AVE S	WEAVER MICHAEL J & KELLY S FERGUSON	WEAVER MICHAEL J & KELLY S FERGUSON	Industrial	1.8106 79272 30100 84000 80500 GEN WAREHOUSING STORAGE
Industrial	57845 5056 477600100	11105 28TH AV S	LUCCO & SONS INC	LUCCO & SONS MCHORD PLANT TRENCHED ACCT #70	Trenched Invest	1.3037 56793 20070 17200 24700 PRE TRD INDUSTRIES
Industrial	6648 7026 477600100	11105 28TH AV S	LUCCO & SONS INC	LUCCO & SONS MCHORD PLANT TRENCHED ACCT #70	Trenched Invest	1.2068 54476 21500 26100 34400 PRE TRD INDUSTRIES
Industrial	28001 2833 031906803	11181 34TH AV S	1986 REDFORD FAMILY LP	MERCEDES REPAIR & SALES	Commercial	0.6309 27178 13900 32870 40570 PRE REPAIR SERVICES
Industrial	60382 3422 031906806	11182 28TH AV S	LUCCO & SONS INC	LUCCO & SONS MCHORD PLANT TRENCHED ACCT #70	Trenched Invest	1.918 79272 30100 84000 80500 GEN WAREHOUSING STORAGE
Industrial	5280 8658 477600100	11182 28TH AV S	LUCCO & SONS INC	LUCCO & SONS MCHORD PLANT TRENCHED ACCT #70	Trenched Invest	1.2853 58962 20500 38600 37600 PRE TRD INDUSTRIES
Industrial	43879 7759 477600100	11182 28TH AV S	LUCCO & SONS INC	LUCCO & SONS MCHORD PLANT TRENCHED ACCT #70	Trenched Invest	0.909 4298 16600 0 16600 PRE TRD INDUSTRIES
Industrial	18628 2808 031907109	2624 112TH ST S	LPL PARTNERSHIP	LPL WAREHOUSE A & B	Industrial	4.055 17870 86740 109400 28800 WAREHOUSE COND
Industrial	1848 442 031907108	2628 112TH ST S	LPL PARTNERSHIP	LPL WAREHOUSE A & B	Industrial	2.868 12418 47160 86000 18100 VAC INDUSTRIAL LAND
Industrial	78161 89123 031907102	2618 112TH ST S	FERRILL FAMILY LLC	FERRILL AUTO WRECKING / USED TIRES	Commercial	1.6039 83809 26300 7380 38710 AUTO WRECKING RETAIL
Industrial	21480 41 031907108	2618 112TH ST S	FERRILL FAMILY LLC	FERRILL AUTO WRECKING	Commercial	4.9638 21103 79900 98100 132000 AUTO WRECKING RETAIL



**PLANNING COMMISSION  
REGULAR MEETING  
WEDNESDAY, September 7, 2016  
City Hall Council Chambers  
6000 Main Street SW  
Lakewood, WA 98499**

**Call to Order**

At 6:30 p.m. presiding officer, Mr. Don Daniels, Chair, called the meeting to order.

**Roll Call**

Planning Commission Members Present: Don Daniels, Chair; Robert Estrada, Vice Chair; Connie Coleman-Lacadie, James Guerrero, Robert Pourpasand, Christopher Webber and Paul Wagemann

Planning Commission Members Excused: None

Planning Commission Members Absent: None

Staff Present: Mr. David Bugher, Assistant City Manager / Community and Economic Development; Ms. Courtney Casady, Management Analyst; and Karen Devereaux, Community Development Administrative Assistant

Council Liaison: Councilmember Mr. Paul Bocchi

**Acceptance of Agenda**

No changes were made to the agenda.

**Approval of Minutes**

**The minutes of the meeting held on August 17, 2016, were approved by voice vote, M/S/C Coleman-Lacadie / Pourpasand.** The motion to approve the minutes as written passed unanimously, 7-0.

**Public Comments**

None

**Public Hearing**

Mr. Don Daniels, Chair, explained he would allow staff to present information on each amendment, and then allow public comment on each amendment before moving to the next. The amendments were opened for the public hearing and public comments in the following order:

*Proposed 2016 Comprehensive Plan Amendments*

CPA-2016-01/4713 127<sup>th</sup> St SW: Amend the comprehensive plan land use map to designate the subject property, Open Space and Recreation; and amend the zoning map to zone the subject property, Open Space and Recreation One (OSR1).

CPA-2016-02/12502 47th Avenue SW: Amend the comprehensive plan land use map to designate the subject property, Open Space and Recreation; and amend the zoning map to zone the subject property, Open Space and Recreation One (OSR1).

CPA-2016-03/No address (APNs 0219122156, 0219122160, & 0219123112): Amend the comprehensive plan land use map to designate the subject property Corridor Commercial; and zone the subject property, Transit Oriented Commercial (TOC).

CPA-2016-04/No address (railroad right-of-way located north of I-5 and south of McChord Drive SW): Amend the comprehensive plan land use map to designate the subject property Corridor Commercial; and zone the subject property, Transit Oriented Commercial (TOC).

CPA-2016-05/12415 47TH AV SW: Amend the comprehensive plan land use map to designate the subject property Corridor Commercial; and zone the subject property, Transit Oriented Commercial (TOC).

CPA-2016-06/WSDOT I-5 right-of-way (adjacent to the Springbrook Neighborhood, & south of the I-5/Highway 512 interchange): Amend the comprehensive plan land use map to designate the subject property Corridor Commercial; and zone the subject property, Transit Oriented Commercial (TOC).

CPA-2016-07/No address (APN 0219123116): Amend the comprehensive plan land use map to designate the subject property Multi Family; and amend the zoning map to zone the subject property Multi Family Two (MF2). (This is a map correction; the parcel is currently zoned MF2 and Public Institutional (PI).)

CPA-2016-08/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.

CPA-2016-09/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.

CPA-2016-10/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.

CPA-2016-11/Text Amendment: 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.

CPA-2016-12/Text Amendment: 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: 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, (application # LU-16-00104) 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.

Mr. Paul Krakow, YKC Investment representative, spoke in support of the amendment. Mr. Krakow commented that the proposed text change will make review process less time consuming and cumbersome for the applicant. In addition, the amendment may improve the City's efforts to make the area more attractive to large developers by improving infrastructure, upgrading the street lighting and the existing power grid, by working with Puget Sound Energy. Mr. Krakow added that Pierce County Housing Authority supports their industrial developments and that buffers and acoustical walls are provided when project sites are adjacent to multi-family zones.

CPA-2016-15/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.

CPA-2016-16/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.

Mr. Mark Pfeiffer, Lakewood resident, commented that language on page 28 of 34, Section 27, Paragraph B, which includes a list of 9 items, should include a 10<sup>th</sup> bullet point for mitigations of vehicle or pedestrian impacts. Mr. Pfeiffer also suggested that the new ordinance include language requiring developers to address all nine items and to invite them to address other concerns as they arise to increase the attractiveness of the project. Mr. Pfeiffer complimented staff on being very thorough with this project, adding that he likes the direction this amendment is headed.

Mr. Preston Carter, Lakewood resident, also complimented staff on the improved project and queried if the same noticing process would be used to share information on the public hearing with the adjacent property owners. Ms. Courtney Casady explained the notification process and posting requirements and confirmed he would be included.

Mr. Carter also queried if there had been a formal application for a PD on the Barker property. Mr. David Bugher explained there is no City Council approved ordinance in place to allow for such projects at this time therefore staff is unable to accept such an application, but confirmed that none had been made.

CPA-2016-17/Text Amendment: The City is proposing to amend section 18A.30.530 (A.) (1.) and 18A.30.540 (A.).

Mr. Rodney McClain, Lakewood business owner, saw the notice of public hearing in the newspaper and queried if it would impact his business property located at 84<sup>th</sup> & Durango St SW. Mr. David Bugher explained that the amendments being discussed this evening have no impact on his property.

Chair Mr. Don Daniels requested that all commissioners plan to attend the next scheduled meeting on September 21, 2016. Chair Daniels closed the public hearing for public comments, but left it open for written comments to be received until 5:00 p.m. on September 21, 2016 just before the next meeting.

**Unfinished Business**

None

**New Business**

Mr. David Bugher announced a public hearing on FCC changes to Wireless Telecommunications codes has been scheduled for the next meeting on September 21<sup>st</sup>. It was explained that the FCC wants the City to adopt new language in the form of an ordinance in order to comply with Federal Law.

**Reports from Commission Members and Staff**

Ms. Courtney Casady reminded commissioners of the presentation on Title 12A Low Impact Development scheduled to be reviewed at the next meeting.

**Next Meeting:** September 21, 2016 at 6:30 p.m. in City Hall Council Chambers

**Meeting Adjourned** at 7:41 p.m.

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Robert Estrada, Vice Chair for  
Don Daniels, Chair  
Planning Commission 09/21/2016

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Karen Devereaux, Recording Secretary  
Planning Commission 09/21/2016

## PUBLIC HEARING NOTICE

The City of Lakewood Planning Commission will be holding a public hearing for the 2016 Comprehensive Plan and Zoning Text Amendments on September 7, 2016, at 6:30 PM, in the Lakewood City Hall Council Chambers.

All persons may submit written comments about the amendments, or testify at the public hearing.

HEARING DATE: September 7, 2016  
TIME: 6:30 PM  
PLACE: Lakewood City Hall Council Chambers  
6000 Main Street SW, Lakewood, WA 98499

There are 17 amendments. A brief description of the amendments is listed below.

CPA-2016-01/4713 127<sup>th</sup> St SW: Amend the comprehensive plan land use map to designate the subject property, Open Space and Recreation; and amend the zoning map to zone the subject property, Open Space and Recreation One (OSR1).

CPA-2016-02/12502 47th Avenue SW: Amend the comprehensive plan land use map to designate the subject property, Open Space and Recreation; and amend the zoning map to zone the subject property, Open Space and Recreation One (OSR1).

CPA-2016-03/No address (APNs 0219122156, 0219122160, & 0219123112): Amend the comprehensive plan land use map to designate the subject property Industrial; and amend the zoning map to zone the subject property Industrial Business Park (IBP). Alternatively, amend the comprehensive plan land use map to designate the subject property, Corridor Commercial; and zone the subject property, Transit Oriented Commercial (TOC).

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the comprehensive plan land use map to designate the subject property, Corridor Commercial; and zone the subject property Transit Oriented Commercial (TOC).

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CPA-2016-08/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.

CPA-2016-09/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.

CPA-2016-10/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.

CPA-2016-11/Text Amendment: 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.

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CPA-2016-16/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.

CPA-2016-17/Text Amendment: The City is proposing to amend section 18A.30.530 (A.) (1.) and 18A.30.540 (A.).

A copy of the application materials is available for inspection in the Community & Economic Development Department. The staff report will be available for inspection as well at least five calendar days prior to the public hearing.

CONTACT INFORMATION: Courtney Casady, Assistant to the City Manager, City of Lakewood, 6000 Main Street, Lakewood, WA 98499; (253) 983-7839; [ccasady@cityoflakewood.us](mailto:ccasady@cityoflakewood.us).

Lakewood Community & Economic Development Department

## Courtney Casady

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**From:** Knight, Thomas G Jr CIV USARMY IMCOM (US) <thomas.g.knight.civ@mail.mil>  
**Sent:** Tuesday, September 06, 2016 1:51 PM  
**To:** David Bugher; Courtney Casady  
**Subject:** FW: City of Lakewood Public Hearing Notice (UNCLASSIFIED)  
**Attachments:** update ordinance.docx; full notice.docx

Dave/Courtney--I had our DPW folks go through this, and they provided feedback (below). If you think beneficial, we can get our subject matter experts together. Comments:

Item 1:

Section 7 (Pg. 6 of 34). 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.

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).

JBLM Comment:

Exhibit G not provided; parcel location researched via Pierce County Public GIS. The proposed amendment to rezone the referenced property into Multi Family conflicts with the proposed LU34.4. amendment. The proposed parcel is adjacent to the Installation boundary at McChord Field. The proposed LU-34.4 states land use activities are to be regulated that could have an adverse impact on base operations, and to protect JBLM from incompatible encroachment.

Item 2:

3.2.3 1992 JLUS (Pg. 10 of 34) references land uses in the McChord Field Aircraft Potential Zones (APZs).

JBLM Comment:

The correct term is Accident Potential Zone.

Item 3:

LU-34.5: Industrial Designations (Pg. 12 of 34)

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

JBLM Comment:

No industrial uses are compatible with the portion of zone designated as being called out as AC I, which lies within the McChord Field North Clear Zone (NCZ) as described in the AICUZ (2015); industrial land uses should not be encouraged

in the NCZ. This proposed amendment is not consistent with the proposed LU-34.16 to develop planning policies that are consistent with the AICUZ (2015) study.

Item 4:

LU-34.6: Land Use Regulations (Pg. 12 of 34)

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.

JBLM Comment:

No land uses in the McChord Field NCZ portion of the designated AC 1 zone are compatible with McChord Field operations, or the JLUS Study recommendations. Per the JLUS, only Light Commercial is Conditionally Compatible, and Light Industrial is Compatible in Accident Potential Zone I (APZ I). The proposed LU-34.6 amendment is not consistent with the proposed LU-34.16 to develop planning policies that are consistent with the AICUZ study.

Item 5:

LU-34.8: Noise Abatement (Pg. 13 of 34)

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).

JBLM Comment:

The AC I and AC II Zones loosely mirror the AICUZ Study's CZ, and APZ I and APZ II designations. Residential development in the CZ and APZ 1 are not compatible with the AICUZ or McChord Field operations. This proposed amendment is not consistent with the proposed LU-34.16 to develop planning policies that are consistent with the AICUZ study

Item 6:

LU-34.9: Protection Strategies (Pg. 13 of 34)

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.

JBLM Comment:

The text in this proposed amendment is not consistent with other proposals in this Comprehensive Plan Text Amendments, which encourage the development of, and the preservation of existing development in the McChord Field CZ (City of Lakewood AC I).

Item 7:

LU-34.14: Considerations (Pg. 14 of 34)

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.

JBLM Comment:

The proposed LU-34.14 is not consistent with the proposed LU-34.16 to develop planning policies that are consistent with the AICUZ study.

Item 8:

LU-34.16: Coordination (Pg. 14 of 34)

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.

JBLM Comment:

The proposal is not consistent with the proposed LU-34.5, which encourages development of Industrial land uses in the designated AC I zone, which includes the McChord Field Clear Zone.

Thanks,

Tom

Tom Knight  
Chief of Staff, Joint Base  
Joint Base Lewis-McChord  
Office: [DSN: 357] (253) 477-1005/(253) 477-1005  
Cell: (253) 226-9556  
FAX: (253) 477-1024  
Mail: Joint Base HQs, Box 339500, Mail Stop 1AA, Joint Base Lewis-McChord WA  
98433-9500

-----Original Message-----

From: Courtney Casady [mailto:CCasady@cityoflakewood.us]  
Sent: Tuesday, August 23, 2016 10:34 AM  
To: Nack, Georgette C (Christina) CIV USARMY IMCOM CENTRAL (US) <georgette.c.nack.civ@mail.mil>; Knight, Thomas G Jr CIV USARMY IMCOM (US) <thomas.g.knight.civ@mail.mil>  
Subject: [Non-DoD Source] City of Lakewood Public Hearing Notice

All active links contained in this email were disabled. Please verify the identity of the sender, and confirm the authenticity of all links contained within the message prior to copying and pasting the address to a Web browser.

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Hello Mr. Knight and Ms. Nack,

This is a notification that the City of Lakewood's Planning Commission will be hosting a Public Hearing on September 7th, 2016 at 6:30pm in Council Chambers to discuss this year's Comprehensive Plan and Zoning Text Amendments. Included in this year's amendments is an update to chapter 3 (land use) pertaining to military lands. The new language is in response to the recent JLUS. A full list of the amendments, as well as the draft ordinance, are attached to this email.

If you would like to attend the hearing we will be receiving all public testimony. Alternatively, written comments may be submitted to myself or Mr. Bugher by 5:00pm on September 7th.

Please let me know if you have any questions.

Sincerely,

Courtney Casady

Courtney Casady, MPA

City Manager Department

City of Lakewood, WA < Caution-<https://www.cityoflakewood.us/> >

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CLASSIFICATION: UNCLASSIFIED  
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August 31, 2016

RE: CPA 2016-14 Text amendment (YKC Industrial)

Dear Planning Department:

I am opposed to changing the process from a CUP to an AUP.

There are few uses on a property that make a bigger impact to a neighborhood than Warehouse, Distribution, and Freight Movement.

Even a small project of this type of use can have a large impact for the neighbors, but the project that YKC is proposing (approx. 23 acres) is probably one of the largest ever in Lakewood and is about 25% of the Industrial area in Woodbrook.

In addition, this project is in a residential area and adjacent to residential homes.

The extra review that the CUP would necessitate will help insure that this massive project will do everything it can to make Woodbrook better and also a more attractive place for additional investment.

The marginal benefit to the developer by having the simpler AUP is very small. They will save some time and few thousand dollars which would be insignificant on this \$5-\$10 million dollar plus project that they have been working on for many many years.

But the big benefit to the developer would be that their massive project would have less review. Less review can only hurt the residents of Lakewood.

This amendment to make the process easier, is not going help a "little guy" make this project or future projects make financial sense. Developers and developments of this size should continue to go through the CUP process and a hearing examiner.

Thank you for your time.

## Courtney Casady

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**From:** Doug Anderson <adoug55@yahoo.com>  
**Sent:** Wednesday, September 07, 2016 4:58 PM  
**To:** Courtney Casady  
**Subject:** CPA 2016-14 Text amendment(YKC Industrial)

Good afternoon Planning Dept.,

I am opposed to changing the process from a CUP to an AUP.

The type of business that is interested in this property development should have to go thru the normal process/review. After all that this community has been thru re: the original VOLUNTEER Sewer project, and fees. This is still a residential area with the exception of the Storage facility that went in.

If this property is allowed to take the short cuts thru the building permit process, I feel it will set the ground work for some if not all future developers/ment to claim that it was done for this developer, you have set a precedent... This type of development, in fairness to the immediate community, should have a complete and normal review process. What about the little guy, the homeowner, duplex, and multi unit owner?

Thank you for your time on this matter. Please take seriously the importance for the due process that the City and Planning Dept. put into place to begin with. There was a reason for the rules and this Dept. to do complete and proper reviews, RIGHT?

Again, thank you for your time.

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# REQUEST FOR COUNCIL ACTION

<b>DATE ACTION IS REQUESTED:</b> October 17, 2016	<b>TITLE:</b> An ordinance amending Title 12A of the Lakewood Municipal Code; to incorporate the requirements of Low Impact Development	<b>TYPE OF ACTION:</b> <input checked="" type="checkbox"/> ORDINANCE NO. 648 <input type="checkbox"/> RESOLUTION <input type="checkbox"/> MOTION <input type="checkbox"/> OTHER
<b>REVIEW:</b> October 10, 2016	<b>ATTACHMENTS:</b> Ordinance	

**SUBMITTED BY:** Don E. Wickstrom, Public Works Director

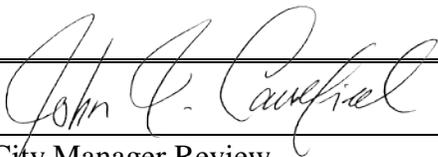
**RECOMMENDATION:** It is recommended that the City Council adopt an ordinance amending Title 12A of the Lakewood Municipal Code; to incorporate the requirements of Low Impact Development.

**DISCUSSION:** 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.

The City engaged in a detailed process to review various City codes, policies and standards as they pertain to LID. The bulk of recommended changes are contained in Title 12A Public Works as noted in the ordinance.

**ALTERNATIVE(S):** Updating our codes and standards to incorporate LID is mandated by the permit.

**FISCAL IMPACT:** LID principles will be required on City capital projects that discharge stormwater to lakes or creeks as well as on private development projects. The fiscal impacts are unknown at this time but it will require looking differently at stormwater design.

Prepared by _____  Department Director _____	 _____ City Manager Review
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ORDINANCE NO. 648

An Ordinance of the City Council of the City of Lakewood, Washington, amending Chapters 12A and 15A of the Lakewood Municipal Code relative to Low Impact Developments.

WHEREAS, 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);

WHEREAS, 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;” and

WHEREAS, the City engaged in a detailed process to review various City codes, policies and standards as they pertain to LID and bring them in conformity with the requirements of the Permit;

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

Section 1: Section 12A.04.080 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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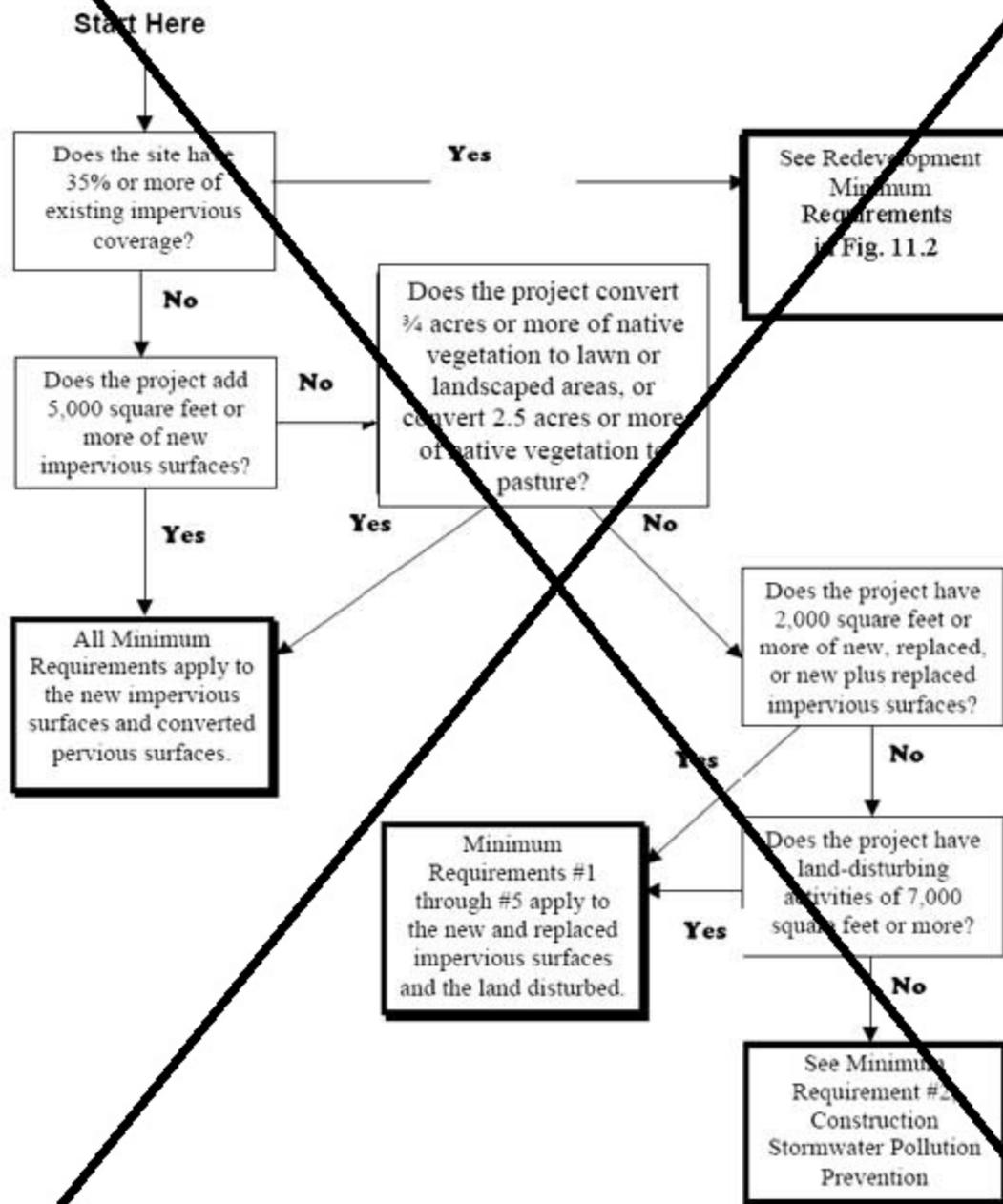
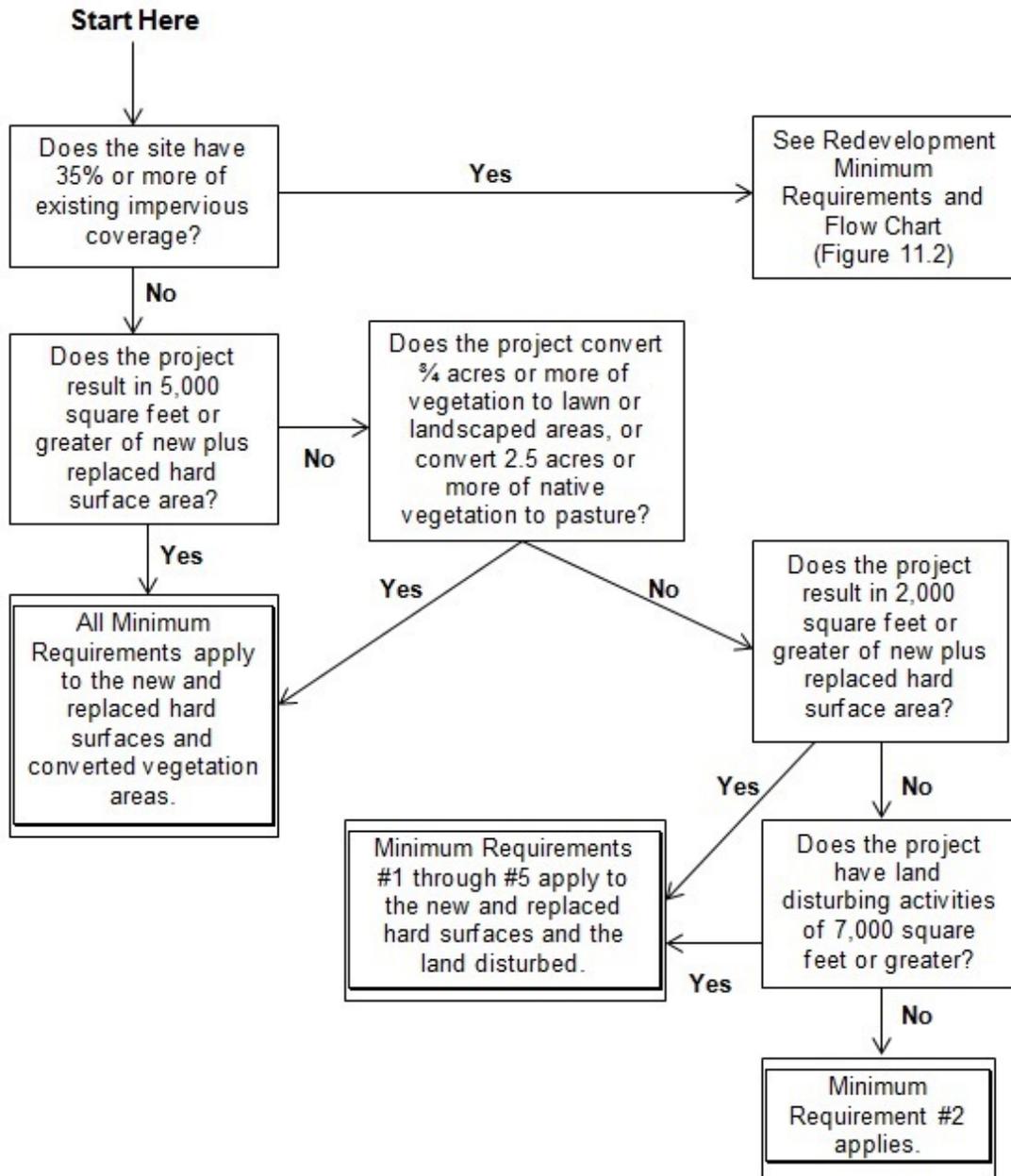


Figure 11.1: Flow Chart for Determining Requirements for New Development

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.



**Figure 11.1: Flow Chart for Determining Requirements for New Development**

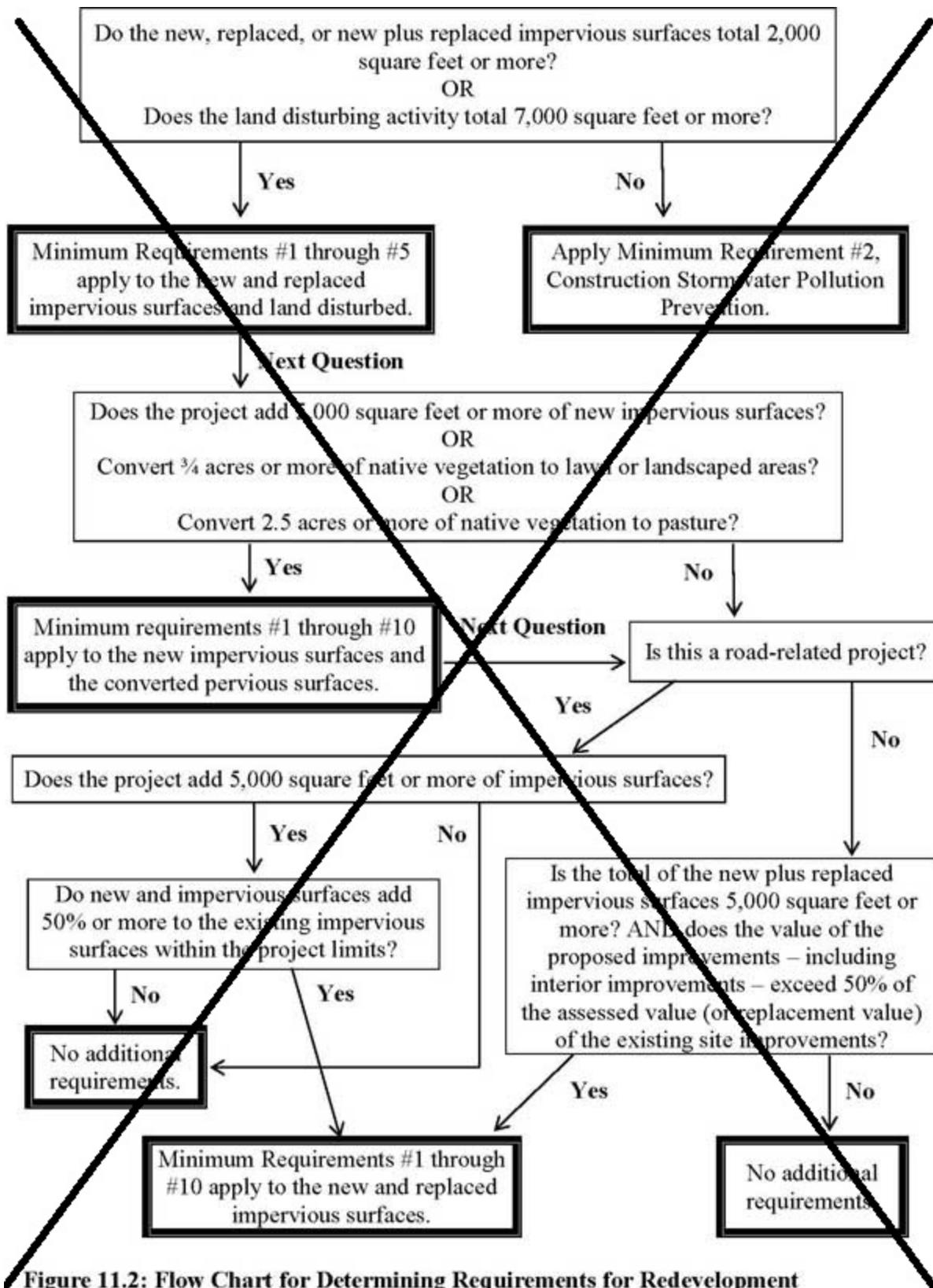
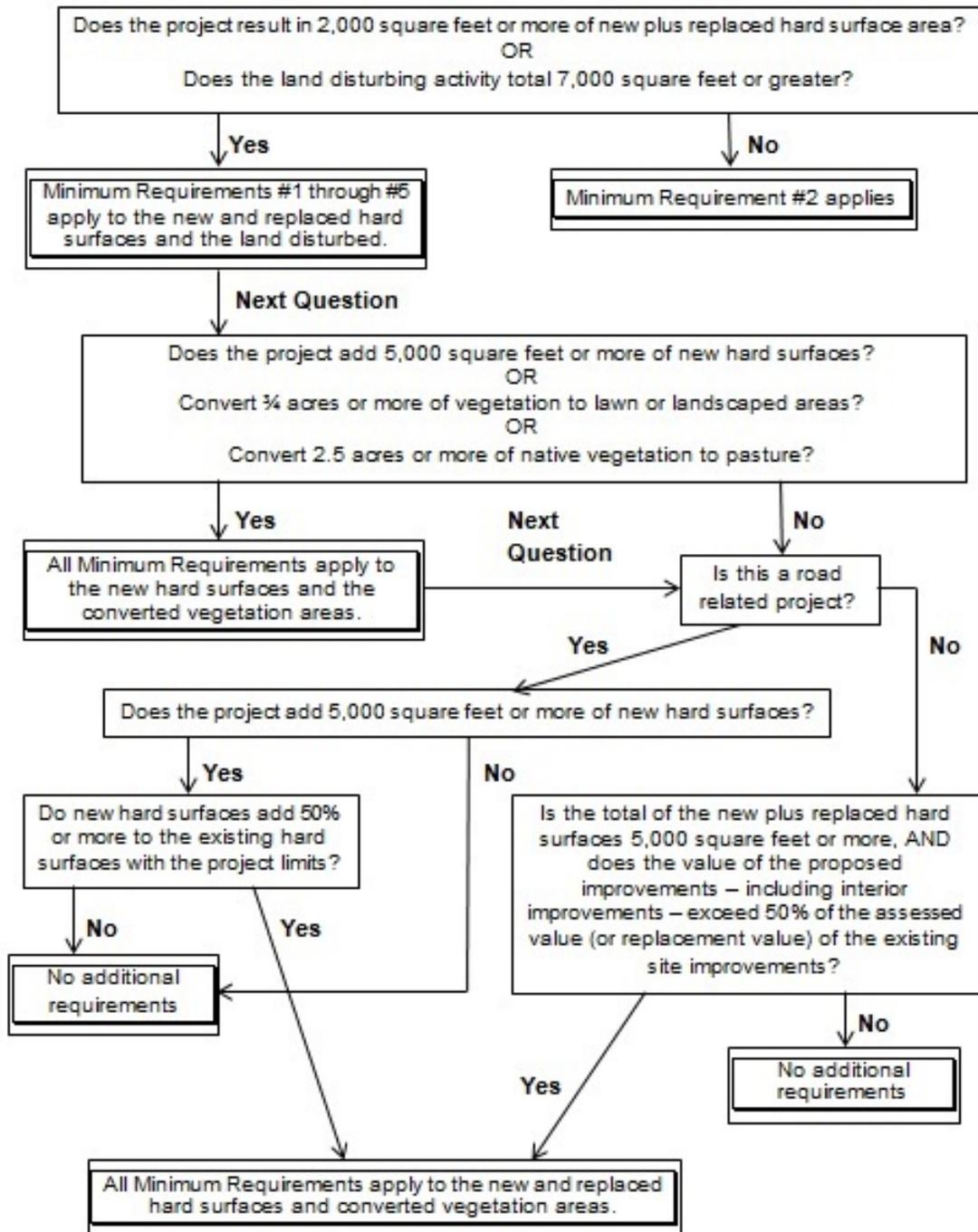


Figure 11.2: Flow Chart for Determining Requirements for Redevelopment



**Figure 11.2: Flow Chart for Determining Requirements for Redevelopment**

Section 5: Section 12A.11.040 Lakewood Municipal Code (LMC) entitled, “Minimum Surface Water and Stormwater Requirements – Minimum Requirement # 1: Preparation of 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.11.049this section.

A. 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.

B. Minimum Requirement # 2: Construction Stormwater Pollution Prevention

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 shall prepare a Construction Stormwater Pollution Prevention Plan (SWPPP) as part of the Stormwater Site Plan (see, Minimum Requirement #1). **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 permit, as well as guidance for preparing a SWPPP, is available through the DOE.**

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

1. 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;
2. To prevent violations of surface water quality, ground water quality or sediment management standards; and
3. To control peak volumetric flow rates and velocities of stormwater discharges.

C. Minimum Requirement #3: Source Control of Pollution

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

D. Minimum Requirement #4: Preservation of Natural Drainage Systems and Outfalls

Natural drainage patterns shall be maintained, and discharges from the project site shall occur at the natural location, to the maximum extent practicable. The manner by which runoff is

discharged from the project site shall not cause a significant adverse impact to downstream receiving waters and down gradient properties. All outfalls require energy dissipation.

E. Minimum Requirement #5: On-Site Stormwater Management

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.

F. Minimum Requirement # 6: Runoff Treatment Project Thresholds

The following require construction of stormwater treatment facilities

1. Projects in which the total of pollution-generating hard surface (PGHS) is 5,000 square feet or more in a threshold discharge area of the project, or

2. Projects in which the total of pollution-generating pervious surfaces (PGPS) – not including permeable pavements is 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.

G. Minimum Requirement #7: Flow Control

Projects shall provide flow control to reduce the impacts of stormwater runoff from 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 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 hard surfaces and converted vegetation areas.

**Thresholds**

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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:

1. Projects in which the total of effective impervious surfaces is 10,000 square feet or more in a threshold discharge area, or
2. Projects that convert 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
3. Projects that through a combination of hard surfaces and converted 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).

### **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

1. Reasonable, historic information is provided that indicates the site was prairie prior to settlement (modeled as “pasture” in the Western Washington Hydrology Model); or,
2. 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 hard surfaces and converted 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:

1. Establishment of a stream-specific threshold of significant bed load movement other than the assumed 50 percent of the 2-year peak flow;
2. 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

3. 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.

### **H. Minimum Requirement #8: Wetlands Protection**

#### **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.

#### **Standard Requirement**

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.

#### **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 City Engineer or as allowed in wetlands approved for hydrologic modification and/or treatment in accordance with ~~the~~ Guide Sheet # 2 in Appendix I-D of the DOE Stormwater Manual.

An adopted and implemented basin 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.

### **I. Minimum Requirement #9: Operation and Maintenance**

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. 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 6: 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 7: 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 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.

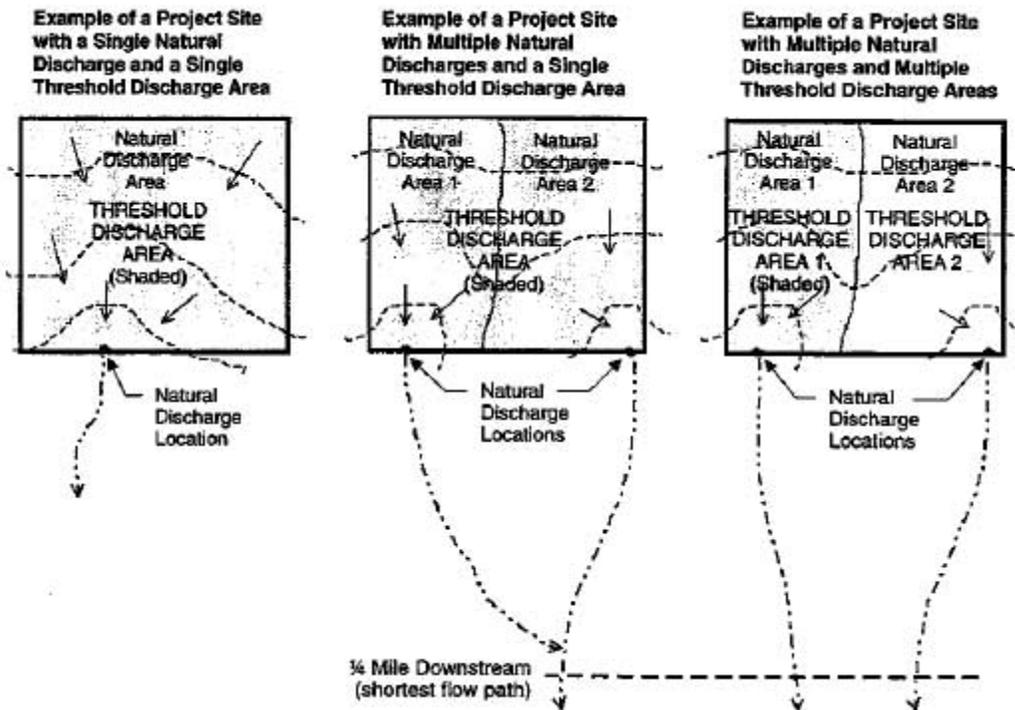


Figure 14.1 Threshold Discharge Area

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 8: 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 fess 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 **o7.5.1.2** is added to read as follows:

**507.5.1.2 Hydrant for fire department connection.** A fire 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 9 Repealer: The following sections of chapter 12A.11 of the Lakewood Municipal Code are repealed: 12A.11.041, 12A.11.042, 12A.11.043, 12A.11.044, 12A.11.045, 12A.11.046, 12A.11.047, 12A.11.048, 12A.11.049

Section 10 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 11 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 17th 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

City of Lakewood  
Lakewood City Hall  
6000 Main Street SW  
Lakewood, WA 98499  
(253) 589-2489

**(Legal Notice)**  
October 18 2016

**NOTICE OF ORDINANCE PASSED  
BY LAKEWOOD CITY COUNCIL**

The following is a summary of an Ordinance passed by the City of Lakewood City Council on the 17<sup>th</sup> day of October, 2016.

**ORDINANCE NO. 648**

An Ordinance of the City Council of the City of Lakewood, Washington, amending Chapters 12A and 15A of the Lakewood Municipal Code relative to Low Impact Developments.

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

The full text of the Ordinance is available at the City Clerk's Office, Lakewood City Hall, 6000 Main Street SW, Lakewood, Washington 98499, (253) 589-2489. A copy will be mailed out upon request.

Alice M. Bush, MMC, City Clerk

**Published in the Tacoma News Tribune: \_\_\_\_\_.**

# REQUEST FOR COUNCIL ACTION

<b>DATE ACTION IS REQUESTED:</b> October 17, 2016	<b>TITLE:</b> Adopting the Fiscal Year 2017 Policy Statement and Work Plan for the FY 2017 Consolidated Annual Action Plan for CDBG & HOME Programs  <b>ATTACHMENTS:</b> Resolution FY 2017 CDBG & HOME Draft Policy Statement and Work Plan	<b>TYPE OF ACTION:</b> — ORDINANCE ✓ RESOLUTION 2016-19 — MOTION — OTHER
<b>REVIEW:</b> September 26, 2016		

**SUBMITTED BY:** David Bugher, Assistant City Manager for Development Services/Community Development Director

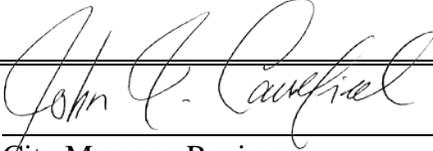
**RECOMMENDATION:** It is recommended that the Mayor and City Council adopt the attached Draft Resolution and FY 2017 Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) Policy Statement for the FY 2017 Consolidated Annual Action Plan.

**DISCUSSION:** In preparation of the application and funding process for FY 2017 (July 1, 2017 - June 30, 2018) CDBG and HOME projects, it is recommended that Council set policy direction and funding guidelines on the proposed use of CDBG & HOME funds that meet the three U.S. Department of Housing and Urban Development’s (HUD) national objectives, which are to 1) benefit low and moderate income citizens, 2) remove slums and blight, and 3) meet an urgent need.

On October 6, 2016, the Community Services Advisory Board (CSAB) held a public hearing to receive public testimony on community development, economic development, housing, public services, and human services needs to benefit Lakewood’s low and moderate income citizens. There were 30 attendees with 25 individuals providing testimony at the hearing (see October 6, 2016, minutes). At the Council’s September 26, 2016 Study Session, the CSAB reviewed and discussed the proposed Work Plan and potential funding strategies for the Draft FY 2017 Policy Statement. The CSAB reviewed and tentatively approved the Draft FY 2017 Policy Statement and Work Plan on October 12, 2016. *(Continued to page 2)*

**ALTERNATIVE(S):** The Council can choose to modify the draft policy statement, priorities and funding guidelines.

**FISCAL IMPACT:** It is estimated that the City will receive approximately \$465,000 in CDBG funds and \$240,000 in HOME Investment Partnership funds through the City of Tacoma-Lakewood Home consortium for FY 2017.

Prepared by _____  _____ Department Director	 _____ City Manager Review
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## **DISCUSSION CONTINUED:**

### **Actions to Date:**

- September 14, 2016 – The CSAB met to review the Draft FY 2017 Work Plan and Draft Policy Statement outlining funding policies and proposed use of funds based on the strategies already established in the 5-Year 2015-2019 Consolidated Plan as adopted May 4, 2015 (Resolution 2015-13) and the five year goals and priorities identified by the Council for CDBG & HOME funding.
- September 21, 2016 – The CSAB met to approve the 2015 Consolidated Annual Evaluation Report and to discuss the October 6, 2016 public hearing process on CDBG and HOME funding needs.
- September 26, 2016 – CSAB joint meeting with Council to discuss FY 2017(July 1, 2017 - June 30, 2018) CDBG and HOME funding process which will establish program policies and funding guidelines for the proposed use of CDBG & HOME funds. In accordance with HUD funding procedures, funding for FY 2017 is to be divided into four distinct HUD categories- 1) Physical/Infrastructure Improvements; 2) Housing; 3) Public Service; and 4) Economic Development (*listed in order of priority per FY 2016 Council priorities*).
- October 6, 2016 – Consolidated planning process began with a public hearing to receive citizen input on community development, economic development, housing, and public services needs to benefit Lakewood’s low and moderate income citizens.
- October 12, 2016 – The CSAB meet to review public hearing testimony and to tentatively approve the Work Plan and Policy Statement.
- October 17, 2016 – Council’s consideration to adopt the FY 2017 CSAB Work Plan and Policy Statement in preparation for making applications for funding available.

### **Actions Pending:**

- November 1 – December 5, 2016 – Application filing period.
- March 13, 2017 – Council review of the FY 2017 Annual Action Plan (proposed use of funds).
- April 17, 2017 – Public Hearing on the FY 2017 Annual Action Plan.
- May 1, 2017 – Council’s consideration to adopt the FY 2017 Annual Action Plan.
- May 12, 2017 – Submittal of Plan to HUD.

**FY 2017 Policy Statement and HUD Funding Categories:** In accordance with HUD’s consolidated planning process for CDBG and HOME, eligible jurisdictions should develop a policy statement outlining funding guidelines and general policies prioritizing the use of CDBG and HOME funds. The prioritization of funding is to be divided into four primary HUD categories: 1) Physical/Infrastructure Improvements; 2) Housing; 3) Public Service; and 4) Economic Development.

Funding categories are defined by HUD as follows:

1. Physical/Infrastructure Improvement – Acquisition, construction, reconstruction, rehabilitation or installation of publically owned facilities, or that are owned by a nonprofit and open to the general public for the purpose of benefitting low- and moderate- income (LMI) individuals. Typical activities include roads, sidewalks, sewers, street lighting, park or recreational facility improvements, and improvements to special needs or client services type facilities.

2. Housing – Housing activities directed toward homeownership and rental activities for LMI individuals. Typical activities include homeowner rehabilitation, down payment assistance, rental acquisition and rehabilitation, lead paint activities, and new construction, if carried out by a Community Based Development Organization (CBDO).
3. Public Service – Providing assistance and/or services to LMI individuals. Typical funding includes activities such as employment and education services, health care and substance abuse services, services for seniors, fair housing counseling, job training or counseling services, recreational services, and services for homeless persons.
4. Economic Development – Creating economic opportunities and jobs for LMI individuals. Economic development requires “direct” assistance to a business or development organization, most typically for full-time job creation.

**FY 2017 Work Plan:** The CSAB Work Plan identifies major action items for both the Human Services and CDBG/HOME programs along with programmatic requirements for the upcoming CDBG/HOME program year. It is recommended for approval as proposed.

**FY 2017 Program Funding:** For fiscal year 2017, it is anticipated the City will receive approximately \$465,000 in CDBG funds and \$240,000 in HOME Investment Partnership funds (essential flat allocation from previous year for both CDBG and HOME) through the City of Tacoma-Lakewood HOME consortium. Staffing for the program consists of two full-time employees, both of which are fully funded through CDBG/HOME administration and direct project charges.

**DRAFT POLICY STATEMENT  
FY 2017  
CDBG and HOME Programs**

**GENERAL:**

1. All programs and projects will be consistent with the Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) program regulations as applicable.

CDBG projects must meet one of the three U. S. Department of Housing and Urban Development national objectives: (a) benefiting low and moderate income persons, (b) removing slums or blights or (c) meeting an urgent need.

HOME projects must provide housing or assist in housing for low-income persons.

2. Priority consideration (not necessarily in the following order) will be given to projects which:
  - a. Are consistent with the Consolidated Plan.
  - b. Use CDBG and HOME funds to leverage funds from other sources.
  - c. Demonstrate collaboration and cooperation with community residents and other community organizations that will improve service delivery and/or cost effectiveness.
  - d. Promote or facilitate self-sufficiency.
  - e. Are prioritized consistent with Lakewood City Council goals, subject to CDBG and HOME regulations.
  - f. Can be implemented within twelve months.
  - g. Do not require General Fund allocations for continuing operation and maintenance or which reduce current operation and maintenance costs. (Note: It is recognized, that to address community needs, some federal funded projects may require support from the General Fund for operation and maintenance costs, however, these projects must have a commitment from the General Fund prior to being recommended for federal funding.)
3. CDBG funds may be set aside in the Contingency category to cover unanticipated cost overruns on projects, for use as matching funds for grants, or to take advantage of unforeseen opportunities during the program year. Funds in the Contingency category may not exceed five (5) percent of the total grant.
4. A maximum of 20 percent of the total CDBG grant may be set aside for administration.
5. Up to 15 percent of the total CDBG grant may be set aside for public service programs.
6. The Community Services Advisory Board (CSAB) will review and make recommendations for the programming and reprogramming of CDBG and HOME funding.
7. The CSAB will review funding proposals for CDBG and HOME projects and will recommend projects for CDBG and HOME funding from new and reprogrammed allocations.
8. The CSAB will recommend annual funding policies and will recommend CDBG and HOME funding allocations by applicable categories (i.e. economic development, public service, housing, and community development (physical/infrastructure improvement)) in the Consolidated Annual Action Plan for consideration by the City Council.
9. The Tacoma Community Redevelopment Authority (TCRA) will review loan and grant applications for housing development projects funded by HOME Investment Partnership Act funds and make funding decisions based on projects meeting the lending criteria of the TCRA in accordance with the allocations to specific housing categories as approved by the Lakewood City Council.

## **CITY COUNCIL GOAL & PRIORITIES:**

The Lakewood City Council overarching goals for the use of CDBG funds for FY 2017 is to enable community revitalization through physical/infrastructure improvements. The following areas are prioritized in order: physical/infrastructure improvements, housing, public service, and economic development.

### **PRIORITY 1 – PHYSICAL/INFRASTRUCTURE IMPROVEMENTS (COMMUNITY DEVELOPMENT)**

The policy for physical/infrastructure improvements is to support neighborhood revitalization and improvements to spur economic development activities and improve living conditions for lower income persons. Activities that support this policy include:

1. Construction or improvement of public facilities (i.e. sewers, streets, sidewalks, alleys, lighting or related public improvements) in lower income residential neighborhoods or for business that create and/or retain jobs for lower-income persons.
2. Construction or rehabilitation of public or privately-owned, community service facilities (i.e. community, senior and youth centers) that will provide a public service benefiting low-income citizens.
3. Acquisition, development and improvement of parks, playgrounds and open space in lower-income residential neighborhoods.

### **PRIORITY 2 - HOUSING**

The policy for housing is to support economic development and job development/retention by improving neighborhoods to expand opportunities for affordable housing for lower-income individuals, and to preserve affordable housing to prevent homelessness and to improve property values and neighborhood characteristics. Activities that support this policy include:

1. Projects that develop or renovate housing to create housing near jobs and promote economic viability.
2. Projects that conserve existing housing by making home repairs or rehabilitating homes to meet building and housing codes.
3. Projects that provide affordable housing and homeownership and rental housing opportunities.
4. Projects that support housing to accommodate persons with special needs.
5. Projects that provide housing for homeless or transitional shelter for homeless persons.
6. Projects that coordinate housing efforts in the city, county and neighboring jurisdictions to assess housing needs and create affordable housing opportunities.

### **PRIORITY 3 - PUBLIC SERVICE**

The policy for CDBG funded public service activities is to target low-income clientele. Most of the City's human services activities are supported through 1% of the City's General Fund.

### **PRIORITY 4 - ECONOMIC DEVELOPMENT**

The policy for economic development is to create viable businesses in targeted areas and to create and/or retain jobs for lower income persons.

Activities that support this policy include, not necessarily in priority order.

1. Assistance to businesses to make exterior improvements to facilities.

2. Assistance for microenterprise businesses.
3. Loans to businesses expanding jobs for lower-income persons.
4. Infrastructure to support businesses.

**2016/17 Community Services Advisory Board  
Draft Work Plan**

**CSAB Members**

Edith Owen Wallace, Chair  
Sharon Taylor, Vice Chair  
Paul Calta  
DeeAnn Harris  
Michael Lacadie

Kathleen Lind  
Laurie Maus  
Mumbi Ngari-Turner  
Ric Torgerson

Youth Council Liaison- Claudia Penny

**Council Liaison**

Councilmember Marie Barth

**Meeting Schedule**

Meets as needed, primarily September – June, for actions related to the Human Services, CDBG and HOME Programs.

**Work Plan**

- Seek Council direction on funding policies and priorities on the proposed use of FY 2017 CDBG and HOME funds in meeting HUD’s national objectives (Council Action – September 26, 2016).
- Conduct a Public Hearing on community development, housing, and public services needs for FY 2017 Annual Action Plan and proposed use of funds (October 6, 2016).
- Conduct the 2017/18 Human Services Funding Allocation Process and prepare human services funding recommendations for Council (Council Review - November 14, 2016).
- Review, rate and make funding recommendations in accordance with Council policies and priorities and on the FY 2017 Consolidated Annual Action Plan and proposed use of CDBG and HOME funds for submission to HUD. – (Council Review- March 13, 2017; Council Action- May 1, 2017).
- Evaluate and report on the effectiveness of the City’s strategies in Housing, Health Care, Emotional Supports and Stabilization Services. Analyze the collective impact of the currently funded activities and identify opportunities to increase internal and external partnerships that enhance social service delivery systems (June 12, 2017).
- Submit FY 2016 Consolidated Performance and Evaluation Report (CAPER) to HUD (September, 2017).
- Monitor contracted agencies’ capacity to meet service goals and contract requirements and prepare second-year (2018) funding recommendations for Council (December, 2017).



**COMMUNITY SERVICES ADVISORY BOARD**  
**Advisory Board Meeting and Public Hearing Minutes**  
**THURSDAY – October 6, 2016**  
**Lakewood City Hall Council Chambers**  
**6000 Main Street SW, Lakewood, WA**

**CALL TO ORDER**

Chair Edith Owen Wallace called the meeting to order at 6:04 p.m.

**ATTENDANCE**

Board Members Present: Chair Edith Owen Wallace, Sharon Taylor, Dee Ann Harris, Michael Lacadie, and Kathleen Lind

Board Members Excused: Laurie Maus, Paul Calta, Mumbi Ngari-Turner, and Ric Torgerson

Council Liaison Excused: Councilmember Marie Barth

Youth Council Present: Claudia Penney

City Staff Present: Jeff Gumm and Karmel Shields

**INTRODUCTIONS**

All members of the Community Services Advisory Board introduced themselves.

Ms. Taylor, Vice-Chair of the Community Services Advisory Board (CSAB), explained the need for citizen input in developing funding strategies for the FY 2017 Annual Action Plan and 2018 Human Services funding. She noted that each year the U. S. Department of Housing and Urban Development requires the City of Lakewood to prepare a One Year Action Plan to receive federal funding addressing housing, community and economic development, and human service's needs. She stated that citizen input will be used by the Lakewood City Council in drafting funding strategies for allocating CDBG and HOME funding that is to be used to benefit low and moderate income citizens of Lakewood. Additionally, input will be used as the CSAB and Council move forward with the development of 2018 Human Services funding strategies.

**PUBLIC HEARING CALL TO ORDER**

**PUBLIC COMMENTS**

Helen McGovern Pilant – Executive Director – Emergency Food Network

Ms. McGovern Pilant discussed the services provided by her organization and the continued need for food stability in Lakewood and Pierce County. She stated that she is seeing an approximate 5% increase in food services requested to date with 73,000 individuals being served and 1,210,000 pounds of food provided through September 2016. Ms. McGovern Pilant stated that the majority of their clients are working families with children; however, she noted the growing trend of seniors needing food assistance- EFN has seen a 26% increase year over year in seniors seeking assistance.

Ms. Sue Potter – Executive Director – FISH Food Banks

Ms. Potter talked about the need for food assistance and the programs FISH offers throughout Pierce County. She stated that approximately 40% of the persons served were working poor and that 40% of the total clientele served were children, ages 18 years and under. Ms. Potter discussed what she saw as an increase in demand for services in 2016 with an increase in clients served approaching 60% over the previous year.

Mr. James Leet – Lakewood’s Choice

Mr. Leet spoke in support of the services offered by CenterForce in the Springbrook neighborhood. He discussed the importance of community engagement and the need to connect with community members. Mr. Leet said the CenterForce facility provided that opportunity for the residents of the Springbrook neighborhood and encouraged support for the center moving forward.

Ms. Janet Pouvi – Client Services Coordinator – CenterForce

Ms. Pouvi discussed the services provided by her organization and highlighted the importance the center provides to the Springbrook neighborhood. She stated that the center was used by multiple organizations offering various programs and services to the neighborhood.

Mr. Seth Kirby – Executive Director – Oasis Youth Center

Mr. Kirby spoke on behalf of the Oasis Youth Center and the services the center provides to LGBT youth. He stated that 40% of homeless youth are LGBT and are often ostracized due to their sexual orientation. Mr. Kirby asked for continued support for the center and the services the center provides to the LGBT community.

Mr. Chris Barrans – Client Services Director – Pierce County Aids Foundation

Mr. Barrans spoke of the services the Pierce County Aids Foundation offers to individuals with HIV. Services include counseling, prevention and health care services, medical case management, transportation services, and advocacy to promote self-sufficiency. He stated that the Pierce County Aids Foundation provides the only HIV case manager in Pierce County. Mr. Barrans stated that approximately 10% of clients served are Lakewood residents and that the organization has provided services to 79 individuals thus far in 2016.

Curtis Littlegreen – President of Board of Governors – Pierce County Aids Foundation

Mr. Littlegreen spoke in support of the need for services for HIV patients in Lakewood and Pierce County. He stated that one in eight gay men and women are HIV positive and don’t even know it. Mr. Littlegreen also spoke in support of the services offered by Oasis Youth Center to LGBT youth.

Mr. Gomer Roseman – Director of Site Development and Construction – Tacoma/Pierce County Habitat for Humanity

Mr. Roseman discussed the work Habitat is doing in the Tillicum neighborhood and the need for continued investment in infrastructure improvements in the Tillicum neighborhood, specifically additional sewer main construction to encourage redevelopment activities.

Mr. Charles Ames – Lakewood Citizen

Mr. Ames spoke in support of CenterForce and the services the organization provides to the Springbrook neighborhood through the use of the community center.

Jeff Klein – Executive Director – South Sound Outreach Services

Mr. Klein spoke of the financial and housing counseling services provided by SSOS to low income individuals throughout Pierce County. He discussed Project Homeless Connect which provides homeless persons with assistance with health insurance, tax preparation, Medicare guidance, assistance with SNAP and DSHS services, housing services, and financial counseling to facilitate self-sufficiency. Mr. Klein stated that when the program was first offered to Lakewood citizens in 2015, a total of 1,700 people attended.

Mr. Jesse Black – Vice President – Springbrook Connections

Mr. Black spoke talked about the need to support the CenterForce community center and the various programs and services the center offers to the Springbrook neighborhood.

Mr. Clayton DeWalt- Executive Director – YMCA

Mr. Clayton discussed the Lakewood YMCA and the programs offered to youth and teens. He briefly discussed the teen late night program and leadership program the center offers free to Lakewood and Pierce County youth. Mr. DeWalt stated that center served 13,456 Lakewood residents in 2015.

Ms. Ellie Ottey – Deputy Executive Director – Pierce County Housing Authority

Ms. Ottey spoke in support of housing opportunities the Authority provides low income families and individuals throughout Pierce County. She stated the Authority provides 600 units of affordable housing, with 295 of those units in Lakewood.

Ms. Diana Comfort – Executive Director of Child Care – YMCA

Ms. Comfort explained the center operated before and after school child care programs with 100 children enrolled in those programs; one third of which, receive financial subsidies from the YMCA. The children's programs offer academic enrichment through learning games, homework assistance, tutoring, and STEM games. Additionally, the programs provide healthy meals and snacks in addition to social and emotional supports.

Russ Sondker – Grants & Foundations – Community Healthcare

Mr. Sondker provided information about the health and welfare programs provided to low income individuals regardless of their ability to pay. He said Community Healthcare provides medical, dental, pharmacological behavior health, and substance abuse services regardless of one's ability to pay or whether they are insured or not. The Community Healthcare facility in Lakewood receives a total of 18,000 visits annually.

Ms. Janne Hutchins – Executive Director – Living Access Support Alliance

Ms. Hutchins discussed the services her organization provides to homeless individuals and those at risk of becoming homeless. She discussed a recent needs assessment conducted by UW Tacoma in which the outcomes provided insight into additional services needs such as, access to phones or computers, showers, basic hygiene, and food and clothing.

Ms. Stephanie Sacks – Clinical Director of Therapy Services – Rebuilding Hope! Sexual Assault Center for Pierce County

Ms. Sacks discussed the programs offered by the center to assist survivors of sexual assault and abuse. She stated that 1 in 3 girls and 1 in 6 boys suffer sexual assault nationally and that in 2015 the Lakewood Police Department reported 141 sexual offenses. The center has provided a total of 280 therapy sessions to victims in the last 9 months.

Carlyn Sampson – Director of Advocacy & Education – Rebuilding Hope! Sexual Assault Center for Pierce County

Ms. Sampson spoke of the need to support sexual assault programs for victims of sexual assault and abuse. She said the center specializes in providing advocacy and therapy to sexual assault survivors free of charge and offers medical and legal advocacy services 24 hours a day, 7 days a week.

Jason Scales – Client Services Director – Tacoma Community House

Mr. Scales discussed the need for client advocacy programs and how difficult it was for persons with limited English abilities to navigate the criminal justice system. He said his organization provides counseling and advocacy services to persons with limited English abilities when dealing with law enforcement or the court system. The center also provides education, employment, language skills, immigration, and citizenship services.

Ms. Carloyn Cyr – Mental Health Provider – Behavior Health Contact Team, Lakewood Police Department

Ms. Cyr spoke about the LPD embedded mental health provider program and the need for continued services in Lakewood and Pierce County. She said the police department is averaging 15 mental health contacts a day, and in a one week survey there were 68 mental health contacts alone (August 1 – August 5, 2016).

Ms. Janet Harper – Treasurer, Board of Directors – Tillicum Community Center

Ms. Harper discussed the current condition of the center and the center's importance to the Tillicum neighborhood. She said she has personally been supporting the center financially since the departure of the executive director and is now seeking assistance with financial operations of the center. Ms. Harper said the center has served 59,000 persons between 2015 and present day.

Mr. John Humphrey – Lakewood Resident

Mr. Humphrey spoke in support of the Tacoma Rescue Mission. He said the need for homeless services is growing with a 37 percent increase in homelessness over the past year; of particular concern was a nearly 50 percent increase in homeless families. Mr. Humphrey said the Mission was the largest family shelter in Pierce County, providing emergency and stabilization services including, mental health, housing placement, youth services, and employment assistance to homeless individuals. He stated that in 2015, the Mission served 90 individuals claiming Lakewood as their place of residence.

Ms. Michelle Galaz – Pierce College, Lakewood Computer Clubhouse

Ms. Galaz discussed the program and said the clubhouse offers after school and summer programs to youth, ages 8 to 18, with technology and STEM based learning opportunities. She said the program is offered as an outreach of Pierce College and thanked the Board for their continued support.

Joli LaBissoniere – Center Lead, Tacoma – Children's Therapy Center

Ms. LaBissoniere discussed the children's occupational-based therapy programs offered to children with special needs ages birth to 18. She said the center provides comprehensive pediatric therapy, including physical, occupational, and speech therapy to children. In 2015, the center served 134 Lakewood children.

Mr. Charles Taylor – Youth Crisis Center

Mr. Taylor explained that his organization is new to the human service funding cycle. He said the Youth Crisis Center offers programs to assist troubled youth from falling into the criminal justice system through intervention and counseling services. Mr. Taylor said the nearest center providing such services was located in Olympia and offered 10 beds to youth in crisis.

**OTHER**

The next meeting of the CDBG Citizens Advisory Board is scheduled for Wednesday, October 12, 2016 at 5:30 p.m. – Mt. Rainier Conference Room.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 7:10 p.m.

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Edith Owen Wallace, Chair

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Date

RESOLUTION NO. 2016-19

A RESOLUTION of the City Council of the City of Lakewood, Washington, adopting the Fiscal Year 2017 Policy Statement and Work Plan for the CDBG and HOME Consolidated Annual Action Plan.

WHEREAS, the City of Lakewood, Washington, qualifies as an eligible Community Development Block Grant (“CDBG”) entitlement city, and the City Council has elected to pursue funding through that entitlement process; and,

WHEREAS, in connection therewith, the City Council provided for a Community Services Advisory Board; and,

WHEREAS, the application process for programs to be funded through the CDBG and HOME Investment Partnership Act (“HOME”) funding allocations is scheduled to begin November 1 through December 5, 2016; and,

WHEREAS, in connection with such funding allocations, it is appropriate that the City Council adopt a Fiscal Year 2017 (July 1, 2017 – June 30, 2018) Policy Statement and Work Plan for its CDBG and HOME Consolidated Annual Action Plan, anticipating a CDBG grant award of \$465,000 and a HOME allocation of \$240,000.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON HEREBY RESOLVES, as follows:

Section 1. That the Fiscal Year 2017 Policy Statement and Work Plan for the FY 2017 CDBG and HOME Consolidated Annual Action Plan, copies of which are attached hereto as Exhibit “A” and Exhibit “B” and incorporated herein by this reference, be, and the same hereby are, adopted.

Section 2. This Resolution shall be in full force and effect upon passage and signatures hereon.

PASSED by the City Council this 17th day of October, 2016.

CITY OF LAKEWOOD

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Don Anderson, Mayor

Attest:

---

Alice M. Bush, MMC, City Clerk

Approved as to Form:

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Heidi Ann Wachter, City Attorney

**EXHIBIT A**  
**POLICY STATEMENT**  
**FY 2017**  
**CDBG and HOME Programs**

**GENERAL:**

1. All programs and projects will be consistent with the Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) program regulations as applicable.

CDBG projects must meet one of the three U. S. Department of Housing and Urban Development national objectives: (a) benefiting low and moderate income persons, (b) removing slums or blights or (c) meeting an urgent need.

HOME projects must provide housing or assist in housing for low-income persons.

2. Priority consideration (not necessarily in the following order) will be given to projects which:
  - a. Are consistent with the Consolidated Plan.
  - b. Use CDBG and HOME funds to leverage funds from other sources.
  - c. Demonstrate collaboration and cooperation with community residents and other community organizations that will improve service delivery and/or cost effectiveness.
  - d. Promote or facilitate self-sufficiency.
  - e. Are prioritized consistent with Lakewood City Council goals, subject to CDBG and HOME regulations.
  - f. Can be implemented within twelve months.
  - g. Do not require General Fund allocations for continuing operation and maintenance or which reduce current operation and maintenance costs. (Note: It is recognized, that to address community needs, some federal funded projects may require support from the General Fund for operation and maintenance costs, however, these projects must have a commitment from the General Fund prior to being recommended for federal funding.)
3. CDBG funds may be set aside in the Contingency category to cover unanticipated cost overruns on projects, for use as matching funds for grants, or to take advantage of unforeseen opportunities during the program year. Funds in the Contingency category may not exceed five (5) percent of the total grant.
4. A maximum of 20 percent of the total CDBG grant may be set aside for administration.
5. Up to 15 percent of the total CDBG grant may be set aside for public service programs.

6. The Community Services Advisory Board (CSAB) will review and make recommendations for the programming and reprogramming of CDBG and HOME funding.
7. The CSAB will review funding proposals for CDBG and HOME projects and will recommend projects for CDBG and HOME funding from new and reprogrammed allocations.
8. The CSAB will recommend annual funding policies and will recommend CDBG and HOME funding allocations by applicable categories (i.e. economic development, public service, housing, and community development (physical/infrastructure improvement)) in the Consolidated Annual Action Plan for consideration by the City Council.
9. The Tacoma Community Redevelopment Authority (TCRA) will review loan and grant applications for housing development projects funded by HOME Investment Partnership Act funds and make funding decisions based on projects meeting the lending criteria of the TCRA in accordance with the allocations to specific housing categories as approved by the Lakewood City Council.

**CITY COUNCIL GOAL & PRIORITIES:**

The Lakewood City Council overarching goals for the use of CDBG funds for FY 2017 is to enable community revitalization through physical/infrastructure improvements. The following areas are prioritized in order: physical/infrastructure improvements, housing, public service, and economic development.

**PRIORITY 1 – PHYSICAL/INFRASTRUCTURE IMPROVEMENTS (COMMUNITY DEVELOPMENT)**

The policy for physical/infrastructure improvements is to support neighborhood revitalization and improvements to spur economic development activities and improve living conditions for lower income persons. Activities that support this policy include:

1. Construction or improvement of public facilities (i.e. sewers, streets, sidewalks, alleys, lighting or related public improvements) in lower income residential neighborhoods or for business that create and/or retain jobs for lower-income persons.
2. Construction or rehabilitation of public or privately-owned, community service facilities (i.e. community, senior and youth centers) that will provide a public service benefiting low-income citizens.
3. Acquisition, development and improvement of parks, playgrounds and open space in lower-income residential neighborhoods.

**PRIORITY 2 - HOUSING**

The policy for housing is to support economic development and job development/retention by improving neighborhoods to expand opportunities for affordable housing for lower-income individuals, and to preserve affordable housing to prevent homelessness and to improve property values and neighborhood characteristics. Activities that support this policy include:

1. Projects that develop or renovate housing to create housing near jobs and promote economic viability.
2. Projects that conserve existing housing by making home repairs or rehabilitating homes to meet building and housing codes.
3. Projects that provide affordable housing and homeownership and rental housing opportunities.
4. Projects that support housing to accommodate persons with special needs.
5. Projects that provide housing for homeless or transitional shelter for homeless persons.
6. Projects that coordinate housing efforts in the city, county and neighboring jurisdictions to assess housing needs and create affordable housing opportunities.

### **PRIORITY 3 - PUBLIC SERVICE**

The policy for CDBG funded public service activities is to target low-income clientele. Most of the City's human services activities are supported through 1% of the City's General Fund.

### **PRIORITY 4 - ECONOMIC DEVELOPMENT**

The policy for economic development is to create viable businesses in targeted areas and to create and/or retain jobs for lower income persons.

Activities that support this policy include, not necessarily in priority order.

1. Assistance to businesses to make exterior improvements to facilities.
2. Assistance for microenterprise businesses.
3. Loans to businesses expanding jobs for lower-income persons.
4. Infrastructure to support businesses.

## **EXHIBIT B**

### **2016/17 Community Services Advisory Board Draft Work Plan**

#### **CSAB Members**

Edith Owen Wallace, Chair

Sharon Taylor, Vice Chair

Paul Calta

DeeAnn Harris

Michael Lacadie

Kathleen Lind

Laurie Maus

Mumbi Ngari-Turner

Ric Torgerson

Youth Council Liaison- Claudia Penny

#### **Council Liaison**

Councilmember Marie Barth

#### **Meeting Schedule**

Meets as needed, primarily September – June, for actions related to the Human Services, CDBG and HOME Programs

#### **Work Plan**

- Seek Council direction on funding policies and priorities on the proposed use of FY 2017 CDBG and HOME funds in meeting HUD's national objectives (Council Action – September 26, 2016).
- Conduct a Public Hearing on community development, housing, and public services needs for FY 2017 Annual Action Plan and proposed use of funds (October 6, 2016).
- Conduct the 2017/18 Human Services Funding Allocation Process and prepare human services funding recommendations for Council (Council Review - November 14, 2016).
- Review, rate and make funding recommendations in accordance with Council policies and priorities and on the FY 2017 Consolidated Annual Action Plan and proposed use of CDBG and HOME funds for submission to HUD. – (Council Review- March 13, 2017; Council Action- May 1, 2017).
- Evaluate and report on the effectiveness of the City's strategies in Housing, Health Care, Emotional Supports and Stabilization Services. Analyze the collective impact of the currently funded activities and identify opportunities to increase internal and external partnerships that enhance social service delivery systems (June 12, 2017).
- Submit FY 2016 Consolidated Performance and Evaluation Report (CAPER) to HUD (September, 2017).
- Monitor contracted agencies' capacity to meet service goals and contract requirements and prepare second-year (2018) funding recommendations for Council (December, 2017).

# REQUEST FOR COUNCIL ACTION

<b>DATE ACTION IS REQUESTED:</b>	<b>TITLE:</b> Authorize an Amendment to the Inter-local Agreement with Lakewood Water District for Construction of Roadway Improvements and Water Mains Along S. Tacoma Way	<b>TYPE OF ACTION:</b>
October 17, 2016		<input type="checkbox"/> ORDINANCE <input type="checkbox"/> RESOLUTION <input checked="" type="checkbox"/> MOTION NO. 2016-50 <input type="checkbox"/> OTHER
<b>REVIEW:</b>	<b>ATTACHMENTS:</b> Addendum No. 1 to An Amendment Between The City of Lakewood And The Lakewood Water District Regarding The Construction of Roadway Improvements and Water Mains Along S. Tacoma Way SW From State Route 512 to 96 <sup>th</sup> St. S	

**SUBMITTED BY:** Don E. Wickstrom, Public Works Director

**RECOMMENDATION:** It is recommended that the City Council direct the City Manager to authorize Amendment number one to the Inter-local Agreement with Lakewood Water District for Construction of Roadway Improvements and Water Mains along S. Tacoma Way from State Route 512 to 96<sup>th</sup> St. S.

**DISCUSSION:** The City originally authorized the inter-local agreement with Lakewood Water District on September 4, 2014 to partner on the design and bidding of water line improvements along S. Tacoma Way. This allowed the roadway and water line design to move forward and minimized future construction conflicts, a benefit to both parties. Now that construction has commenced, the amendment covers staff time to administer the construction contract. An inter-local agreement or amendment requires Council action in order to execute the agreement.

**ALTERNATIVE(S):** There is not an alternative, as this addendum simple enables the City to get reimbursed for its costs associated with the contract administration of water line improvements.

**FISCAL IMPACT:** The amendment reflects the estimated costs for construction administration of \$16,460.00 to cover City of Lakewood staff expenses as shown in exhibit B.

Prepared by _____  Department Director _____	 City Manager Review
--	---

**ADDENDUM NO. 1**

**TO**

**AN AGREEMENT BETWEEN  
THE CITY OF LAKEWOOD AND THE LAKEWOOD WATER DISTRICT  
REGARDING THE CONSTRUCTION OF ROADWAY IMPROVEMENTS  
AND WATER MAINS ALONG**

**S. TACOMA WAY SW FROM STATE ROUTE 512 TO 96<sup>TH</sup> ST S**

THIS ADDENDUM made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2016, by and between the CITY OF LAKEWOOD, a municipal corporation of the State of Washington (hereinafter referred to as the "CITY"), and the LAKEWOOD WATER DISTRICT, a special purpose district of the State of Washington (hereinafter referred to as the "WATER DISTRICT"), as an addendum to the Agreement between the parties executed on the 4<sup>th</sup> day of September, 2014.

WHEREAS, the parties to this agreement, pursuant to RCW Chapter 39.34, and,

WHEREAS, the parties intend to determine at a future date, as stated in Section 5, Item B (4), the District's share of construction administration costs, and these costs are now known.

NOW, THEREFORE, in consideration of the terms and conditions contained herein, it is mutually agreed by and between the City and the Water District that an Interlocal Agreement Between The City of Lakewood and the Lakewood Water District Regarding the Construction of Roadway Improvements and Water Mains along S. Tacoma Way SW from State Route 512 to 96<sup>th</sup> St. S shall be modified by Addendum No. 1 as follows:

SECTION 5: COSTS AND PAYMENTS:

Item B (4). The Water District shall pay the City the entirety of the Water District's portion of the contract administration costs, anticipated costs as shown in Appendix B, attached.

REMAINING TERMS UNCHANGED: That all other provision of the Agreement shall remain unchanged, and in full force and effect.

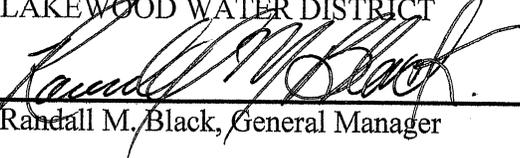
[ Signatures are on the following page. ]

IN WITNESS WHERE OF, the Parties have caused this Agreement to be executed on this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

CITY OF LAKEWOOD

LAKEWOOD WATER DISTRICT

\_\_\_\_\_  
John Caulfield, City Manager

  
\_\_\_\_\_  
Randall M. Black, General Manager

Attest:

\_\_\_\_\_  
Alice Bush, MMC, City Clerk

Approved as to Form:

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

\_\_\_\_\_  
Athán Tramountanas, District Attorney

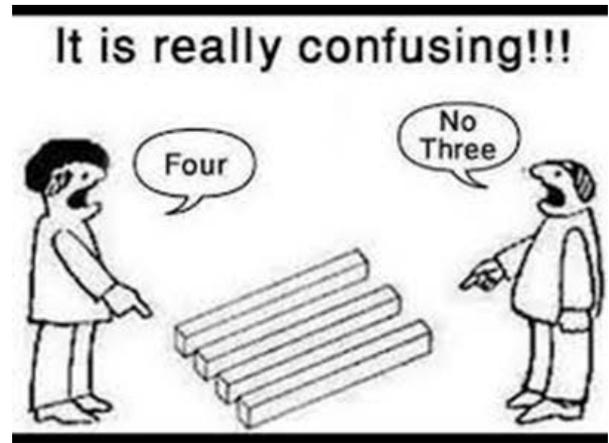
## EXHIBIT B

### Estimated Lakewood Water District Contract Admin Costs S. Tacoma Way SW - SR512 to 96th St. S

Job Title	Estimated Hours	Hourly Rate	Total
Associate Civil Engineer II	10	\$70.00	\$700.00
Associate Civil Engineer I	20	\$60.00	\$1,200.00
Engineering Tech I	40	\$46.00	\$1,840.00
Construction Inspector	240	\$53.00	\$12,720.00

**Total** \$16,460.00

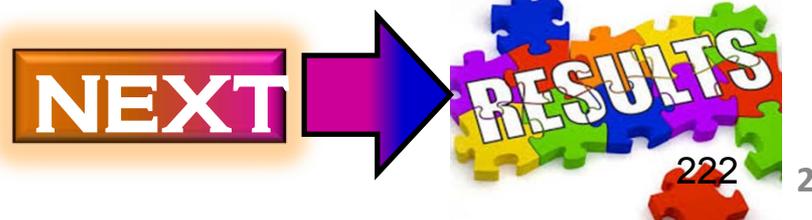
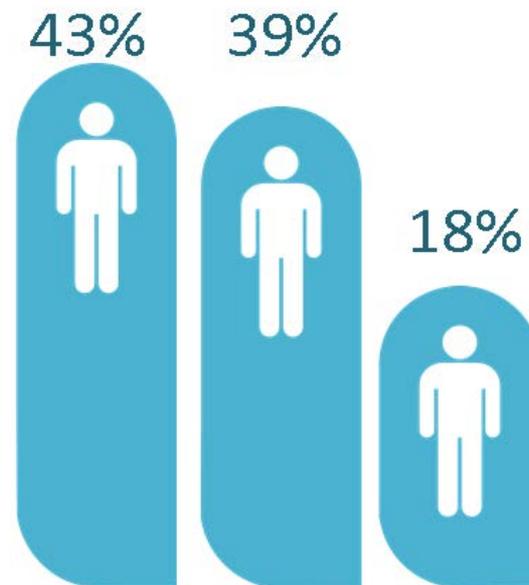
# 2016 SSMCP SURVEY RESULTS



# THE SURVEY SAMPLE



- ❑ The biggest respondent groups:
  - ✓ Active Duty Service Members at 43%
  - ✓ DOD civilians 39%
  - ✓ 18% were military retirees
- ❑ Just over 77% are married. Of those married 58% have working spouses.
- ❑ Nearly 80% of respondents have some sort of college education with 25% being awarded an advanced degree.



# HOUSING CHOICES 1/3

## ❑ 2016 survey finds:

- ✓ ~12.4% live on JBLM (5,200)
- ✓ ~52% live in greater Pierce County (~29,600)
- ✓ ~29% live in greater Thurston County (~17,100)



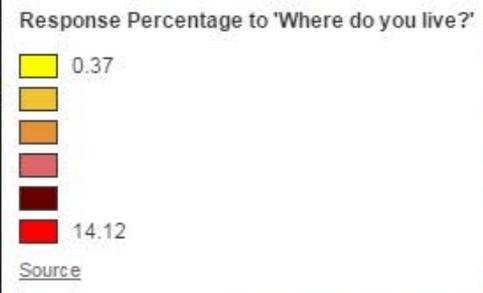
## ❑ The highest concentration of off-base respondents live in the Lacey-Olympia area (> 23%)

## ❑ > 70%, pay between \$1,001 to \$2,000 for their monthly mortgage or rent.



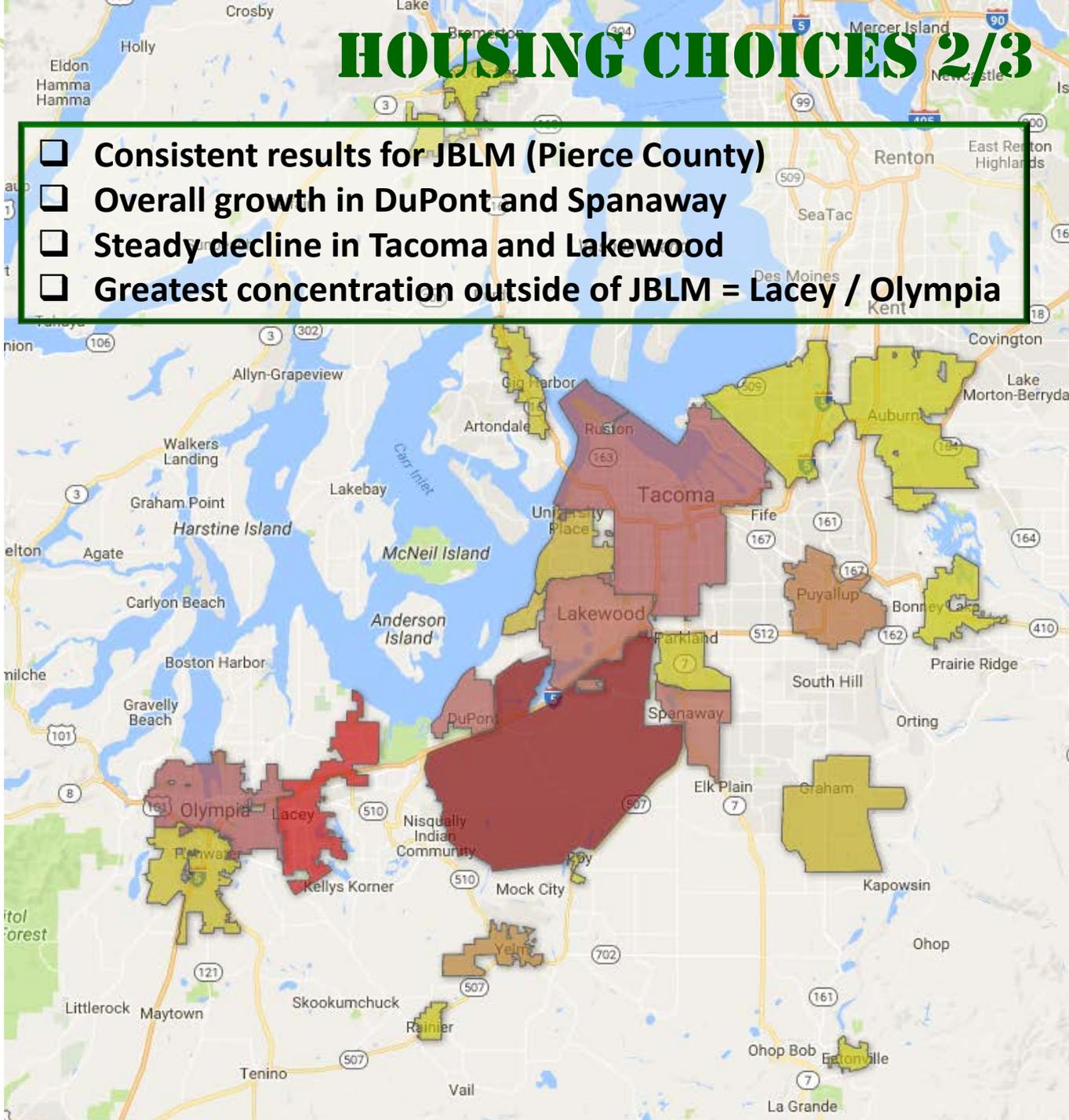
# HOUSING CHOICES 2/3

- ❑ Consistent results for JBLM (Pierce County)
- ❑ Overall growth in DuPont and Spanaway
- ❑ Steady decline in Tacoma and Lakewood
- ❑ Greatest concentration outside of JBLM = Lacey / Olympia



## Where do you live?

Answer Options	Response Count	Response Rate
Lacey	422	14.12%
JBLM	375	12.55%
Olympia	267	8.93%
Tacoma	265	8.87%
DuPont	248	8.30%
Spanaway	237	7.93%
Lakewood	233	7.80%
Puyallup	193	6.46%
Yelm	149	4.98%
Pierce County	128	4.28%
University Place	74	2.48%
Steilacoom	70	2.34%
Graham	61	2.04%
Tumwater	44	1.47%
Thurston County	43	1.44%
Roy	37	1.24%
Gig Harbor	35	1.17%
Parkland	29	0.97%
Federal Way	16	0.54%
Rainier	14	0.47%
Port Orchard	13	0.43%
Auburn	13	0.43%
Bonney Lake	12	0.40%
Eatonville	11	0.37%



# HOUSING CHOICE (3/3)

## ONLY ACTIVE DUTY MILITARY

### Sample Size: 1,311

- 78% married
- 50% have working spouses**; 65% work off-base
- 71% shop mostly off-base**
- 54% >10 years active duty
- 45.6% (age 25-34); 32.5% (age 35-44)
- >52% have earned a 4-year college degree or higher

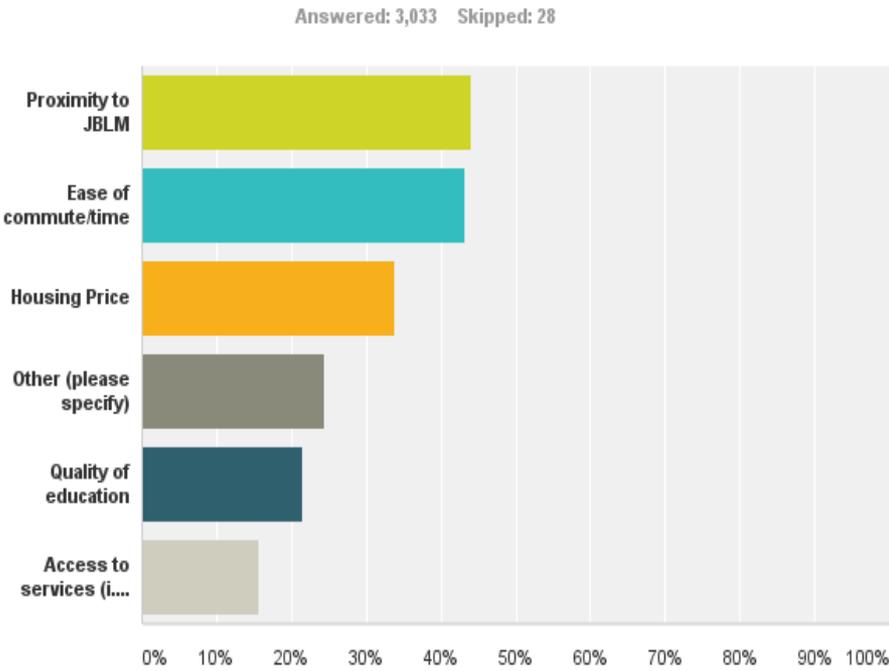
### Housing Location:

- 27.3% live on JBLM
- 14.7% Lacey
- 11.6% DuPont
- 8.45% Tacoma
- 7.31% Spanaway
- 6.82% Lakewood
- 6.1% Olympia
  
- ✓ 60% rent / 34% own / 6.25% live in barracks

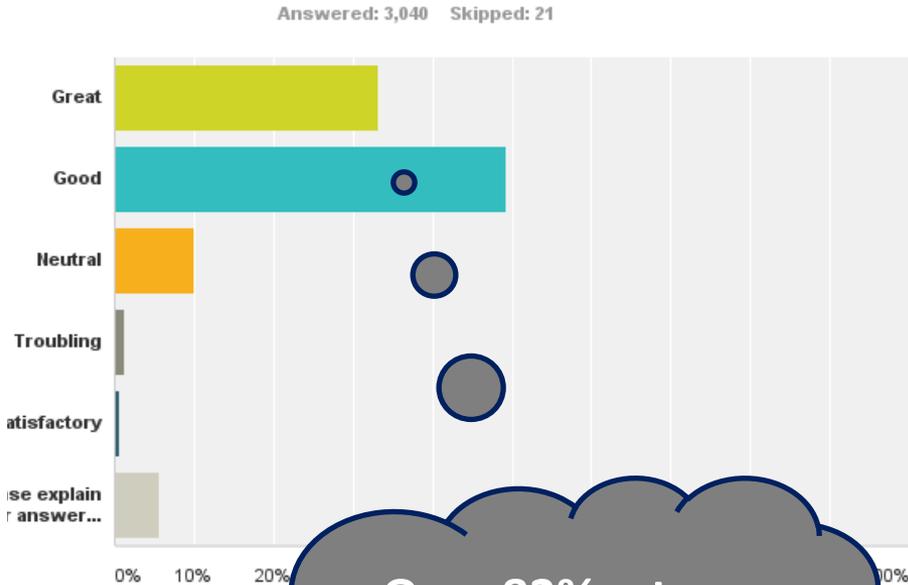
~73% of Active Duty live off-base, nearly identical to the 2013 survey

# QUALITY OF LIFE

**Q3 What factor was most important in choosing where you live?**



**Q9 Rate your quality of life since moving near JBLM.**



Over 82% rate quality of life as good or great.

**Quality of life was most negatively impacted by traffic and housing.**

# MILITARY CHILDREN & SPOUSES 1/2

□ 1,114 respondents (36%) have school-age children

- Clover Park School District has the most military children with 234 tallying **20.4%** of the responses.
- The second most attended school district is North Thurston Public School District with 200 students totaling **17.4%** of the responses.



Home schooling and private schools are popular options.

*7.5% find public school education unsatisfactory*



Nearly 80% feel the education system provides adequate education to children in contrast with 2013 findings which revealed a 90% satisfaction rate. Additionally, in 2016, 7.5% find public school education unsatisfactory.

## MILITARY CHILDREN & SPOUSES 2/2



- About 11% use off-base child care
- 6.5% use on-base child care.
  - ~ 35% pay (\$500-\$800) per month,
  - 21.5% pay (\$800-\$1,500) per month,
  - 10% pay more than \$1,500 per month.

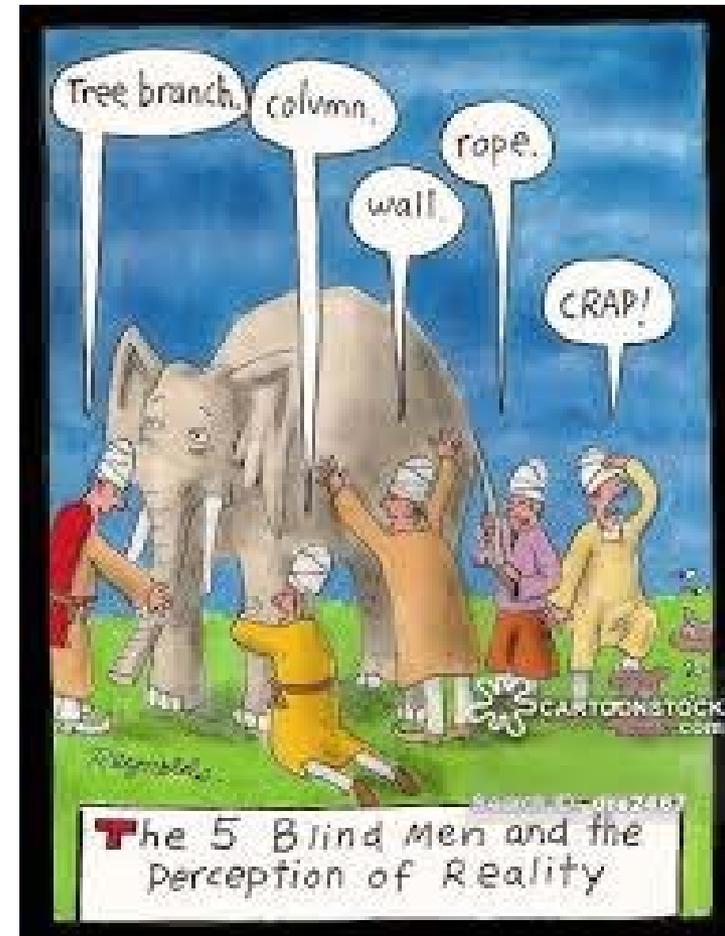


# BEHAVIOR PATTERNS & PERCEPTIONS 1/3

- > 80% felt their communities were supportive or very supportive of Service Members.
- > 95% feel safe where they live.

*Of the 5%  
that don't  
feel safe...*

Subcategory	Percentage of Responses	# of Responses
Weapons use, violence, theft	51.59%	81
Neighborhood safety	24.84%	39
Drug Use	9.55%	15
Homelessness	8.91%	14
Barracks/Dorms/Base Safety	5.09%	8



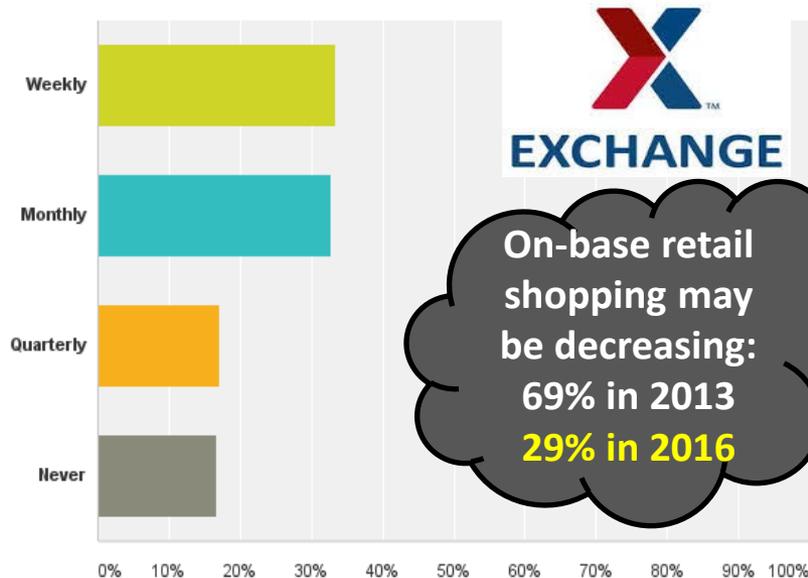
# BEHAVIOR PATTERNS & PERCEPTIONS 2/3

## SHOPPING & USE OF JBLM FACILITIES

- Over 77% shopped most off-base and 22% on-base.
- 33% of respondents routinely attended events held on JBLM, 28% participate in sports, and about 19% use the movie theaters.

Q23 How often do you shop at an AAFES facility?

Answered: 3,050 Skipped: 11



On-base retail shopping may be decreasing:  
 69% in 2013  
 29% in 2016



Answer Options	Response Percent	Response Count
Weekly	33.4%	1018
Monthly	32.8%	1001
Quarterly	17.2%	524
Never	16.6%	507

# BEHAVIOR PATTERNS & PERCEPTIONS 3/3



## THOUGHTS ON COMMUTE TRAFFIC

- ❑ The two most heavily used gates:
  - Madigan Gate at 21%
  - Steilacoom-DuPont Gate at 19%



- ❑ *“What would improve military and civilian community relationships?”*

**65% cite transportation improvements to reduce traffic congestion**

## TRANSITIONING SERVICE MEMBERS

- ❑ **778 of 1,311 (59%) of Active Duty respondents are transitioning.**

*Of those transitioning, what is keeping them in the South Sound?*

- ❑ **458 of 778 or (59%) intend to stay in the South Sound.**
  - ✓ 37.7% begin job search
  - ✓ 30.3% starting new jobs
  - ✓ 18.5% will attend school
  - ✓ 6% intend to travel

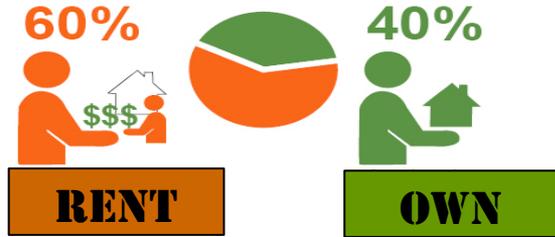


# SURVEY TRENDS ACTIVE DUTY: 2013-16

Most trafficked gates:  
**Madigan & DuPont**




#1 complaint  
**TRAFFIC CONGESTION**



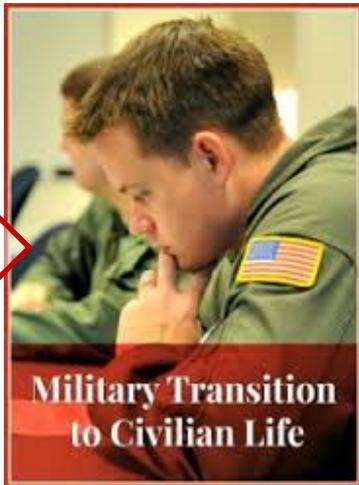

Median rent/mortgage  
 Stays at \$1,500/month

**Is your child's education adequate?**



Improving the quality of public education is a growing area of concern

**Transitioning SM increasingly choose to stay in the region**  
 45% in 2013  
 59% in 2016



Behavioral health counseling leads social service needs



# RECOMMENDATIONS

- **Issue: Summer rotation of personnel impacts the number of responses.**
  - **Recommendation:** Conduct the survey when the population of JBLM is fairly stable – earlier in the spring before the summer rotation.
- **Issue: Use of JBLM facilities**
  - **Recommendation:** Consider a policy change which will allow all civilian employees the use of MWR recreation facilities; allow DOD civilian personnel working on JBLM to live in government quarters; and allow DOD civilians working on base to have PX and commissary privileges.
- **Issue: Validating housing data**
  - **Recommendation:** An additional resource to validate or complement this year's results is to compare to the JBLM housing statistics. Two specific areas: quality housing that is affordable for lower enlisted and negative impacts to quality of life caused by traffic congestion warrant further discussion and community action

# QUESTIONS ?



# North Clear Zone

SOUTH SOUND MILITARY & COMMUNITIES PARTNERSHIP



## SSMCP STUDY OF THE MCCHORD NCZ

*The purpose of the North Clear Zone project is to develop a strategy and plan of action to resolve existing land use encroachments in the North Clear Zone of McChord Airfield, JBLM*

# CLEAR ZONE GRANT FUNDING

**Local leaders and residents will have**  
***“three things they didn’t have before”*** —

1. North Clear Zone (NCZ) strategy & master plan
2. Current cost estimate for NCZ properties
3. Cost estimates for relocating NCZ-based businesses

**Resolution the Northern Clear Zone encroachments is the highest priority identified in the 2015 JBLM Joint Land Use Study**

# OBJECTIVES

SSMCP has identified **five main objectives** for the North Clear Zone Project:

1. Ensure public and air safety
2. Preserve JBLM “Mission Assurance”
3. Maintain full airfield operational capacity and capability
4. Implement the 2015 JBLM Joint Land Use Study
5. Bring use of the NCZ into Federal Aviation Administration and Department of Defense regulatory compliance

# STUDY APPROACH

The approach to this plan has **five components**:

1. Research into the NCZ and the properties within it.
2. Meeting with government agencies with potential interest in the NCZ.
3. Learning about the interests of private property and business owners in the NCZ.
4. Learning about other communities in the U.S. with off-base CZs.
5. **Develop a recommended strategy.**

# KEY MESSAGES

Project Communications Plan includes **five key messages**:

1. Existing businesses are an important part of the local, regional and State economy.
2. Retention of existing businesses is a priority for the SSMCP and its partners.
3. Land acquisition & business relocation are “worst case scenarios”.
4. Mission retention & expansion are critical to local economy & global stability.
5. Develop a Clear Zone strategy that makes cooperative agreement possible.

# NORTH CLEAR ZONE PROJECT



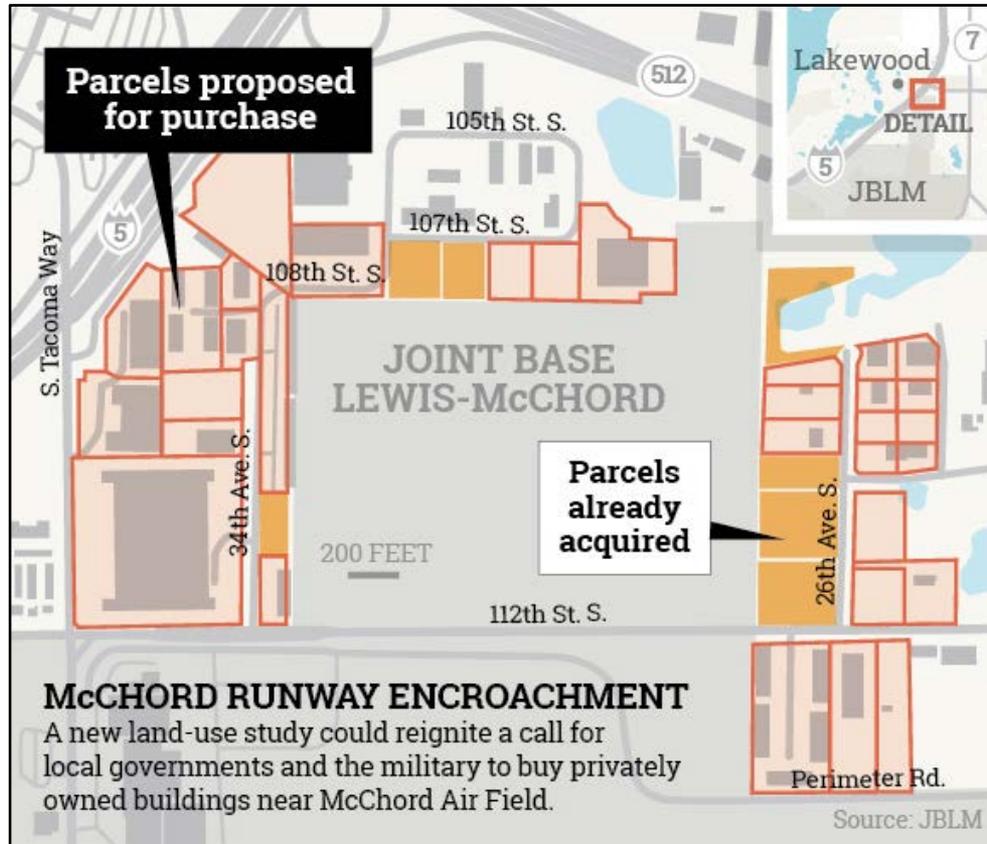
- SSMCP hired a team of consultants led by 3 Square Blocks LLC to assist us in developing and implementing an action plan to resolve existing land use incompatibilities and improve safety in the North Clear Zone.
- Early steps in the project will include researching Clear Zone best practices used by military bases around the nation and evaluating potential strategies.



# PROPERTY ACQUISITION & BUSINESS RELOCATION ASSISTANCE

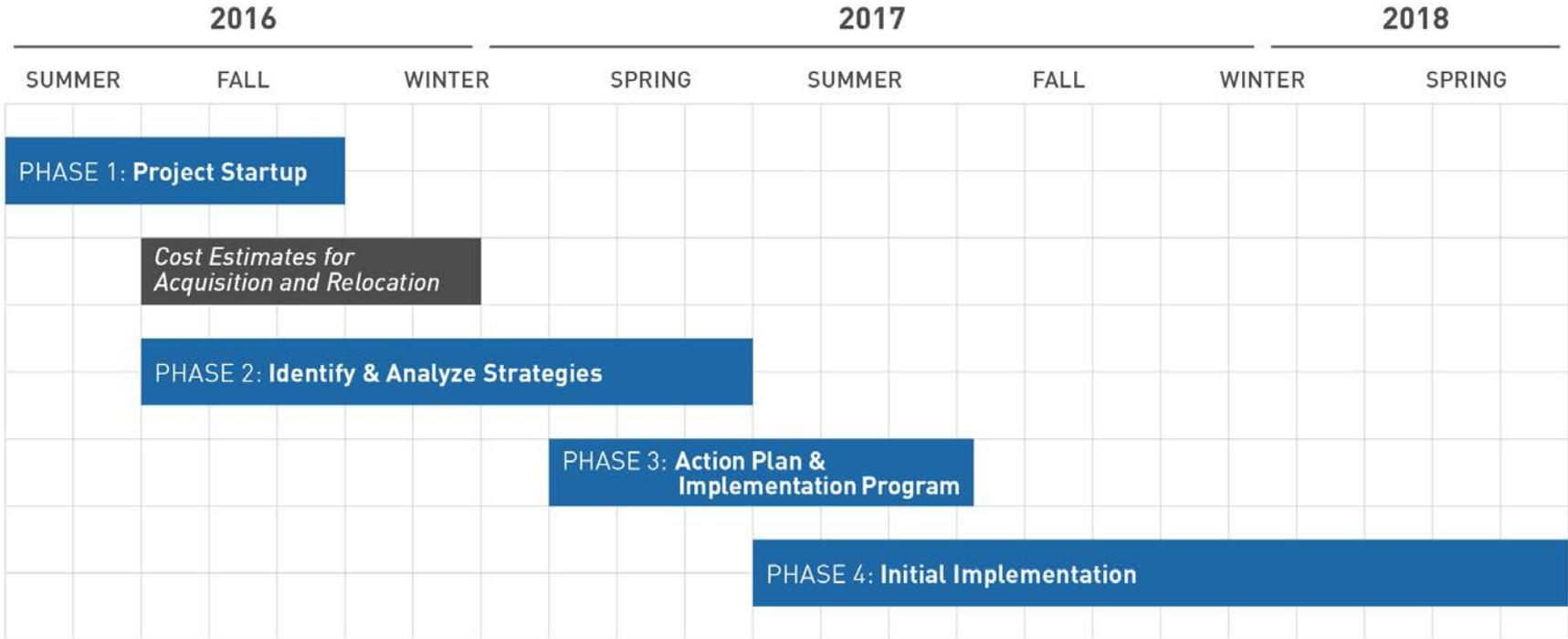
- One method for accomplishing the objectives of the NCZ Project may be to purchase privately held properties, assist businesses in relocating elsewhere in the vicinity, and return the NCZ to an undeveloped state.
- SSMCP hired Montro & Johnston, an independent appraisal firm, to develop cost estimates for property acquisition and business relocation assistance.

# NORTH CLEAR ZONE PROPERTIES



*Though some properties have been purchased by government entities, the bulk of properties remain in private ownership with ongoing incompatible business operations.*

# PROJECT TIMELINE



# HOW WORK IS ORGANIZED

North Clear Zone Project  
**Schedule for Deliverables & Inputs from Project Partners**  
 09.28.16



DATE	DELIVERABLE	KEY INPUTS FROM PROJECT PARTNERS
Phases 1 & 2: Summer 2016 – Fall 2016 <b>PROJECT STARTUP &amp; BEGIN PHASE 2</b>		
<b>October 7</b>	Final Communications Plan Final NCZ Project Brochure Final Baseline Conditions Summary	<b>JBLM</b> Updates on COA analysis
Continuation of Phase 2: Fall 2016 – Spring 2017 <b>IDENTIFY &amp; ANALYZE STRATEGIES</b>		<i>Note: We anticipate Phase 2 inputs will be provided in November and December</i>
<b>January 27</b>	Final memo on Phase 2 findings and recommendations Updated project database (matrix of properties & businesses, strategy matrix)	<b>JBLM</b> USACE property valuations Air Mobility Command Team findings Feedback on preliminary project findings and recommendations <b>WMA/Spectrum Project Team</b> Draft report <b>Pierce County/CZ2 Project Team</b> Findings on property acquisition and business relocation <b>State &amp; Federal Officials &amp; Staff</b> Input provided at project briefings <b>SSMCP/Lakewood</b> Budget requests for 2017 State Legislative Session
Phase 3: Spring 2017 – Summer 2017 <b>ACTION PLAN &amp; IMPLEMENTATION PROGRAM</b>		
<b>March 17</b>	Draft Action Plan and Implementation Program	<b>State &amp; Federal Officials &amp; Staff</b> Input provided during Hill Day
<b>April 21</b>	Final Action Plan and Implementation Program	<b>All Project Partners</b> Input on Draft Action Plan and Implementation Program
<b>May 5</b>	Updated NCZ Project Brochure	
Phase 4: Summer 2017 – Spring 2018 <b>INITIATE IMPLEMENTATION PROGRAM</b>		
<b>TBD</b>	Draft capital funding request for 2018 Washington State Legislature Provide testimony at Legislative committee hearings	<b>All Project Partners</b> Engagement in NCZ strategy and implementation

- Detailed work plan & schedule
- Core working group & project partners
- Phase 1 & 2: Research & Communications
- Ongoing project communications
- Concurrent projects
  - *Pierce County Fair Property Valuations*
  - *WMA Statewide Land Use Compatibility Project*



# ANALYSIS OF POTENTIAL STRATEGIES

- Develop matrix of strategies
- Prioritize properties and businesses
- Create template for Action Plan & Implementation Program
- Prepare Phase 2 Findings & Recommendations Memo

# North Clear Zone

SOUTH SOUND MILITARY & COMMUNITIES PARTNERSHIP

## CORE WORKING GROUP



Bill Adamson, *Program Manager*



Dave Bugher  
*Assistant City Manager*

Frank Fiore  
*Principal Planner*

Becky Newton  
*Economic Development*



Julia Walton  
*Project Manager*

Casey Bradfield  
*Deputy Project Manager*

Michael Read  
*Communications*



Tiffany Speir  
*Governmental Relations*

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*Economic Development*



Julie Bassuk  
*Clear Zone Research*



E. Tyson Smith  
*Land Use & Real Estate Law*



Mike Barton  
*JBLM Real Estate*



Greg Easton  
*Real Estate & Relocation Analysis*

