



LAKESWOOD CITY COUNCIL AGENDA

Monday, November 21, 2016

7:00 P.M.

City of Lakewood

City Council Chambers

6000 Main Street SW

Lakewood, WA 98499

Page No.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PROCLAMATIONS AND PRESENTATIONS

1. Business showcase.- *Hess Deli & Bakery, Mr. Dario Cardenas, Co-owner*
2. Proclamation recognizing Terry Hayes - *Ms. Terry Hayes, CEO, Goodwill*

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 Special meeting of November 2, 2016.
- (7) B. Approval of the minutes of the City Council meeting of November 7, 2016.
- (15) C. Approval of the minutes of the City Council Study Session of November 14, 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.

- (21) D. Items Filed in the Office of the City Clerk:
1. Community Services Advisory Board meeting minutes of October 12, 2016.
 2. Public Safety Advisory Committee meeting minutes of September 7, 2016 and October 5, 2016.

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

ORDINANCES

- (29) Ordinance No. 651

Adopting the 2016 Comprehensive Plan and zoning amendments. –
Assistant City Manager for Development Services

- (101) Ordinance No. 652

Adopting the property tax levy declaration of substantial need for 2017. -
Assistant City Manager for Administrative Services

- (105) Ordinance No. 653

Adopting the 2017 property tax levy. - *Assistant City Manager for
Administrative Services*

- (113) Ordinance No. 654

Adopting the 2017-2018 Biennial Budget. - *Assistant City Manager for
Administrative Services*

- (119) Ordinance No. 655

Adopting the 2016 Budget amendments. - *Assistant City Manager for
Administrative Services*

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RESOLUTION(131) Resolution No. 2016-22

Approving the 2017 fee schedule. - *Assistant City Manager for Administrative Services*

UNFINISHED BUSINESS**NEW BUSINESS**(172) Motion No. 2016-60

Adopting the 2017 lodging tax funding allocations. - *Assistant City Manager for Administrative Services*

(177) Motion No. 2016-61

Adopting the 2017 human services funding allocations. – *Parks, Recreation and Community Services Director*

REPORTS BY THE CITY MANAGER**CITY COUNCIL COMMENTS****ADJOURNMENT**

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LAKWOOD CITY COUNCIL MINUTES SPECIAL MEETING

Joint Study Session
Port of Tacoma Commission
Wednesday, November 2, 2016
City of Lakewood
City Council Chambers
6000 Main Street SW
Lakewood, WA 98499

CALL TO ORDER

Mayor Anderson and Commissioner Bacon called the meeting to order at 6:09 p.m.

ATTENDANCE

Councilmembers Present: 7 – Mayor Don Anderson; Deputy Mayor Jason Whalen; Councilmembers Mary Moss, Mike Brandstetter, John Simpson, Marie Barth and Paul Bocchi.

Port of Tacoma Commissioners Present: 3 – Connie Bacon, President; Commissioners Clare Petrich and Dick Maranzo.

INTRODUCTIONS

Port of Tacoma Commissioners and Port of Tacoma staff introduced themselves. City Councilmembers and City of Lakewood staff introduced themselves.

SEAPORT ALLIANCE/PORT OF TACOMA

CEO John Wolfe spoke about the joint venture of the Northwest Alliance of the Seaport Alliance and the importance of the gateway for trade.

CITY OF LAKEWOOD OVERVIEW

City Manager John Caulfield welcomed the Port of Tacoma Commissioners and staff. He noted that the City looked forward to the partnership with the Port of Tacoma. He spoke about the commitment to public safety and infrastructure in the city and partnerships with surrounding communities and JBLM. He commented on the key priorities in economic development and growing the city's tax base. He spoke about road improvements and zoning improvements in the Woodbrook industrial park.

CITY/PORT PARTNERSHIP

Becky Newton, Economic Development Manager, spoke about the Woodbrook Business Plan and the Steilacoom/Durango Signalization project and thanked the Commissioners for supporting these projects.

LAKWOOD INDUSTRIAL LANDS

Assistant City Manager for Development Services Bugher provided an overview of the Woodbrook Industrial Park development, the Lakewood Industrial Park development and the air corridor areas. He then spoke about the Pacific Highway retail development areas and relocating the Washington State Department of Transportation maintenance facility.

Discussion ensued on potential jobs in the Lakewood industrial park; and how does the City generate revenue without impact fees and a business and occupation tax.

SPECIAL PROJECT AREAS AND INVESTMENT

City Manager Caulfield further elaborated on the Pacific Highway Retail Development and the Washington State Department of Transportation maintenance facility relocation and noted that the City is asking for Legislative support to relocate that facility. He then spoke about the importance of the north clear zone and removal of residential properties within it and explained the City's efforts at the federal level in developing options to address these impacts.

Discussion ensued if the FAA has some obligation relative to the north clear zone impacts and JBLM.

PORT OF TACOMA STRATEGIC PLAN

Senior Planner Paula Reeves provided an overview of the Port of Tacoma Strategic Plan.

Discussion ensued on the taxing authority of the Port of Tacoma.

CLOSING COMMENTS

Commission President Bacon spoke about the improvements made in the City of Lakewood and expressed interest in the development discussions.

Mayor Anderson spoke about the accomplishments of the City and thanked the Port of Tacoma for their support and looked forward to a continued partnership.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:42 p.m.

DON ANDERSON, MAYOR

ATTEST:

ALICE M. BUSH, MMC
CITY CLERK



LAKWOOD CITY COUNCIL MINUTES

Monday, November 7, 2016
City of Lakewood
City Council Chambers
6000 Main Street SW
Lakewood, WA 98499

CALL TO ORDER

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

ROLL CALL

Councilmembers Present: 4 –Deputy Mayor Jason Whalen; Councilmembers Mike Brandstetter, Marie Barth and Paul Bocchi.

Councilmembers Excused: 3– Mayor Don Anderson and Councilmembers Mary Moss and John Simpson (arrived at 7:06 p.m.)

PLEDGE OF ALLEGIANCE

The Clover Park High School JROTC presented the colors and led the pledge of Allegiance. The Lakes High School Choir led by Choir Director Ryan Batcheller sang the National Anthem and the Armed Forces Medley. 2-2 Stryker Brigade Sergeant Lucas presented the POW/MIA display table. The Lakes High School Choir sang taps and the JROTC retired the colors.

Councilmember Simpson arrived at 7:06 p.m.

Deputy Mayor Whalen deviated from the agenda to consider Proclamations and Presentations at this time.

PROCLAMATIONS AND PRESENTATIONS

Proclamation declaring November 11, 2016 as Veterans Day and the month of November 2016 as Veterans Appreciation month.

DEPUTY MAYOR WHALEN AND COUNCILMEMBERS PRESENTED A
PROCLAMATION DECLARING NOVEMBER 11, 2016 AS VETERANS DAY AND

THE MONTH OF NOVEMBER 2016 AS VETERANS APPRECIATION MONTH TO MS. ANNE SPRUTE, CEO, RALLYPOINT6.

Council recessed at 7:30 p.m. and reconvened at 7:43 p.m.

Deputy Mayor Whalen deviated from the agenda to consider Resolution No. 2016-21 at this time.

RESOLUTION

Resolution No. 2016-21 recognizing the role and public purpose of the Lakewood Community Foundation Fund.

Speaking before the Council was Ms. Nicole Hancock, President of the Lakewood Community Foundation.

COUNCILMEMBER BARTH MOVED TO ADOPT RESOLUTION NO. 2016-21. SECONDED BY COUNCILMEMBER BRANDSTETTER. VOICE VOTE WAS TAKEN AND CARRIED UNANIMOUSLY.

PROCLAMATIONS AND PRESENTATIONS

Youth Council Report

The Youth Council reported on the Superintendent and School Board meetings, Make a Difference Day, Truck & Tractor Day, Stuff the Bus and representation on City Advisory Boards, upcoming events, and school reports.

Clover Park School District Board Report.

Clover Park School District (CPSD) Board Director Carole Jacobs spoke about the Youth Council, Superintendent and School Board meetings regarding communications and social media. She spoke about October being recognized as National Principals Month, and the middle school events that were held about transitioning to high schools. She then she spoke about various school district activities and the progress on school construction projects.

PUBLIC COMMENTS

Speaking before the Council were:

Kerry Hills, Lakewood resident, expressed concern about bussing students and closing Woodbrook Middle School. He spoke about the City working with the school district and allow for rebuilding Woodbrook Middle School.

Becky Huber, Lakewood Historical Society, indicated that she will be stepping down as a President of the Lakewood Historical Society, and spoke about the November 22, and December 3, 2016 events.

Leslie Bruner, Lakewood resident, spoke about the demolition at Ft. Steilacoom Park and the removal of trees and destruction of nature around Waughop Lake. She expressed concern that there was no public notification or postings about this.

Erin Alexander, Lakewood resident, spoke about Ft. Steilacoom Park and removal of trees around Waughop Lake. She asked what the City's communication plan to ask citizens for input before a proposal or plan is implemented, and encouraged that people be able to vote when only 7% of a survey about the proposed plan responded.

Felicia Wyland, Lakewood resident, indicated a lot of people did not know about the Waughop Lake trail improvements and the reasons behind it.

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

- A. Approval of the minutes of the City Council Special meeting of October 12, 2016.
- B. Approval of the minutes of the City Council Retreat of October 15, 2016.
- C. Approval of the minutes of the City Council meeting of October 17, 2016.
- D. Approval of the minutes of the City Council Special Meeting minutes of October 24, 2016 and minutes of the Council Study Session of October 24, 2016.
- E. Approval of payroll checks, in the amount of \$2,270,992.89, for the period September 16, 2016 through October 15, 2016.
- F. Approval of claims vouchers, in the amount of \$2,657,157.47, for the period September 20, 2016 through October 13, 2016.

G. Resolution No. 2016-20

Authorizing the City Manager or designee as the legal authority to submit grant financial reports and reimbursement requests.

H. Motion No. 2016-52

Awarding a bid to Reed Trucking and Excavating, in the amount of \$1,321,816, for the construction of curbs, gutter, sidewalks and traffic signal improvements along South Tacoma Way from Steilacoom Boulevard to 88th Street.

I. Motion No. 2016-53

Awarding a bid to R. W. Scott Construction Company, in the amount of \$228,796, for the construction of curbs, gutter and sidewalks along Gravelly Lake Drive from Steilacoom Boulevard to 59th Street.

J. Motion No. 2016-54

Awarding a bid to Puget Paving and Construction, in the amount of \$183,670, for 2016 minor capital roadway, curb, gutter, and sidewalk repairs.

K. Motion No. 2016-55

Authorizing the execution of an agreement with Gordon Thomas Honeywell Governmental Affairs, in the amount of \$57,650, for State governmental relations services from January 1, 2017 through December 31, 2017.

L. Motion No. 2016-56

Authorizing the execution of an agreement with the Johnston Group, in the amount of \$54,000, for Federal governmental relations services from January 1, 2017 through December 31, 2017.

M. Motion No. 2016-57

Approving accounts receivable write-offs in the amount of \$7,837.11.

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

1. Community Services Advisory Board meeting minutes of September 21, 2016 and October 6, 2016.
2. Lakewood's Promise Advisory Board meeting minutes of September 8, 2016.
3. Planning Commission meeting minutes of September 21, 2016.

4. Landmarks and Heritage Advisory Board meeting minutes of September 22, 2016.
5. Parks and Recreation Advisory Board meeting minutes of June 28, 2016 and September 27, 2016.

COUNCILMEMBER SIMPSON MOVED TO ADOPT THE CONSENT AGENDA AS PRESENTED. SECONDED BY COUNCILMEMBER BOCCHI. VOICE VOTE WAS TAKEN AND CARRIED UNANIMOUSLY.

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

PUBLIC HEARINGS AND APPEALS

This is the date set for a public hearing on the 2017-2018 proposed Biennial Budget and 2017 property tax levy.

Speaking before the Council were:

None.

There being no testimony, the hearing was declared closed.

This is the date set for a public hearing on the 2016 budget amendments.

Speaking before the Council were:

None.

There being no testimony, the hearing was declared closed.

ORDINANCES

Ordinance No. 649 authorizing the acquisition of real property located at 7017 and 7013 Cherry Lane SW, 6900 Steilacoom Boulevard SW, 6801 to 6803 Steilacoom Boulevard SW and 6723 and 6504 Steilacoom Boulevard SW, Lakewood, Washington under threat of condemnation for the purpose of constructing roadway improvements; and declaring an emergency making necessary the passage of this ordinance.

COUNCILMEMBER BARTH MOVED TO ADOPT ORDINANCE NO. 649. SECONDED BY COUNCILMEMBER BOCCHI. VOICE VOTE WAS TAKEN AND CARRIED UNANIMOUSLY.

Ordinance No. 650 creating Chapter 18A.85 of the Lakewood Municipal Code relative to wireless telecommunications.

COUNCILMEMBER BOCCHI MOVED TO ADOPT ORDINANCE NO. 650. SECONDED BY COUNCILMEMBER BARTH. VOICE VOTE WAS TAKEN AND CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Motion No. 2016-58 authorizing the execution a revised agreement with Puget Sound Energy, in an amount not to exceed \$344,994.75, for retrofitting 1,246 streetlights to LED fixtures.

COUNCILMEMBER BRANDSTETTER MOVED TO AUTHORIZE THE EXECUTION OF A REVISED AGREEMENT WITH PUGET SOUND ENERGY, IN AN AMOUNT NOT TO EXCEED \$344,944.75, FOR RETROFITTING 1,246 STREETLIGHTS TO LED FIXTURES. SECONDED BY COUNCILMEMBER SIMPSON. VOICE VOTE WAS TAKEN AND CARRIED UNANIMOUSLY.

Motion No. 2016-59 authorizing the City Manager to execute an agreement with GameTime, in the amount of \$116,941.60, to purchase playground equipment for Springbrook park.

COUNCILMEMBER SIMPSON MOVED TO AUTHORIZE THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH GAMETIME, IN THE AMOUNT OF \$116,941.60, TO PURCHASE PLAYGROUND EQUIPMENT FOR SPRINGBROOK PARK. SECONDED BY COUNCILMEMBER BARTH. VOICE VOTE WAS TAKEN AND CARRIED UNANIMOUSLY.

REPORTS BY THE CITY MANAGER

City Manager Caulfield reported that Charlie Maxwell announced his retirement from LeMay Pierce County Refuse and that the City is preparing a proclamation to present to Mr. Maxwell at the Council's December 5, 2016 meeting. He asked if the Council would like to submit "Whereas" statements for the proclamation to please submit them to the City Manager or City Clerk.

He reported that Pierce County Conservation is accepting funding applications for 2018-19 that is due in March or April of 2017. The City is looking to submit funding requests to acquire the three properties adjacent to Springbrook Park along 47th Ave SW. This will result in further expansion of the park.

He reported that the developer for the Fir Acres has submitted a Multi-Family Tax Exemption Credit application scheduled for the Council's November 28, 2016 Study Session and for Council's consideration as part of the December 5, 2016 regular

meeting. Staff is current working with the developer on financial commitments that is owed the City.

He reported that the City is submitting a \$30,000 Department of Ecology grant to address a fresh water plant invasion in American Lake. The application deadline is November 15, 2016 and there is a 25 percent match. He noted that the American Lake Club and JBLM is willing to assist with the match.

He reported that a recommendation on the City days' use of the McGavick Center will be coming before the Council.

He then commented on the I-5 JBLM corridor project open house that was held at McGavick Center.

He then announced the following calendar of events:

- November 8, 2016 Senior Center event.
- November 11, 2:00 PM, Veteran's Day "Boulevard of Remembrance" Naming Ceremony, City Hall
- December 2, 6:00 PM to 8:00 PM, Christmas Tree Lighting Festival, City Hall
- December 6, 6:00 PM to 7:30 PM, Special Meeting with State Legislators from 28th and 29th Districts, Review of 2017-2019 State Legislative Agenda and Policy Manual, City Council Chambers
- December 7, 7:30 AM, Employee 4th Quarter Meeting, Council Chambers
- December 8, 8:00 AM to 10:00 AM, Fall Elected Officials Council (EOC) Breakfast Event, American Lake Conference Center (ALCC) on JBLM, Tentative Topics: 2016 Survey Results; JLUS Implementation Task Force Update; 2016 Performance Benchmarks; SSMCP Business Plan; and 2017 SSMCP Budget Approval
- December 10, 9:00 AM, Jingle Bell Rock 5K Run & 1 Mile Kids Run, Fort Steilacoom Park

CITY COUNCIL COMMENTS

Councilmember Brandstetter commented that he will be taking copies of the Veterans' Day proclamation to veterans at the American Lake Center.

Deputy Mayor Whalen commented on the Veterans Day ceremony. He also spoke about the Waughop Lake citizen comments heard tonight and suggested that an article be written in the next City Connections to encourage citizens to sign-up and subscribe to receive Council agendas and minutes.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:50 p.m.

JASON WHALEN, DEPUTY MAYOR

ATTEST:

ALICE M. BUSH, MMC
CITY CLERK



LAKWOOD CITY COUNCIL STUDY SESSION MINUTES

Monday, November 14, 2016
City of Lakewood
City Council Chambers
6000 Main Street SW
Lakewood, WA 98499

CALL TO ORDER

Mayor Anderson called the meeting to order at 7:03 p.m.

ROLL CALL

Councilmembers Present: 7 – Mayor Don Anderson; Deputy Mayor Jason Whalen; Councilmembers Mary Moss, Mike Brandstetter, John Simpson, Marie Barth and Paul Bocchi.

ITEMS FOR DISCUSSION:

Review of 2017 human services funding allocations.

Human Services Coordinator Shields introduced members of the Community Services Advisory Board and reviewed the human services funding requests received, funding criteria and recommendations for funding.

Discussions ensued on how are the boards of directors of an agency measured to determine if they are actively engaged; providing for more clarifying information about funding Community Health Care programs that serve undocumented individuals and why is the City proposing to fund individuals that are not eligible for State Medicare funding; are people making a better life from the funding that the City is providing or are they recycling through the system; is the City adequately addressing the issue of homelessness in Lakewood and what is the City doing to address the gap; what kind of feedback is the City receiving from LASA's Client Service Center; are there unsuccessful applicants who received prior funding that are not being recommended for funding (Tillicum Community Center, Caring for Kids and Courage 360); and how is "supplanting funding from other sources" used in making a program less worthy.

Review of 2017 lodging tax funding allocations.

Assistant City Manager for Administrative Services Kraus reviewed the 2017 lodging tax funding application process and recommendations for funding.

Discussion ensued on lodging tax reserves and funding for the Ft. Steilacoom Park pavilion; what is the Lakewood Playhouse funding for; what is the time frame for the

Ft. Steilacoom Park pavilion construction schedule (first event is estimated to occur in October 2017); and what are the risks of cost overruns that the City could be responsible for.

Review of 2017-2018 Proposed Biennial Budget and business license and rental housing registration fees for single family and multi-family properties.

Assistant City Manager for Development Services Bugher reviewed the proposed registration fees for single family and multi-family rental housing inspections.

Discussion ensued on what is the registration fee process and staffing for administering the program; how will inspections be administered with the City contracted inspectors and non-contracted City inspectors; how does the City verify that a non-contracted City inspector is a qualified inspector; and why is there a \$10 annual renewal fee for rental housing inspectors.

Assistant City Manager for Development Services Bugher reviewed the options for business license fees for single family and multi-family rental housing.

Discussion ensued if the City was collecting business license fees for rental housing (no in 2016); the business license ordinance did not exempt license fees and did it become a practice to not charge a fee (yes), therefore, the City could just start collecting business license fees and no legislative action would be needed; what other routine inspections does the City conduct (fire inspections are conducted by West-Pierce Fire and Code Enforcement does business license code enforcement); can the rental housing inspections be credited against the business license fee and what impact might this have to administer; concerns were expressed about imposing a business license fee on a per unit basis; if rental housing business licenses are based on an "entity" basis versus a per property basis, then who would be responsible to confirm the burden of proof on ownership.

After much discussion, it was the consensus of the Council to implement a \$60 business license fee for multi-family apartments per location; and the Council agreed to consider business licensing for single family rental housing at a later date.

Review of 2016 Comprehensive Plan and zoning amendments.

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

Discussion ensued on readdressing the 2015 zoning amendments and how to procedurally bringing forth legislative ordinance(s) for consideration.

REPORTS BY THE CITY MANAGER**City Days Use of McGavick Conference Center.**

City Manager Caulfield reviewed a proposal on the City days use of McGavick Conference Center that included a \$1,500 special event fee and booking priorities as follows:

1. First Priority: City-coordinated events. The City will reserve five (5) dates.
2. Second Priority: Community Partners. Non-Profit organizations who partner with the City of Lakewood to provide services to the community.
3. Third Priority: Single-day conferences, auctions, trade shows, or similar events. These events are coordinated by non-profit organizations located in Lakewood.
4. Fourth Priority: Single-day conferences, auctions, trade shows or similar events. These events are coordinated by non-profit organizations outside of Lakewood, though in Pierce County.

Discussion ensued on a space available basis to charge at the Clover Park Technical College rate.

City Manager Caulfield indicated that at the December 5, 2016 Council meeting a proclamation is being prepared to present to Charlie Maxwell who is retiring and that the City Clerk has suggested that the Council and City leadership may wish to present Mr. Maxwell with "The Giving Tree" book and autograph it.

City Manager Caulfield thanked City Clerk Alice Bush and Parks staff Daniel Nego for assisting with the logistics of the Representative Muri's Remembrance Corridor event that was held at City Hall on November 11, 2016.

He reported that Communications Manager Brent Champaco has accepted a PIO/Communications Manager position with King County METRO and will be leaving the City. His last day is November 30, 2016.

He also noted that the City will be recruiting for a new Municipal Court Judge to fill the unexpired term of Judge Blinn's term through December 31, 2017. Judge Blinn's last day will be January 6, 2017.

City Manager Caulfield reported that West Pierce Fire & Rescue will be recognizing Police Officers Brian Weekes and Arron Grant with a lifesaving award that is being scheduled for a Council meeting in the near future.

He then reported that Police Chief Zaro will be participating in a panel discussion on KBTC on November 21, 2016 to discuss ambush style killings of police officers around the country.

He also reported on the Waughop Lake Trail improvement project and that diesel and oil contaminants were found and the Department of Ecology was called to remove the materials and check on any leaching into the lake.

He commented on a meeting that Police Chief Zaro and Assistant City Manager Bugher held with Western State Hospital on the facilities Master Plan. He noted that CEO Strange was invited to attend a future Council meeting to provide an update.

He then spoke about a meeting with Forterra and their discussion on the potential of purchasing property in the north clear zone to be used for conservation purchases.

He commented that work continues on the relocation of WSDOT facility. A meeting is scheduled for November 23, 2016 in developing financial estimates for the relocation of approximately \$19.6 million.

He then noted that with the change over in Pierce County leadership a meeting is being scheduled with the County.

He reported that at the Council's February 27, 2017 Study Session, a report on the City's housing and population estimates will be presented.

He then announced the following meetings and events:

- November 18, 7:30 AM to 9:30 AM (breakfast buffet at 7:00 AM), JBLM Installation Update, American Lake Conference Center, JBLM
- November 22, 7:00 PM, Honor Flight Network -- Lakewood Historical Society, St. Mary's Episcopal Church, 10630 Gravelly Lake Drive SW
- December 2, 6:00 PM to 8:00 PM, Christmas Tree Lighting Festival, City Hall
- December 6, 6:00 PM to 7:30 PM, Special Meeting with State Legislators from 28th and 29th Districts, Review of 2017-2019 State Legislative Agenda and Policy Manual, City Council Chambers
- December 7, 7:30 AM to 9:00 AM, 4th Quarter Employee Recognition Event, City Council Chambers
- December 8, 8:00 AM to 10:00 AM, Fall Elected Officials Council (EOC) Breakfast Event, American Lake Conference Center (ALCC) on JBLM, Tentative Topics: 2016 Survey Results; JLUS Implementation Task Force Update; 2016 Performance Benchmarks; and 2017 SSMCP Budget Approval
- December 10, Jingle Bell Rock 5K Run & 1 Mile Kids Run, Fort Steilacoom Park
- December 15, Senator O'Ban and Representative Kilduff meeting on Community Policing bill.

ITEMS TENTATIVELY SCHEDULED FOR THE NOVEMBER 21, 2016 REGULAR CITY COUNCIL MEETING:

1. Business showcase. – Hess Deli & Bakery
2. Proclamation recognizing Terry Hayes. – *Ms. Terry Hayes, CEO, Goodwill*
3. Appointing members to the Lakewood Arts Commission. – (Motion – Consent Agenda)
4. Appointing members to the Public Safety Advisory Committee. – (Motion – Consent Agenda)
5. Adopting the 2016 Comprehensive Plan and zoning amendments. – (Ordinance – Regular Agenda)
6. Adopting the 2017-2018 Biennial Budget. – (Ordinance – Regular Agenda)
7. Adopting the 2017 property tax levy. – (Ordinance – Regular Agenda)
8. Adopting the property tax levy declaration of substantial need for 2017. – (Ordinance – Regular Agenda)
9. Adopting the 2016 budget amendments. – (Ordinance – Regular Agenda)
10. Adopting the 2017 fee schedule amendments. – (Resolution – Regular Agenda)
11. Adopting the 2017 lodging tax funding allocations. – (Motion – Regular Agenda)
12. Adopting the 2017 human services funding allocations. – (Motion – Regular Agenda)

CITY COUNCIL COMMENTS

Councilmember Moss commented on the Asian Pacific Cultural anniversary she attended on November 8, 2016 and the St. Martin national gala. She then commented on the Clover Park School District Board meeting she attended tonight.

Councilmember Brandstetter reported that he distributed Veterans Day proclamation at the Veterans American Lake Center. He commented on the Remembrance Corridor event he attended.

Councilmember Barth commented on the Remembrance Corridor event she attended.

Councilmember Simpson also commented on the Remembrance Corridor event he attended. He then spoke about the Senior Center event.

Deputy Mayor Whalen commented on the Coffee with the Mayor meeting and the City Manager's presentation. He also commented on the Human Services Collaboration meeting he attended, and the Remembrance Corridor event.

Mayor Anderson commented on the Pierce Transit Board meeting and announced that Pierce Transit has received an offer on the property at 96th Street. He also spoke about the Remembrance Corridor ceremony.

ADJOURNMENT

There being no further business, the meeting adjourned at 10:26 p.m.

DON ANDERSON, MAYOR

ATTEST:

ALICE M. BUSH, MMC
CITY CLERK



COMMUNITY SERVICES ADVISORY BOARD
Advisory Board Meeting
Wednesday, October 12, 2016
Lakewood City Hall Conference Room 3A
6000 Main Street SW, Lakewood, WA

CALL TO ORDER

Chair Edith Owen-Wallace called the meeting to order at 5:30 p.m.

ATTENDANCE

Board Members Present: Paul Calta, Sharon Taylor, Ric Torgerson, Kathleen Lind, Michael Lacadie, DeeAnn Harris, Edith Owen-Wallace, and Mumbi Ngari-Turner

Board Member Excused: Laurie Maus

Youth Council Representative: Claudia Penney (excused)

City Council Liaison: Marie Barth (attending Council's budget meeting)

Staff Members Present: Martha Larkin and Karmel Shields

APPROVAL OF MINUTES

Ric Torgerson moved to approve the September 21, 2016 minutes of the Community Services Advisory Board as written. Sharon Taylor seconded the motion. A VOICE VOTE WAS TAKEN AND THE MINUTES APPROVED UNANIMOUSLY.

Sharon Taylor noted that her name was omitted as chairing the public hearing on October 6, 2018. Ms. Taylor moved to approve the October 6, 2016 Public Hearing on Community Needs as amended. DeeAnn Harris seconded the motion. A VOICE VOTE WAS TAKEN AND THE MINUTES APPROVED UNANIMOUSLY.

PUBLIC COMMENT

Dave O'Keeffe, Executive Director, Communities in Schools presented information on their programs in five schools within the Clover Park School District. There are two major service components: case management and school-wide supports.

CDBG

Adopt FY2017 CDBG & HOME Policies and Procedures, and 2017 Work Plan

The FY2017 policies and procedures and work plan were reviewed at the last meeting and presented to the City Council during the joint study session on September 28, 2016. Being no changes or correction to the policies or the work plan, Michael Lacadie moved to adopt the CDBG & HOME policies and procedures and the 2017 work plan as presented. Sharon Taylor seconded the motion. A VOICE VOTE WAS TAKEN AND THE MOTION CARRIED UNANIMOUSLY.

October 6, 2016 Public Hearing Recap

Board members expressed their satisfaction with the hearing and the turnout from various community groups and non-profit service providers. It was noted that next year's October hearing will be more in line with the Human Services 2018 Needs Analysis process.

HUMAN SERVICES

2017/18 Human Services Funding Deliberations

Ms. Shields presented the funding proposals in rank order and by strategic area. Funding levels were discussed. Each proposal under consideration was reviewed and funding levels were recommended in accordance with how well the proposal scored (based on the application materials provided and its fit with the identified needs in the 2014 needs analysis), the long-term measurable impact of the proposed service, as well as ensuring an equitable distribution of funding across the strategy areas.

Ms. Owen-Wallace asked the board members to verbally approve each proposal for a specific amount of funding, as well as the total funding per strategy area. Kathy Lind moved to recommend a slate of human service programs with funding levels to the City Council. DeeAnn Harris seconded the motion. A VOICE VOTE WAS TAKEN AND THE MOTION CARRIED UNANIMOUSLY.

The next funding deliberation session is set for Wednesday, November 2 at 5:30 p.m. During that time, the CSAB will review the 2017 human services funding recommendation memo and prepare for the November 14, 2016 City Council study session.

NEW BUSINESS

NONE

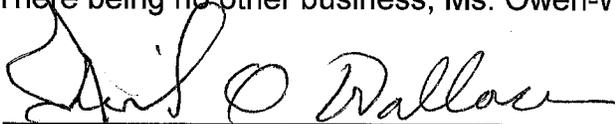
OTHER

Chair's Report

Ms. Owen-Wallace distributed a summary of announcements made during the Lakewood Community Collaboration.

ADJOURNMENT

There being no other business, Ms. Owen-Wallace adjourned the meeting at 7:44 p.m.



Edith Owen Wallace, Chair

10/21/16

Date



PUBLIC SAFETY ADVISORY COMMITTEE

Regular Meeting Minutes
Wednesday, September 7, 2016
Lakewood Police Department
9401 Lakewood Drive SW
Lakewood, WA 98499

CALL TO ORDER

The Meeting was called to order at 5:15 p.m.

ROLL CALL

Public Safety Advisory Committee Members Present: Alan Hart, Bob Saul, Charles Ames, Michael Lacadie, Johnny Williams and James Hairston

Public Safety Advisory Committee Members Excused: none

Public Safety Advisory Committee Members Absent: Ken Witkoe

City Councilmember Present: Marie Barth

Fire Department Staff Present: Assistant Fire Chief Hallie McCurdy

Lakewood Youth Council Present: Ayana Rice

Staff Present: Assistant City Attorney Kimberly Cox; Chief Mike Zaro, Committee Staff Support; and Joanna Nichols, Administrative Assistant.

APPROVAL OF MINUTES

Charles Ames motioned to approve the July meeting minutes. All ayes; minutes were approved.

PUBLIC COMMENT

No one from public present.

CITY COUNCIL LIAISON COMMENTS

Councilmember Marie Barth suggested that PSAC might want to educate themselves about the Sound Transit proposals that are coming up for voting in November. She stated that the benefits they were saying would come to Lakewood would take a very long time to come to fruition.

Councilmember Marie Barth discussed some of the upcoming real estate developments, such as SAAR's moving to the QFC location.

FIRE CHIEF COMMENTS

Assistant Fire Chief Hallie McCurdy went over the Alarm Report, and some recent calls they had been on. Discussion ensued.

POLICE CHIEF COMMENTS

Handout- Monthly Crime Stats (July 2016)

Handout- Parks Stats

Chief Michael Zaro discussed the monthly statistics. Discussion ensued.

YOUTH COUNCIL COMMENTS

Ayana Rice stated that school had started and she was still our liaison.

UNFINISHED BUSINESS

Charles Ames asked about the Abandoned Homes issue. Discussion ensued. It was decided that Jeff Gumm seems to have a great handle on abatements and so no recommendation is need at this time. PSAC will close this issue and revisit it at a later date if needed.

Alan Hart asked about the Domestic Violence Ordinance. Assistant City Attorney Kimberly Cox will be taking the ordinance to City Council in January. Discussion ensued. It was agreed that PSAC will table this issue for next months; Assistant City Attorney Cox will get the re-writes to the ordinance to Joanna Nichols before next month's meeting.

Handouts- Meeting Guidelines and Flowchart

Alan Hart and Bob Saul presented a draft flowchart and meeting guidelines. Discussion ensued. It was decided to table the Vision/Mission Statement until next month's meeting so that members could read the handouts more thoroughly.

Bob Saul asked about the work plan. Discussion ensued. It was agreed we are behind and Joanna Nichols will put the work plan on the agenda every month, in an effort to keep the committee on track. One particular item on the agenda that was discussed was homelessness. Michael Lacadie motioned we suspend the homelessness issue, stating that PSAC understands

that the issue of homelessness is a public safety issue, but there are other organizations better equipped to tackle the issue. With that in mind PSAC feels there is nothing more to be done by this committee. All ayes; the homelessness issue has been closed.

NEW BUSINESS

No new business.

REPORTS FROM BOARD MEMBERS & STAFF

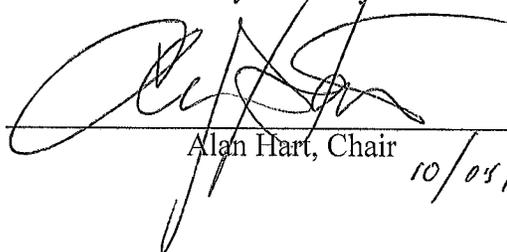
Bob Saul stated he missed last month's Tillicum meeting and would be attending tomorrow's Lake City meetings. National Night Out (NNO) was discussed; Councilmember Marie Barth thanked all the Command Officers who participated in NNO, stating they did a great job.

Bob Saul also stated he had joined Lakewood United and had found it very informative.

ADJOURNMENT

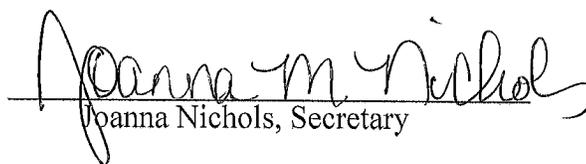
Michael Lacadie motioned to adjourn the meeting; all ayes. Meeting adjourned at 6:49 p.m.

Public Safety Advisory Committee

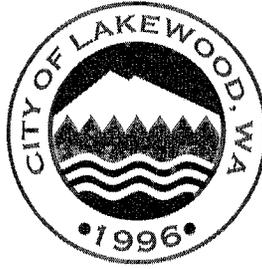


Alan Hart, Chair 10/05/16

Attest:



Joanna Nichols, Secretary



PUBLIC SAFETY ADVISORY COMMITTEE

Regular Meeting Minutes
Wednesday, October 5, 2016
Lakewood Police Department
9401 Lakewood Drive SW
Lakewood, WA 98499

CALL TO ORDER

The Meeting was called to order at 5:14 p.m.

ROLL CALL

Public Safety Advisory Committee Members Present: Alan Hart, Bob Saul, Charles Ames, Michael Lacadie, Johnny Williams, Ken Witkoe and James Hairston

Public Safety Advisory Committee Members Excused: none

Public Safety Advisory Committee Members Absent: none

City Councilmember Present: Marie Barth

Fire Department Staff Present: Assistant Fire Chief Hallie McCurdy

Lakewood Youth Council Present: Ayana Rice was out sick.

Staff Present: Chief Mike Zaro, Committee Staff Support; and Joanna Nichols, Administrative Assistant.

APPROVAL OF MINUTES

Charles Ames suggested he had abstained from a vote during the last meeting, which the minutes did not reflect. Discussion ensued. Michael Lacadie motioned to approve corrected minutes. All ayes; minutes were approved. Secretary Joanna Nichols discussed the minutes with Alan Hart and Charles Ames afterward. Minutes will not be changed as Mr. Ames did not abstain from the vote and this will be discussed and re-voted on at next month's meeting.

PUBLIC COMMENT

Jordan Michaelson asked about the speed limit on his street (Pacific Highway/Ponders Corner area) stating delivery trucks/wide load semi's coming through are often going far too fast to be safe. Discussion ensued.

CITY COUNCIL LIAISON COMMENTS

Councilmember Marie Barth discussed abatements and economic development, stating that the City Council is really pursuing economic development.

FIRE CHIEF COMMENTS

Assistant Fire Chief Hallie McCurdy went over the Alarm Report, and some recent calls they had been on. Discussion ensued.

POLICE CHIEF COMMENTS

Handout- Monthly Crime Stats (August 2016)

Handout- Parks Stats

Chief Michael Zaro discussed the monthly statistics and recent demonstrations in Lakewood. Discussion ensued.

YOUTH COUNCIL COMMENTS

Ayana Rice was out sick; no youth council update.

UNFINISHED BUSINESS

Alan Hart stated that since Assistant City Attorney Kymm Cox was not able to attend the meeting we will table the DV Ordinances discussion until next month.

Alan Hart stated that he and Charles Ames had met with the City Manager, Mayor, Councilmember Marie Barth and Chief Zaro to discuss the vision/mission statement. Discussion ensued. Charles Ames motioned to drop the vision/mission statement. There were 5 yea's and 2 nay's; the vision/mission statement will be removed.

Alan Hart created a sub-committee to work on the 2017 work plan: Charles Ames, James Hairston and Bob Saul. Discussion ensued.

Alan Hart mentioned the Shopping Carts issue. Discussion ensued. Charles Ames motioned to remove shopping carts from the agenda and work plan. All ayes; shopping carts will be removed.

NEW BUSINESS

Councilmember Marie Barth suggested that PSAC discuss moving their meetings to every other month, rather than every month. Some discussion ensued and then this was given to the sub-committee for consideration as they are creating the work plan.

Alan Hart opened the floor for nominations for Chair and Vice Chair. Michael Lacadie nominated Alan Hart for President. Alan declined stated his tenure with the committee is up next year and he will not be renewing his application. Michael Lacadie nominated Charles Ames and Ken Witkoe nominated James Hairston. Charles accepted the nomination; James declined. Voting commenced on Charles for Chair. All ayes; Charles Ames is the new Chair for PSAC.

Charles Ames nominated Bob Saul as Vice Chair. There were no other nominations. Voting commenced on Bob for Vice Chair. All ayes; Bob Saul is the new Vice Chair for PSAC.

REPORTS FROM BOARD MEMBERS & STAFF

James Hairston stated he had attended the University Place PSAC meeting. They were dealing with a new ordinance regarding graffiti.

Bob Saul stated he would be at the Tillicum Neighborhood Association meeting tomorrow.

Bob Saul asked about the other committees listed on the Community Outreach spreadsheet. Discussion ensued.

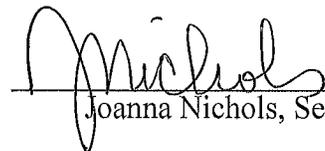
ADJOURNMENT

Charles Ames motioned to adjourn the meeting; all ayes. Meeting adjourned at 6:37 p.m.

Public Safety Advisory Committee

Attest:

 11/02/16
Alan Hart, Chair


Joanna Nichols, Secretary

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED: November 21, 2016	TITLE: 2016 Comprehensive Plan and Land Use & Development Regulations Amendments	TYPE OF ACTION: <input checked="" type="checkbox"/> ORDINANCE NO. 651 <input type="checkbox"/> RESOLUTION <input type="checkbox"/> MOTION <input type="checkbox"/> OTHER
REVIEW: October 10, 2016 (Study Session) October 17, 2016 (Public Hearing) December 7, 2015 (Council Meeting; Tabling of CPA 2015-02)	October 24, 2016 (Study Session) November 14, 2016 (Study Session)	
	ATTACHMENTS: Draft Ordinance with Attachments	

SUBMITTED BY: David Bugher, Assistant City Manager for Development Services.

RECOMMENDATION: By Ordinance, it is recommended that the Mayor and City Council adopt the 2016 comprehensive plan and land use & development regulations amendments. There are 11 recommendations; these are outlined with the body of this report.

DISCUSSION: On October 17, 2016 the Lakewood City Council held a public hearing to review the 2016 Comprehensive Plan map and zoning code text amendments. This year's amendments include fifteen City-sponsored amendments and two privately-sponsored amendments. *(See next page.)*

ALTERNATIVE(S): City Council can amend the various sections of the Draft Ordinance. The amendments can take the form of deletions, revisions to existing text, or new text. Minor revisions can be approved; however, major revisions outside the scope of the original application or SEPA review would result in the revision being moved for consideration in 2017 or later.

FISCAL IMPACT: Some of the amendments have underlying fiscal impacts. CPA-2015-02 could result in new housing, and, thus, incremental tax revenues combined with increased service levels. Two amendments, CPAs-2016-01 & -02 potentially increase park maintenance costs. CPAs-2016-03, -04, -05, -06, and -07 could result in some level of commercial/residential development, although development is likely to be incremental. CPA-2016-08 (JBLM land use policies) has a significant fiscal impact, in part, because it is addressing longstanding airfield encroachment issues. CPAs-2016-9, -10, 12, -13, -14, -15, -16 and -17 have no material fiscal impact. CPA-2016-11 has a fiscal impact as it requires the City to take a lead position in developing sustainable practices. One example of this is a proposed policy whereby the City becomes paperless. There are policies which require the City to become more efficient in its use of resources, in addition to improving environmental conditions.

_____ Prepared by _____ Department Director	 City Manager Review
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DISCUSSION, CONTINUED:

In addition to the 2016 amendments, the City Council continued its review and consideration of CPA-2015-02, which was tabled to this year’s amendment cycle pending the review of a proposed Planned Development District zone. CPA-2015-02 is included in this Ordinance (rather than a stand-alone ordinance) due to the requirements set forth in RCW 36.70A.130(2)(b) that all amendments “shall be considered by the governing body concurrently so the cumulative effect of the various proposals can be ascertained.” The specific details of last year’s action is provided separately in Attachment 1. Table 1 of this agenda bill describes the amendments and provides a staff recommendation for each.

TABLE 1

2016 Amendments Description	Staff Recommendation(s)
<p>CPA-2016-02 – MAP AMENDMENT (Veterans Drive/Gravelly Lake Drive Comprehensive Plan and Zoning)</p> <p>1. Amend the comprehensive plan land-use map to designate the subject property <i>Single Family</i>; and</p> <p>2. Amend the zoning map to correspondingly zone the subject property <i>Residential Three (R3)</i>.</p> <p>Location: 12404, 12502, and 12512 Gravelly Lake Drive SW Assessor’s tax parcel nos: 4725003073 and 4725003074.</p> <p>IMPORTANT NOTE: This is the language that was proposed in the original 2015 Draft Ordinance and has been carried over for action in the 2016 Draft Ordinance. Format-wise, if the Council wants to change what was originally proposed, then the Council would need to amend the 2016 Draft Ordinance. There are two other options available to the Council:</p> <ul style="list-style-type: none"> ▪ The Council could choose to deny the proposed amendment; or, ▪ As an alternative to the proposed rezone of the property to <i>Residential Three (R3)</i>, the Council could opt to leave the subject property within the <i>Residential Estate</i> Land-Use designation and rezone the property to <i>Residential Two (R2)</i>, which is an applicable zoning district for properties designated <i>Residential Estate</i>. The planning staff has recommended the second option and has provided language in the box to the right to amend the 2016 Draft Ordinance. 	<p>APPROVE WITH MODIFICATIONS:</p> <p>1. Amend the comprehensive plan land-use map to designate the subject property <i>Single Family</i>; and</p> <p>2. Amend the zoning map to correspondingly zone the subject property <i>Residential Three (R3) Two(R2)</i>.</p>

2016 Amendments Description	Staff Recommendation(s)
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2016 Amendments Description	Staff Recommendation(s)
<p>CPA-2016-01– MAP AMENDMENT (Land adjacent to Springbrook Park)</p> <ol style="list-style-type: none"> 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). <p>Location: 4713 127th Street SW, Lakewood WA Assessor’s tax parcel no: 0219123015</p>	APPROVE.
<p>CPA-2016-02– MAP AMENDMENT (City of Lakewood Stormwater Pond)</p> <ol style="list-style-type: none"> 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). <p>Location: 12502 47th Avenue SW, Lakewood WA Assessor’s tax parcel no: 0219123082</p>	APPROVE.
<p>CPA-2016-03– MAP AMENDMENT (Pierce County properties located in Springbrook)</p> <ol style="list-style-type: none"> 1. Amend the comprehensive plan land-use map to designate the subject property Commercial; and 2. Amend the zoning map to zone the subject property Transit Oriented Commercial (TOC). <p>Location: XXXX 47th Avenue SW Assessor’s tax parcel nos: 0219122156, 0219122160, 0219123112</p>	APPROVE.
<p>CPA-2016-04– MAP AMENDMENT (BNSF properties located in Springbrook)</p> <ol style="list-style-type: none"> 1. Amend the comprehensive plan land-use map to designate the subject property Commercial; and 2. Amend the zoning map to zone the subject property Transit Oriented Commercial (TOC). <p>Location: No address (Railroad right-of-way located north of I-5 and south of McChord Drive SW) Assessor’s tax parcel no: None.</p>	APPROVE.
<p>CPA-2016-05– MAP AMENDMENT (TPU Substation)</p> <ol style="list-style-type: none"> 1. Amend the comprehensive plan land-use map to designate the subject property Commercial; and 2. Amend the zoning map to zone the subject property Transit Oriented Commercial (TOC). <p>Location: 12415 47TH AV SW Assessor’s tax parcel no: 0219123046</p>	APPROVE.
CPA-2016-06– MAP AMENDMENT (WSDOT I-5 right-of-way)	APPROVE.

2016 Amendments Description	Staff Recommendation(s)
<p>1. Amend the comprehensive plan land-use map to designate the subject property Commercial; and 2. Amend the zoning map to zone the subject property Transit Oriented Commercial (TOC).</p> <p>Location: No address Assessor's tax parcel no: None.</p>	
<p>CPA-2016-07– MAP AMENDMENT (Map Correction)</p> <p>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).</p> <p>Location: No address Assessor's tax parcel no: 0219123116</p>	APPROVE.
<p>CPA-2016-08- Text Amendment (Joint Base Lewis McChord Land Use Study)</p> <p>The City is proposing to delete the Chapter 3.6 and 3.7 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.</p>	APPROVE.
<p>CPA-2016-09 - Text Amendment (Healthy Communities)</p> <p>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.</p>	APPROVE.
<p>CPA-2016-10- Text Amendment (Complete Streets)</p> <p>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.</p>	APPROVE.
<p>CPA-2016-11- Text Amendment (Sustainability Chapter)</p> <p>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.</p>	APPROVE.
<p>CPA-2016-12- Zoning Text Amendment (Transit Support Facilities)</p> <p>The City is proposing to amend the Lakewood Municipal Code, Title 18A.50, and delete section 18A.50.550 (F.).</p>	APPROVE.
<p>CPA-2016-13- Text Amendment (Public Institutional)</p> <p>The City is proposing to amend the Lakewood Municipal Code, Title 18A.2, and delete section 18A.2.810 (A.) (5.).</p>	APPROVE.

2016 Amendments Description	Staff Recommendation(s)
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.	APPROVE.
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.	APPROVE.
CPA-2016-16- Text Amendment (Planned Development Overlay Zone) The City is proposing to establish a Planned Development District (PDD) Overlay Zone which would be applicable in any zoning district on sites greater than two (2) acres in size.	APPROVE.
CPA-2016-17- Text Amendment (TOC Zone) The City is proposing to amend section 18A.30.530 (A.) (1.) and 18A.30.540 (A.).	APPROVE.

Required Findings to Adopt Amendments:

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 examined the required findings for each of the proposed amendments and has provided an evaluation. This information is contained in Attachment 2 to this report.

Public Comments To-Date:

Public comments have focused on three proposed amendments:

- CPA-2016-14 to delete the conditional use permit requirement for large industrial facilities in the *Industrial Business Park (IBP)* zone, and replace it with an administrative use process;
- CPA-2016-16 to establish *Planned Development District (PDD)* zoning; and
- CPA-2015-02 which was tabled to the 2016 CPA cycle. As proposed, CPA-2015-02 would change the comprehensive plan designation for the Barker properties located at Gravelly Lake Drive and Veterans Drive from Residential Estate to Single Family, and the zoning from Residential One (R1) to Residential Three (R3). The action to table the amendment including bringing forward *Planned Development District (PDD)* zoning.

Staff provided the Council with additional information on the amendments contained in a memorandum to the City Council dated October 24, 2016. Additionally, on October 27, 2016, a FAQ PDD information sheet and density table, specific to the Barker properties, was provided to Council through the City Manager's Office. There was also some additional Council discussion at its November 14, 2016 Study Session.

Related Documents

Attachment 1: Voting record for CPA-2015-02

Attachment 2: CPA findings

Draft Ordinance

Exhibit A CPA-2015-02– MAP AMENDMENT

Exhibit B CPA-2016-01– MAP AMENDMENT

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

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

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

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

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

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

Exhibit I Map of Air Corridor

ATTACHMENT 1
VOTING RECORD CPA-2015-02

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.”

**ATTACHMENT 2
PROPOSED FINDINGS
2016 COMPREHENSIVE PLAN AND ZONING AMENDMENTS**

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.

CPA-2016-01, CPA-2016-02– MAP AMENDMENT (Land adjacent to Springbrook Park)

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

Recreation One (OSR1). The City of Lakewood has already acquired the property in order to expand Springbrook Park.

Comprehensive Plan policies relevant to the proposed amendment include:

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

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

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

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

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

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

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

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

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

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

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

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

Comprehensive Plan policies relevant to the proposed amendment include:

Goal LU-51 of the Comprehensive Plan directs the City to “Minimize the impacts of geographic isolation of the Tillicum, Springbrook and Woodbrook areas and focus capital improvements there to upgrade the public environment.” Future development of the subject properties will likely serve as a catalyst for additional improvements to nearby streets and utilities.

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

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

Criteria D, Public Service Impact. The proposed amendments would not significantly impact any public services or facilities. There is no immediate proposal to develop the property, and any

subsequent proposals will be similar to those for properties adjacent to the site. Future development may cause an increased need for utilities, emergency services, schools, and other services if developed. However, any future development would be subject to site development, land use and building permits which would require mitigation for any public service impacts.

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

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

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

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

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

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

Comprehensive Plan policies relevant to the proposed amendment include:

Goal- LU1 “Ensure sufficient land capacity to accommodate the existing and future housing needs of the community, including Lakewood’s share of forecasted regional growth.” The City is

requesting that this land be zoned only MF2, rather than have shared zoning as MF2 and PI. There are limited uses allowed in the PI zone, the MF2 zone allows for multi-family housing, and a variety of other residential uses. The property is currently vacant, and future development will allow for more housing units, increasing the City of Lakewood's housing capacity.

Criteria B, Neighborhood Compatibility.

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

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

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

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

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

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

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

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

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

Comprehensive Plan policies relevant to the proposed amendment include:

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

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

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

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

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

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

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

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

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

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

Criteria A, Consistency with Comprehensive Plan: The proposed amendment is consistent with the Comprehensive Plan. Section 18A.2.810 (A.) (5.) was initially developed in order to provide an exception for the Woodbrook School District. Section 2.5.7 of the Comprehensive Plan identifies the Woodbrook area as an “important industrial node, with over 170 acres already

zoned for industrial uses.” As the community moves towards industrial development, the City has found that this exception is no longer in the best interest of the Community and is outdated.

Comprehensive Plan policies relevant to the proposed amendment include:

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

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

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

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

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

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

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

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

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

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

well as, approval from the Community Development Director, which will ensure that any proposal fits within the existing community design.

Comprehensive Plan policies relevant to the proposed amendment include:

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

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

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

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

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

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

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

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

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

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

Comprehensive Plan policies relevant to the proposed amendment include:

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

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

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

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

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

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

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

Criteria G, Change in Circumstances. As part of the Western Washington Phase II Municipal Stormwater Permit (NPDES permit), the City of Lakewood is required to review and revise our development codes and standards to incorporate low impact development (LID) principles and best management practices (BMPs). This proposal addresses the proposed changes to the Land Use section of the Lakewood Municipal Code, Title 18A, to incorporate the LID principles and BMPs.

Planned Development District 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 District Zone (PDD) 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.

ORDINANCE NO. 651

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. 2016-02; 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, the Lakewood City Council conducted a second public hearing on the 17th day of October, 2016; and

WHEREAS, in December 2015, the City Council tabled comprehensive plan amendment 2015-02 to the 2016 Comprehensive Plan amendment cycle, and further directed the Planning Commission promulgate legislation, conduct public hearings, and provide recommendations to the City Council an Ordinance establishing a City Wide Planned Unit Development Overlay District, and the Planning Commission having completed the tasks delegated to it; and

WHEREAS, in accordance with the issues and concerns considered by the Lakewood Planning Commission as reflected in its recommendations, reports, written communications, and public comment, 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 and text amendments, 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, as illustrated in Exhibit A hereto and described more fully below, are hereby amended as follows:

CPA-2015-02– MAP AMENDMENT (Veterans Drive SW/ Gravelly Lake Drive SW)

1. Amend the comprehensive plan land-use map to designate the subject property *Single Family*; and
2. Amend the zoning map to correspondingly zone the subject property *Residential Three (R3)*.

Location: 12404, 12502, and 12512 Gravelly Lake Drive SW SW

Assessor's tax parcel nos: 4725003073 and 4725003074.

Section 2. The official Future Land-Use Map and Zoning Maps of the City for the below-referenced property, as illustrated in Exhibit B hereto and described more fully below, are hereby amended as follows:

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

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

Location: 4713 127th Street SW, Lakewood WA

Assessor's tax parcel no: 0219123015

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

Section 3. The official Future Land-Use Map and Zoning Maps of the City for the below-referenced as illustrated in Exhibit C hereto and described more fully below, are hereby amended as follows:

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

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

Location: 12502 47th Avenue SW, Lakewood WA
Assessor's tax parcel no: 0219123082

Tax Description: Section 12 Township 19 Range 02 Quarter 33 PER ROS 2009-10-22-5003 FOR BLA PER RCW 58.04.007(1) COM AT SW COR OF SEC 12 TH N 331 FT TH E 805.8 FT TH N 726.8 FT TO C/L OF CLOVER CREEK & POB FOR THIS DESC TH S 54 DEG E 147.46 FT ALG C/L OF SD CREEK TH N 688.6 FT TH E 388 FT TH S 980 FT TO C/L OF CLOVER CREEK TH N 54 DEG W ALG C/L OF CREEK TO POB EXC N 30 FT FOR R/W TO CY OF LAKEWOOD ALSO EXC POR LY N OF FOLL DESC LI COM AT SW COR OF SD SEC TH ALG S LI OF SEC 1312.57 FT TO SE COR OF SW OF SW TH N ALG E LI OF SD SUBD 1111.40 FT TH W 30 FT TO WLY MAR OF 47TH AVE SW & POB TH S 83 DEG 57 MIN 52 SEC W 152.29 FT TH N 89 DEG 18 MIN 08 SEC W 207.04 FT SEG G 6038 TP DC6/3/10BB

Section 4. The official Future Land-Use Map and Zoning Maps of the City for the below-referenced property, as illustrated in Exhibit D hereto and described more fully below, are hereby amended as follows:

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

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

Location: XXXX 47th Avenue SW

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

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

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

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

Section 12 Township 19 Range 02 Quarter 31 : BEG SE COR LOT 2 TH S 2003 FT E 586.6 FT TO N P R/W TH N ALG SD R/W 2010 FT TO NE COR GIBBS DC TH W 729.40 FT TO BEG LESS 16/AC CO RD W 30 FT RESERVED FOR PUBLIC RD EXC S 200 FT THEREOF ALSO EXC FOLL DESC PROP: BEG AT SE COR GOVT L 2 IN SW OF NW OF 12-19-02E TH S 590 FT M/L TO INTER A LI PAR/W & 70 FT S OF N LI OF SW SD SEC TH E 690 FT M/L TO INTER WLY ROW LI OF N PAC RR TH NLY ALG SD WLY LI TO INTER N LI OF GEORGE GIBBS DLC EXTEND E TH W ALG SD EXTENSION TO NE COR SD DLC TH CONT W ALG N LI SD DLC 729.40 FT TO POB EXC 47TH AVE SW (CARLYLE RD) SUBJ TO EASE TO USA SEG'D FOR TAX PURPOSES REQ BY P CO PUBLIC WKS OUT OF 2-061 SEG M0124BL08-17-00BL

Section 5. The official Future Land-Use Map and Zoning Maps of the City for the below-referenced property, as illustrated in Exhibit E hereto and described more fully below, are hereby amended as follows:

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 6. The official Future Land-Use Map and Zoning Maps of the City for the below-referenced property, as illustrated in Exhibit F hereto and described more fully below, are hereby amended as follows:

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 7. The official Future Land-Use Map and Zoning Maps of the City for the below-referenced property, as illustrated in Exhibit G hereto and described more fully below, are hereby amended as follows:

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 8. The official Future Land-Use Map and Zoning Maps of the City for the below-referenced property, as illustrated in Exhibit H hereto and described more fully below, are hereby amended as follows:

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 NPRR 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 9. CPA-2016-08 The current Chapter 3.6 and 3.7, titled "Military Lands" and "Air Corridor" 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 10. 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 11. 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 12. The current text of Chapters 3.6 and 3.7, titled “Military Lands” and “Air Corridor” of the Comprehensive Plan removed and replaced with the following:

3.6 Military Lands

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

3.6.1 JBLM Installation Profile

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

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

3.6.2 JBLM Economic Profile

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

70-75 percent of JBLM Soldiers live off base, bringing large revenue and jobs to surrounding communities.

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

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

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

3.2.3 1992 JLUS

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

The 1992 JLUS resulted in several successful implementation actions. Most significantly, both Pierce County and the City of Lakewood have addressed land use impacts related to JBLM within their comprehensive plans and development regulations, particularly with regard to land uses in the McChord North Clear Zone (NCZ) and Aircraft Potential Zones (APZs). Acquisition of private property by the U.S. Air Force and Pierce County within the NCZ has occurred to mitigate the presence of incompatible land uses. However, incompatible private development in the McChord Field NCZ remains, incompatible land uses still exist, regional transportation impacts continue to pose a significant challenge, and noise impacts remain as missions have evolved.

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

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

3.2.4 2015 JLUS

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

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

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

Policies

LU-34.: Air Corridors Established.

The air corridor areas extend northward from the McChord Field runway and are subject to noise and safety impacts of military flight operations. Figure 1 shows the Air Corridor boundaries.

The potential risk to life and property from the rather unique nature of hazards that may be associated with military aircraft operations, as distinguished from general/commercial aviation, corridors necessitates control of the intensity, type, and design of land uses within the designation.

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

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

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

LU-34.2: Compatibility with JBLM Missions.

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

LU-34.3: Restrict Residential Uses.

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

LU-34.4: Compatible Land Use and Densities Policies.

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

LU-34.5: Industrial Designations.

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

LU-34.6: Land Use Regulations.

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

LU-34.7: Non-Residential Density Limitations.

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

LU-34.8: Noise Abatement.

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

LU-34.9: Protection Strategies.

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

LU-34.10: Operational Hazards.

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

LU-34.11: Protected Airspace.

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

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

LU-34.12: Light and Glare.

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

LU-34.13: Review.

Refer all applications for commercial development, subdivision review, variances, conditional uses, special exceptions and proposed amendments to Comprehensive Plans and development regulations proposed within MIA 2 and 3/4 to JBLM official(s) for review and comment in accordance with RCW 36.70A.530.

LU-34.14: Considerations.

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

LU-34.15: Consultation.

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

LU-34.16: Coordination.

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

LU-34.17: 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-34.18: 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 13. CPA-2016-09. Add a new figure to the Chapter 3, Land Use, of the Comprehensive Plan as shown in Exhibit I attached hereto.

Section 14. 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 15. Renumber existing GOAL 47 and related Policy LU-47.1 to GOAL 48 and Policy 48.1.

Section 16. 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 17. 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 18. 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 19. 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 20. CPA-2016-12. Section 18A.50.550 LMC is amended 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 21. CPA.2016-13. Section 18A.2.810 is amended 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 22. CPA-2016-14. Section 18A.30.640. and Section 18A.30.650. 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)

B. Industrial 1 (I1)

1. Transportation (Level 2)
2. Pipelines
3. Building/Garden Supply and Nurseries (Level 4)
4. Pet Sales and Services (Level 3)
5. Primary Manufacturing (Level 2)
6. Research, Development, and Laboratories (Level 3)

C. Industrial 2 (I2)

1. Transportation (Level 2)
2. Pipelines

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)

B. Industrial 1 (I1)

1. Outdoor Recreation (Level 4)
2. Public Safety Services (Level 3/4)
3. Transportation (Level 4)
4. Electrical Generation Facilities
5. Organic Waste Processing Facilities (Level 1/2/3)
6. Sewage Treatment Facilities
7. Stormwater Facilities (Level 3)
8. Waste Disposal Facilities (Level 1/2/3/4)
9. Waste Transfer Facilities (Level 4)
10. Amusement and Recreation (Level 4)
11. Mineral Extraction
12. Recycling Processor
13. Salvage/Wrecking Yards and Vehicle Storage Facilities (Level 1/2)

C. Industrial 2 (I2)

1. Public Safety Services (Level 3/4)
2. Transportation (Level 4)
3. Electrical Generation Facilities
4. Organic Waste Processing Facilities (Level 1/2/3)
5. Sewage Treatment Facilities
6. Stormwater Facilities (Level 3)
7. Waste Disposal Facilities (Level 1/2/3/4)
8. Mineral Extraction
9. Off-Site Hazardous Waste Treatment and Storage Facilities (Level 1/2/3)
10. Recycling Processor
11. Salvage/Wrecking Yards and Vehicle Storage Facilities (Level 1/2)

Section 23. CPA-2016-15. Section 18A.50.420 is amended as follows:

18A.50.420- Landscaping Standards

A. General Standards.

1. Where any structure is enlarged or expanded, then landscaping shall be provided for the area of said expansion or enlargement in accordance with LMC 18A.50.400, Landscaping. A change in use in an existing structure may require additional landscaping as set forth in this section.

2. If the development proposal is a structure remodel or exterior tenant improvement, and the parking area is not reconfigured or expanded, the following standards apply:

- a. Perimeter landscaping and parking area landscaping may be required pursuant to 18A.50.200, Community Design.
- b. Building and/or entry landscaping may be required pursuant to 18A.50.200, Community Design.

3. If the development proposal is a structure remodel or exterior tenant improvement, and the parking area is reconfigured or expanded, the following standards apply:

- a. Perimeter landscaping is required pursuant to LMC 18A.50.425-430, Landscaping.
- b. Parking area landscaping is required pursuant to LMC 18A.50.425.A.4, Landscaping Types.
- c. Building and/or entry landscaping may be required pursuant to 18A.50.200, Community Design.

4. If the development proposal is for a new structure, the following standards shall apply:

- a. Perimeter landscaping is required pursuant to LMC 18A.50.425-430.
- b. Parking area landscaping is required pursuant to LMC 18A.50.425.A.4, Landscaping Types.
- c. Building and/or entry landscaping may be required pursuant to 18A.50.200, Community Design.

5. All parking areas of over twenty thousand (20,000) square feet shall have a minimum of ten (10) percent of the total parking area, drive aisles, maneuvering area and loading space, landscaped as a means to reduce the barren appearance of the lot and to reduce the amount of stormwater runoff. Required perimeter landscaping adjacent to property lines shall not be calculated as accounting for a portion of the ten (10) percent figure.

6. All ingress or egress driveways, internal circulation routes and easements which provide access corridors to the subject lot, and which are not adjacent to a public right-of-way, shall be landscaped to the same standard as a public right-of-way.

7. All outside storage areas shall be screened by fencing and landscaping a minimum of five feet in depth unless it is determined by development plan review that such screening is not necessary because stored materials are not visually obtrusive.

8. All trash containers shall be screened from abutting properties and streets by a one hundred (100) percent sight-obscuring fence or wall and appropriate landscaping.

9. Landscaping shall be placed outside of fences unless it is determined by the Community Development Department that such arrangement would be detrimental to the stated purpose of this chapter.

10. All portions of a lot not devoted to a building, future buildings, parking, storage or accessory uses shall be landscaped in a manner appropriate to the stated purpose of this chapter. Type III landscaping is the minimum landscaping required if no other landscaping standards apply.

11. All required landscaping areas shall extend to the curb line or the property line, whichever is greater.

12. All required landscaping areas shall be surrounded by concrete curbing and shall contain soil of sufficient quantity and quality to allow landscaping plantings to flourish. Landscaping areas shall not be placed on top of any impervious surface.

13. Required landscaping for those areas that are inappropriate to landscape due to the existence of rail lines or other features, shall be relocated in the following manner and order:

- a. At the entry of the building.
- b. To another lot line.
- c. To an equal-sized area in another portion of the lot.
- d. To an area, as determined by the Community Development Director upon review with the owner or developer.
- e. The applicant shall post money into the City Street Tree Fund proportionate to the landscaping that cannot be relocated. The cost of the landscaping shall be based on a proportionate square foot cost of other areas on the lot that have been landscaped to a similar standard.

14. The perimeter of parking lots that abut residential zones or uses shall be landscaped with Type I landscaping and a solid wood or equivalent fence. Substitute fencing may be allowed at the discretion of the Community Development Director to address public safety concerns. The term “adjacent residential property,” for purposes of this section, shall mean abutting property, and lots immediately adjacent to abutting property.

15. Landscaping shall not conflict with the safety of those using adjacent sidewalks or with traffic safety.

16. The perimeter landscape strip of all property abutting Interstate 5 or abutting railroad right-of-way adjacent to Interstate 5 shall be increased to a minimum depth of fifteen (15) feet along the highway or railroad right-of-way frontage, unless a larger area is otherwise required by LMC 18A.50.425, Landscaping Types.

17. Quantity, arrangement and types of plants installed shall be appropriate to the size of the required landscape area and purpose of planting area described in LMC 18A.50.425, Landscaping Types.

18. Landscape plans shall include, where feasible, a diversity of native plant species which promote native wildlife habitat.

19. Landscaping buffers shall be required adjacent to any above ground storm water facilities of no less than five (5) feet in width.

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.~~

~~b.~~ 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.

21. Where the width of a required landscape strip exceeds the setback requirement for any structure subject to this section, the setback shall be increased to provide the full width of the landscape strip, except where otherwise permitted for commercial buildings under LMC 18A.50.200, Community Design.

22. Use of man-made non-vegetative material such as plastic or artificial plants or grass is prohibited as substitute for the required landscaping. Nonvegetative material is not a substitute

for plant material. Non-porous weed barriers are prohibited in landscaped areas. Bark, mulch, rock or other nonvegetative material shall only be used in conjunction with landscaping to assist vegetative growth and maintenance or to visually complement plant material.

23. Required landscape areas shall be provided with adequate drainage.

24. All trees shall be double (2) staked for the first two (2) years.

25. Slopes shall not exceed a 1 to 3 (1:3) ratio (height to width from center), in order to decrease erosion potential and assist in ease of maintenance.

B. Plant Standards. Where new landscaping is required, the following plant standards apply:

1. Deciduous tree. A minimum three (3) inch diameter at six (6) inches above grade at the time of planting.

2. Evergreen tree. A minimum six (6) feet in height above grade at the time of planting.

3. Low Shrub. Plants shall be a minimum of one (1) to two (2) feet in height at the time of planting with approximately a one (1) or two (2) gallon pot or ball-and-burlap.

4. Medium Shrub. Plants shall be a minimum of two (2) to three (3) feet in height at the time of planting with approximately a three (3) to five (5) gallon pot or ball-and-burlap.

5. Ornamental tree. A minimum of one (1) inch diameter for deciduous; a minimum of two (2) feet tall for evergreens. Ornamental trees may count as a medium shrubs, but do not count for trees otherwise required.

6. Vegetative Groundcover. Grass sod, or spreading groundcover in four (4) inch pots with a maximum spacing of nine (9) inches, or one (1) gallon pots with a maximum spacing of eighteen (18) inch and of sufficient size, spacing and species as to spread to form a solid cover of the planting area within two (2) years from the time of planting.

7. Drought Tolerant Plants. The use of native and drought tolerant, low water use plants shall be incorporated into landscape design plans.

C. Irrigation Standards. The intent of this standard is to ensure that plants will survive the critical establishment period when they are most vulnerable to lack of watering and to survive periods of extended drought once they are established.

1. Irrigation systems shall be incorporated into a landscaping area and the applicant shall prepare a water use and conservation plan for review and approval by the City Engineer and Community Development Director.

2. The applicant shall choose one of the following options to provide all landscaped areas with an irrigation method:

a. A permanent underground irrigation method with an automatic controller plus an overriding rain switch. All landscape that is placed in median strips in the middle of street rights-of-ways shall be irrigated with underground automated irrigation systems.

b. An irrigation method which provides sufficient water to ensure that the plants will become established. The method shall be required to be permanent unless the plant material selected is classified as drought tolerant and a permanent irrigation system is determined to be unnecessary

by the Community Development Department, in which case irrigation standards shall be required only during the first growing season following installation. Even if drought tolerant plants are used in the landscape design, there must be an identified method to easily provide water to the plants in the case of a drought. Any automatic/mechanical system designed under this option shall be fitted with an overriding rain switch.

Section 24. CPA-2016-16. Section 18A.40.500 LMC which is title-only, uncaptioned “Planned Development District” is created.

Section 25. Section 18A.40.510 LMC entitled “Purpose” is created to read as follows:

18A.40.510- Purpose - Planned Development District

A Planned Development District 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 Development District 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 26. Section 18A.40.520 LMC entitled “Application for a Planned Development District (PDD)” is created to read as follows:

A. A PDD 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 PDD shall be submitted to the community development department on forms provided by the department along with established fees. For those Planned Development Districts that include the division of land, a PDD 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 PDD 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 PDD 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 Development District 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 PDD 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 27. Section 18A.40.530 LMC entitled “Public hearing – Planned Development District” 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 28. Section 18A.40.540 LMC entitled “Required findings – Planned Development District” is created to read as follows:

A PDD 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 PDD is consistent with the Comprehensive Plan; and

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

D. The perimeter of the PDD 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 PDD 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 PDD 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 29. Section 18A.40.550 LMC entitled “Action of hearing examiner – Planned Development District 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 PDD, 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 30. Section 18A.40.560 LMC entitled "Minimum size" is created to read as follows:

Planned development districts 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 development district process.

Section 31. 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 development district 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 32. 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 development district 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 development district 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 33. Section 18A.40.590 LMC entitled “Required open space and recreation facilities” is created to read as follows:

In planned development districts, 20 percent of the net development area shall be established as open space and/or planned development district 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 34. Section 18A.40.600 LMC entitled “Multiple zoning districts” is created to read as follows:

If a planned development district 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 development district.

Section 35. Section 18A.40.610 LMC, entitled, “Binding site plan” is created to read as follows:

A binding site plan is required for all planned developments district 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 development district shall be submitted with the binding site plan. Planned development district 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 36. Section 18A.40.620 LMC, entitled, “Phased development” is created to read as follows:

If a planned development district is planned to be completed in more than two years from the date of preliminary plat/site plan approval, the planned development district 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 development district shall meet all the requirements of a planned development district independently.

Section 37. 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. PDDs shall be subject to design review in accordance with LMC 18A.50.200-241.

Section 38. 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 39. CPA-2016-17. Section 18A.30.530 and 18A.30.540 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

B. CBD Zoning District

1. Multifamily Dwelling (Level 2/3)
2. Co-Housing
3. Assisted Living Facilities
4. Continuing Care Retirement Community
5. Nursing Home
6. Community and Cultural Services (Level 1/2/3)
7. Daycare Facilities (Level 1/2)
8. Government Administration Facilities (Level 1/2/3)
9. Health Services
10. Outdoor Recreation (Level 1/2)
11. Postal Services (Level 1/2)
12. Public Maintenance Facilities (Level 1)
13. Religious Assembly (Level 1/2/3)
14. Social Services (Level 1/2)
15. Transportation (Level 1/2/3)
16. Communication Facilities (Level 1/2/3/4)
17. Electrical Facilities (Level 1)
18. Natural Gas Facilities (Level 1)
19. Sewage Collection Facilities
20. Stormwater Facilities (Level 1)
21. Waste Transfer Facilities (Level 1)
22. Water Supply Facilities (Level 1/2)
23. Amusement and Recreation (Level 1/2/3)
24. Building/Garden Supply and Nurseries (Level 1/2/3)
25. Business Services
26. Convenience Commercial (Level 1/2)
27. Eating and Drinking Establishment (Level 1/2/3/4)
28. Food Stores (Level 1/2)
29. Funeral Services (Level 1)
30. Lodging (Level 3)
31. Motor Vehicle Service and Repair (Level 1/2)
32. Personal Services (Level 1/2)

33. Pet Sales and Services (Level 1/2)
34. Private Training School
35. Professional Offices (Level 1/2/3)
36. Rental and Repair Services (Level 1/2/3)
37. Sales of General Merchandise (Level 1/2/3/4)
38. Sales of Secondhand Property (Level 1/2)
39. Limited Manufacturing/Assembly (Level 1)
40. Printing and Publishing (Level 1/2)
41. Civic Accessory Uses
42. Commercial Accessory Uses

C. C1 Zoning District

1. Community and Cultural Services (Level 1/2/3)
2. Daycare Facilities (Level 2)
3. Government Administration Facilities (Level 1/2)
4. Health Services
5. Outdoor Recreation (Level 1/2)
6. Postal Services (Level 1)
7. Public Maintenance Facilities (Level 1/2)
8. Religious Assembly (Level 1/2/3)
9. Social Services (Level 1/2/3)
10. Transportation (Level 1/2)
11. Communication Facilities (Level 1/2/3/4)
12. Electrical Facilities (Level 1/2)
13. Natural Gas Facilities (Level 1)
14. Sewage Collection Facilities
15. Stormwater Facilities (Level 1)
16. Waste Transfer Facilities (Level 1)
17. Water Supply Facilities (Level 1/2)
18. Amusement and Recreation (Level 1/2/3/4)
19. Building/Garden Supply and Nurseries (Level 1/2/3)
20. Business Services
21. Convenience Commercial (Level 1/2/3)
22. Drive-Through Facilities
23. Eating and Drinking Establishment (Level 1/2/3/4)
24. Food Stores (Level 1/2)
25. Funeral Services (Level 1)
26. Lodging (Level 3)
27. Manufactured and Modular Homes Sales
28. Motor Vehicle Service and Repair (Level 1/2/3)
29. Motor Vehicle Sales and Rental (Level 1)
30. Personal Services (Level 1/2)
31. Pet Sales and Services (Level 1/2)
32. Private Training School (Level 1/2)
33. Professional Offices (Level 1)
34. Rental and Repair Services (Level 1/2/3)

35. Sales of General Merchandise (Level 1/2)
36. Sales of Secondhand Property (Level 1/2/3)
37. Storage (Level 1)
38. Limited Manufacturing/Assembly (Level 1)
39. Contractor Yards (Level 1)
40. Flex Space (Level 1/2)
41. Motion Picture Production Studios
42. Printing and Publishing (Level 1/2)
43. Warehousing, Distribution and Freight Movement (Level 1/2)
44. Civic Accessory Uses
45. Commercial Accessory Uses
46. Industrial Accessory Uses

D. C2 Zoning District

1. Community and Cultural Services (Level 1/2/3)
2. Daycare Facilities (Level 2)
3. Government Administration Facilities (Level 1/2)
4. Health Services
5. Outdoor Recreation (Level 1/2)
6. Postal Services (Level 1/2)
7. Public Maintenance Facilities (Level 1/2)
8. Religious Assembly (Level 1/2/3)
9. Social Services (Level 1/2/3)
10. Transportation (Level 1/2)
11. Communication Facilities (Level 1/2/3/4)
12. Electrical Facilities (Level 1/2)
13. Natural Gas Facilities (Level 1)
14. Sewage Collection Facilities
15. Stormwater Facilities (Levels 1)
16. Waste Transfer Facilities (Level 1)
17. Water Supply Facilities (Level 1/2)
18. Amusement and Recreation (Level 1/2/3/4)
19. Building/Garden Supply and Nurseries (Level 1/2/3/4)
20. Business Services
21. Buy-Back Recycling Center
22. Convenience Commercial (Level 1/2/3)
23. Drive-Through Facilities
24. Eating and Drinking Establishment (Level 1/2/3/4)
25. Food Stores (Level 1/2)
26. Funeral Services (Level 1)
27. Lodging (Level 3)
28. Manufactured and Modular Homes Sales
29. Motor Vehicle Sales and Rental (Level 1/2)
30. Motor Vehicle Service and Repair (Level 1/2/3/4/5)
31. Personal Services (Level 1/2)
32. Pet Sales and Services (Level 1/2)

33. Private Training School
34. Professional Offices (Level 1/2/3)
35. Rental and Repair Services (Level 1/2/3)
36. Sales of General Merchandise (Level 1/2/3/4)
37. Sales of Secondhand Property (Level 1/2/3)
38. Storage (Level 1/2)
39. Limited Manufacturing/Assembly (Level 1/2)
40. Contractor Yards (Level 1)
41. Flex Space (Level 1/2)
42. Motion Picture Production Studios
43. Printing and Publishing (Level 1/2)
44. Warehousing, Distribution and Freight Movement (Level 1/2)
45. Civic Accessory Uses
46. Commercial Accessory Uses
47. Industrial Accessory Uses

E. C3 Zoning District

1. Large-Scale Commercial Facilities anchored by one or more Sales of General Merchandise (Level 4) and/or Building/Garden Supply and Nurseries (Level 3) uses, which may be collocated or otherwise integrated with one or more of the following uses either within the same structure or upon the same site:

- a. Multifamily Dwelling (Level 3)
 - b. Assisted Living Facilities
 - c. Community and Cultural Services (Level 3)
 - d. Daycare Facilities (Level 2)
 - e. Health Services
 - f. Amusement and Recreation (Level 4)
 - g. Business Services
 - h. Convenience Commercial (Level 3)
 - i. Eating and Drinking Establishment (Level 3/4)
 - j. Food Stores (Level 1/2/3)
 - k. Personal Services (Level 1/2)
 - l. Pet Sales and Services (Level 1/2/3)
 - m. Professional Offices (Level 3)
2. Transportation (Level 2)
3. Communication Facilities (Level 1/2)
4. Electrical Facilities (Level 1/2)
5. Natural Gas Facilities (Level 1)
6. Sewage Collection Facilities
7. Stormwater Facilities (Level 1/2)
8. Waste Transfer Facilities (Level 1)
9. Water Supply Facilities (Level 1)
10. Civic Accessory Uses
11. 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)
- ~~2.~~ Type 2 Group Home (Level 3)
- ~~3.~~ Drive-Through Facilities
- ~~4.~~ Motor Vehicle Sales and Rental (Level 1/2/3)

B. CBD Zoning District

1. Type 2 Group Home (Level 3)
2. Food Stores (Level 3)
3. Stormwater Facilities (Level 2/3)

C. C1 Zoning District

1. Government Administration Facilities (Level 3)
2. Outdoor Recreation (Level 4)
3. Postal Services (Level 2)
4. Public Maintenance Facilities (Level 3)
5. Stormwater Facilities (Level 2/3)
6. Waste Transfer Facilities (Level 2)
7. Water Supply Facilities (Level 3)
8. Convenience Commercial (Level 4)
9. Lodging (Level 2)
10. Motor Vehicle Sales and Rental (Level 2)
11. Motor Vehicle Service and Repair (Level 4/5)
12. Pet Sales and Service (Level 3)
13. Professional Offices (Level 3)
14. Rental and Repair Services (Level 3/4)
15. Sales of General Merchandise (Level 3/4)
16. Research, Development, and Laboratories (Level 1)

D. C2 Zoning District

1. Government Administration Facilities (Level 3)
2. Public Maintenance Facilities (Level 3)
3. Outdoor Recreation (Level 4)
4. Stormwater Facilities (Level 2/3)
5. Waste Transfer Facilities (Level 2)
6. Water Supply Facilities (Level 3)
7. Convenience Commercial (Level 4)
8. Lodging (Level 2)
9. Motor Vehicle Sales and Rental (Level 3)
10. Pet Sales and Service (Level 3)
11. Rental and Repair Services (Level 4)

E. C3 Zoning District

1. Postal Services (Level 2)
2. Religious Assembly (Level 3)
3. Drive-Through Facilities
4. Motor Vehicle Services and Repair (Level 1/2)

Section 40. 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 41. 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 42. 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 21st day of November, 2016.

CITY OF LAKEWOOD

Don Anderson, Mayor

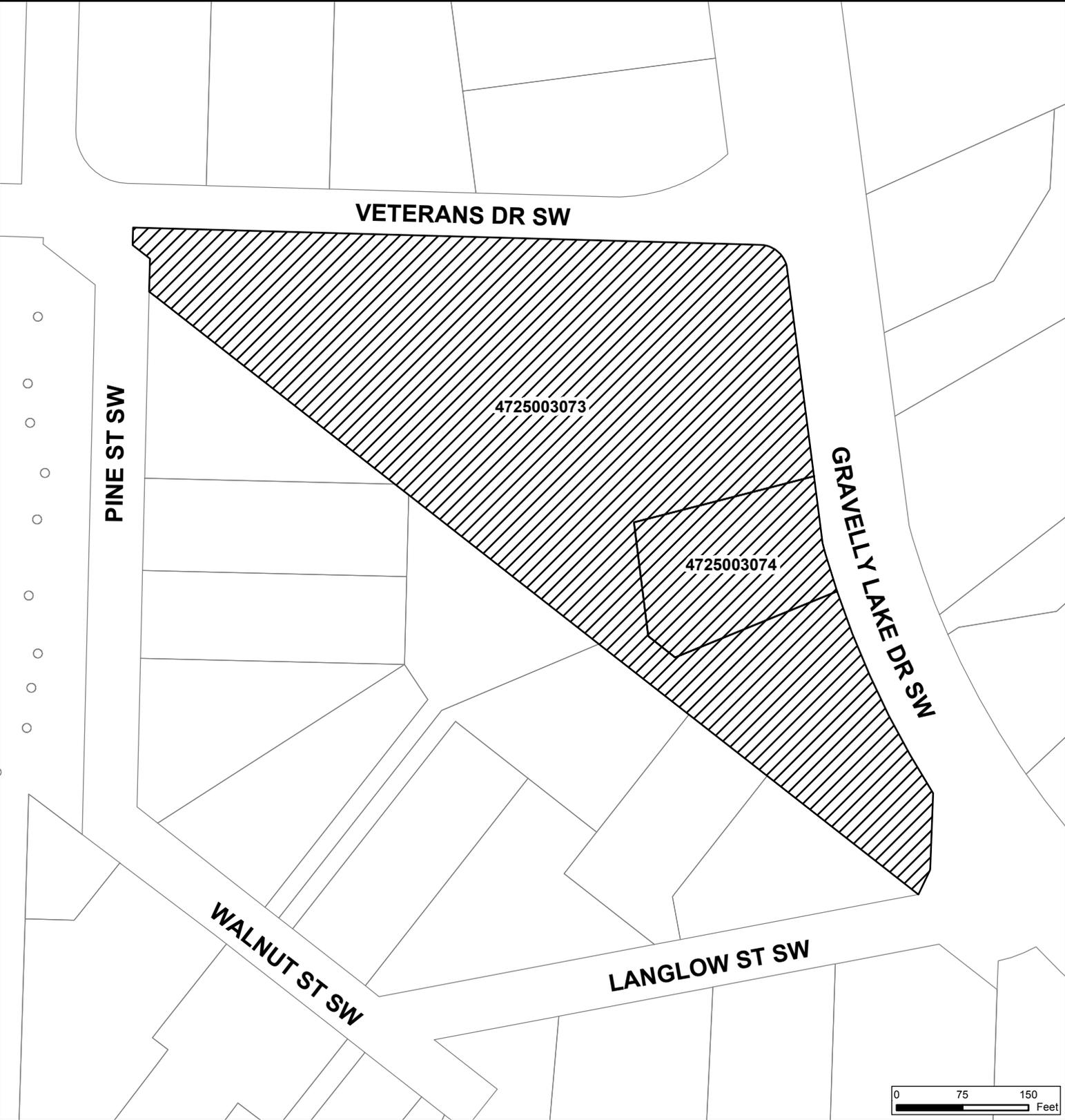
Attest:

Alice M. Bush, MMC, City Clerk

Approved as to Form:

Heidi Ann Wachter, City Attorney

Exhibit A



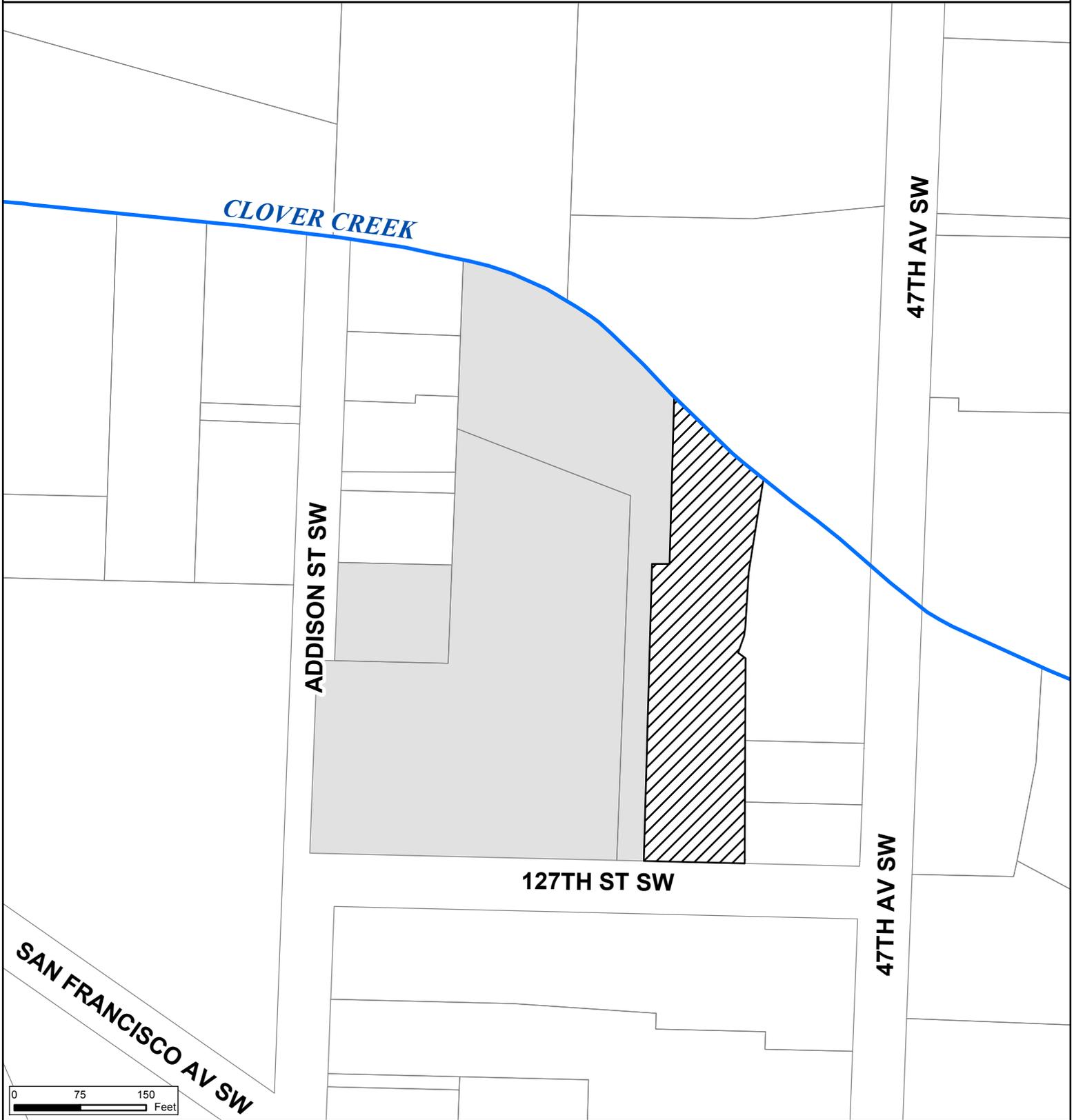
Map Date: November 16, 2016

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

-  Tax Parcels 4725003073 & 4725003074
-  Tax Parcel

This product was prepared with care by City of Lakewood GIS. City of Lakewood expressly disclaims any liability for any inaccuracies which may yet be present. This is not a survey. Datasets were collected at different accuracy levels by various sources. Data on this map may be shown at scales larger than its original compilation. Call 253-589-2489 for further information.

Exhibit B



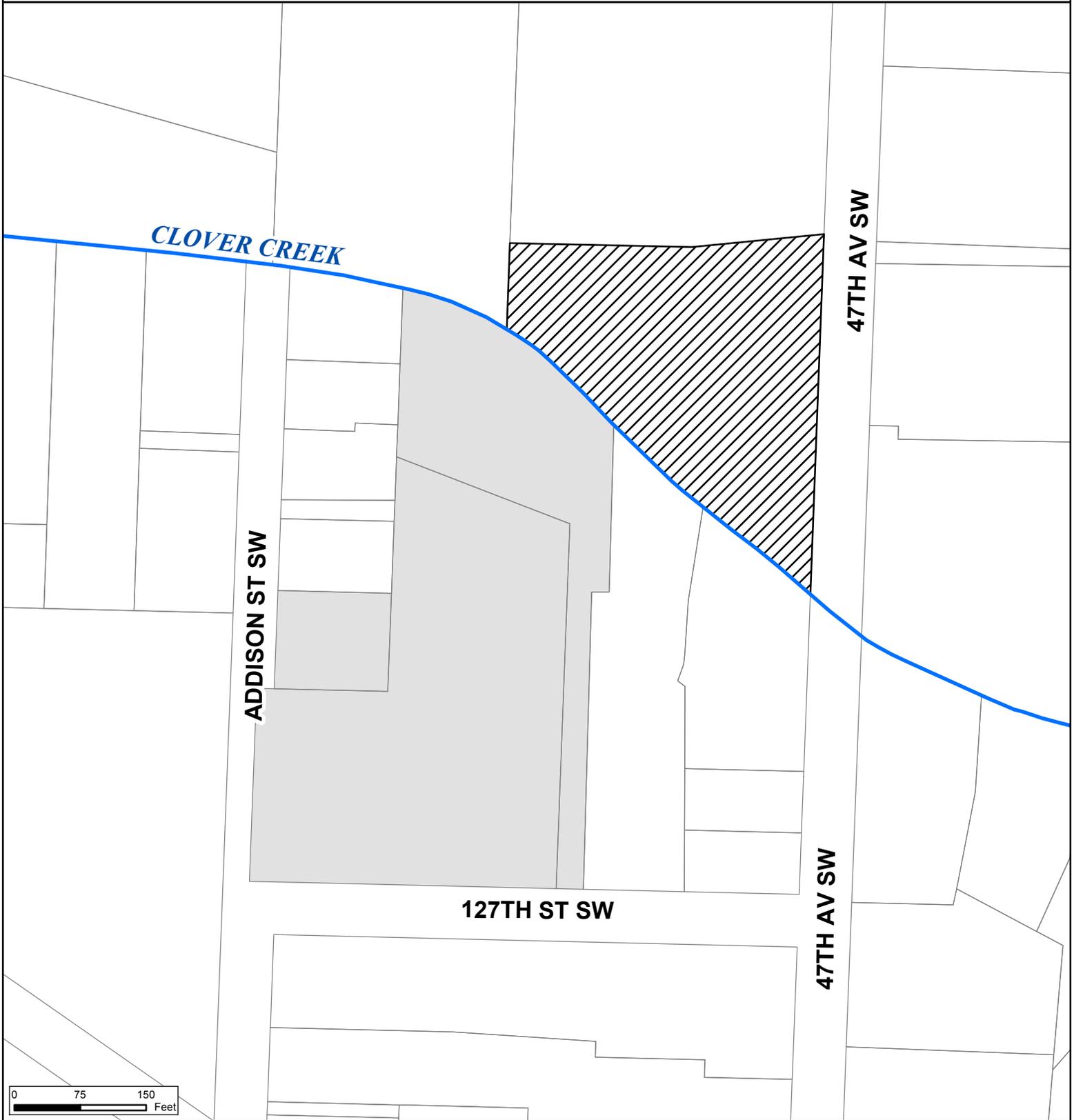
Map Date: November 16, 2016

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

-  Tax Parcel 0219123015
-  Springbrook Park
-  Tax Parcel

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Exhibit C



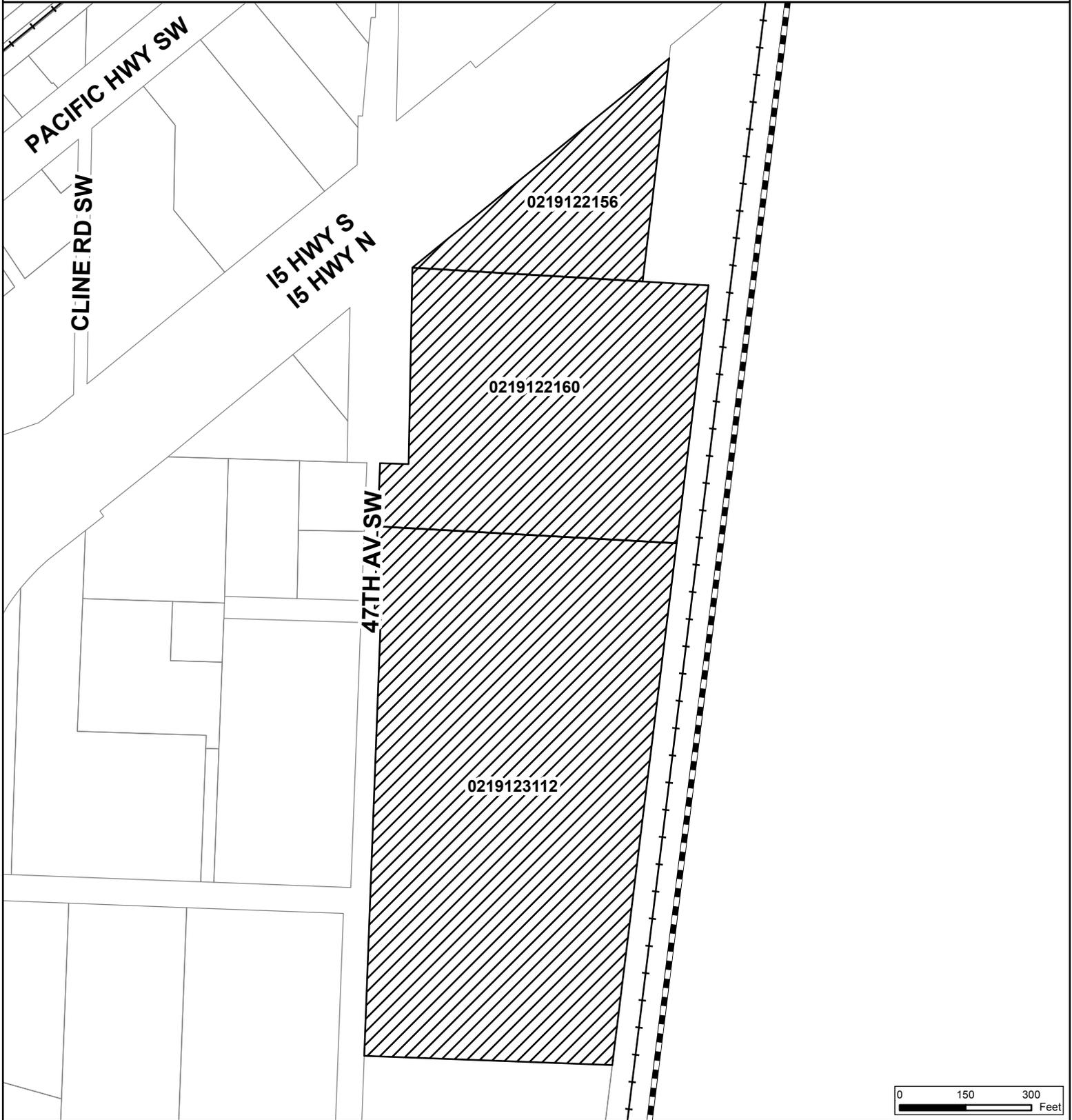
Map Date: November 16, 2016

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

-  Tax Parcel 0219123082
-  Springbrook Park
-  Tax Parcel

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Exhibit D



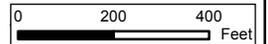
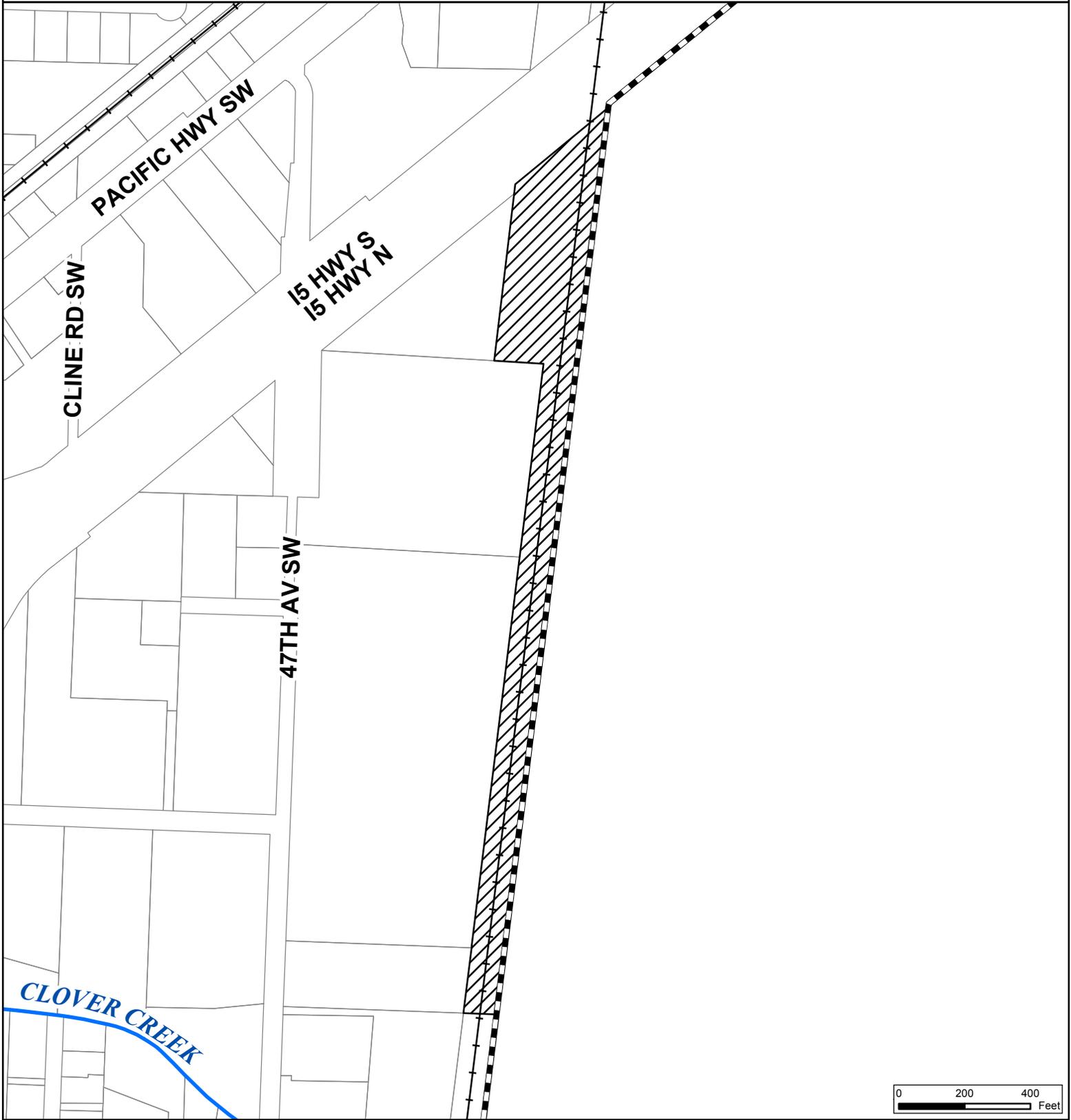
-  Tax Parcels 0219122156, 0219122160, 0219123112
-  Tax Parcel
-  Railroad Track
-  Lakewood City Limit

Map Date: November 16, 2016

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

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Exhibit E



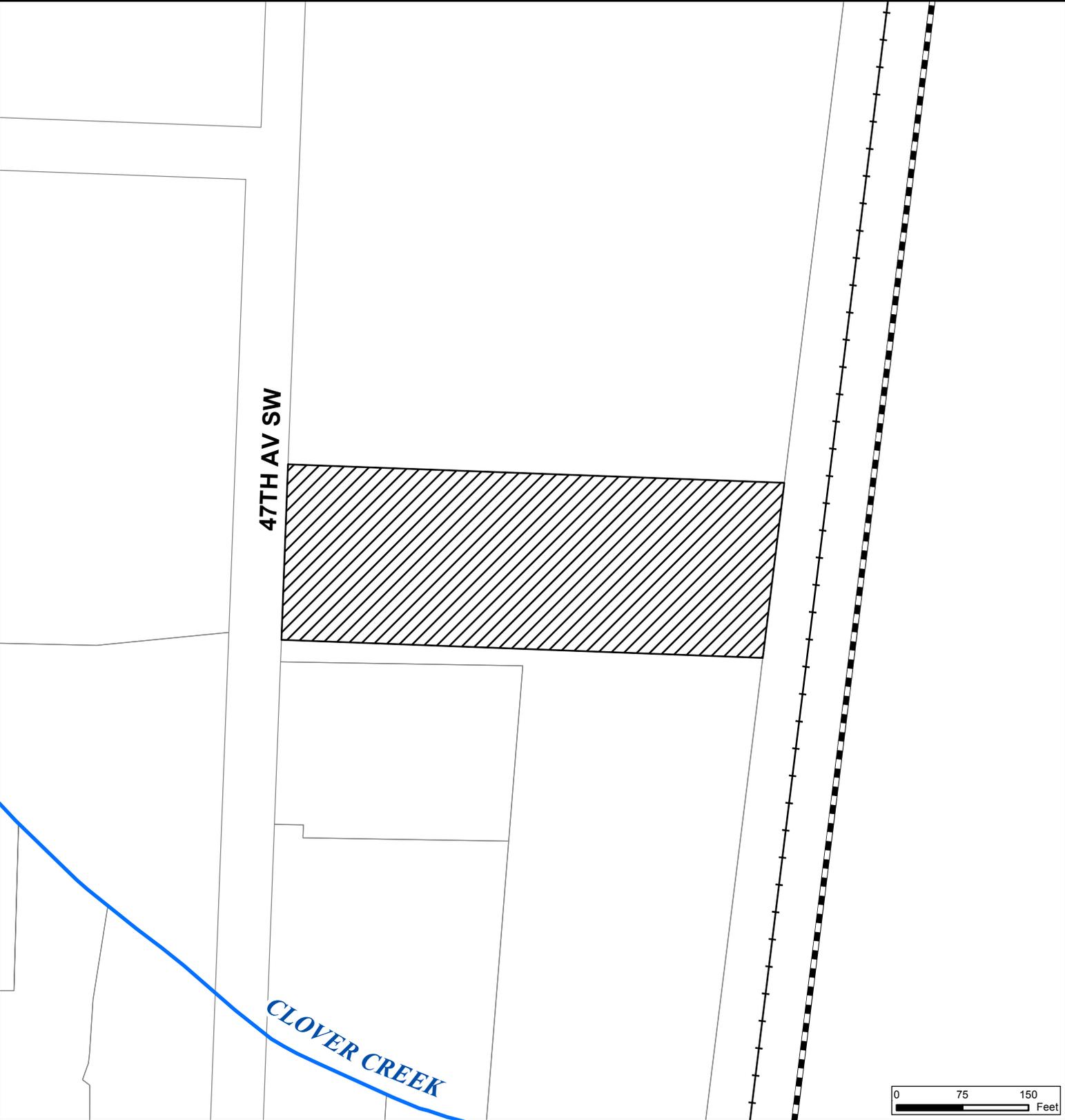
Map Date: November 16, 2016

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

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Exhibit F



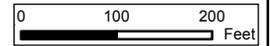
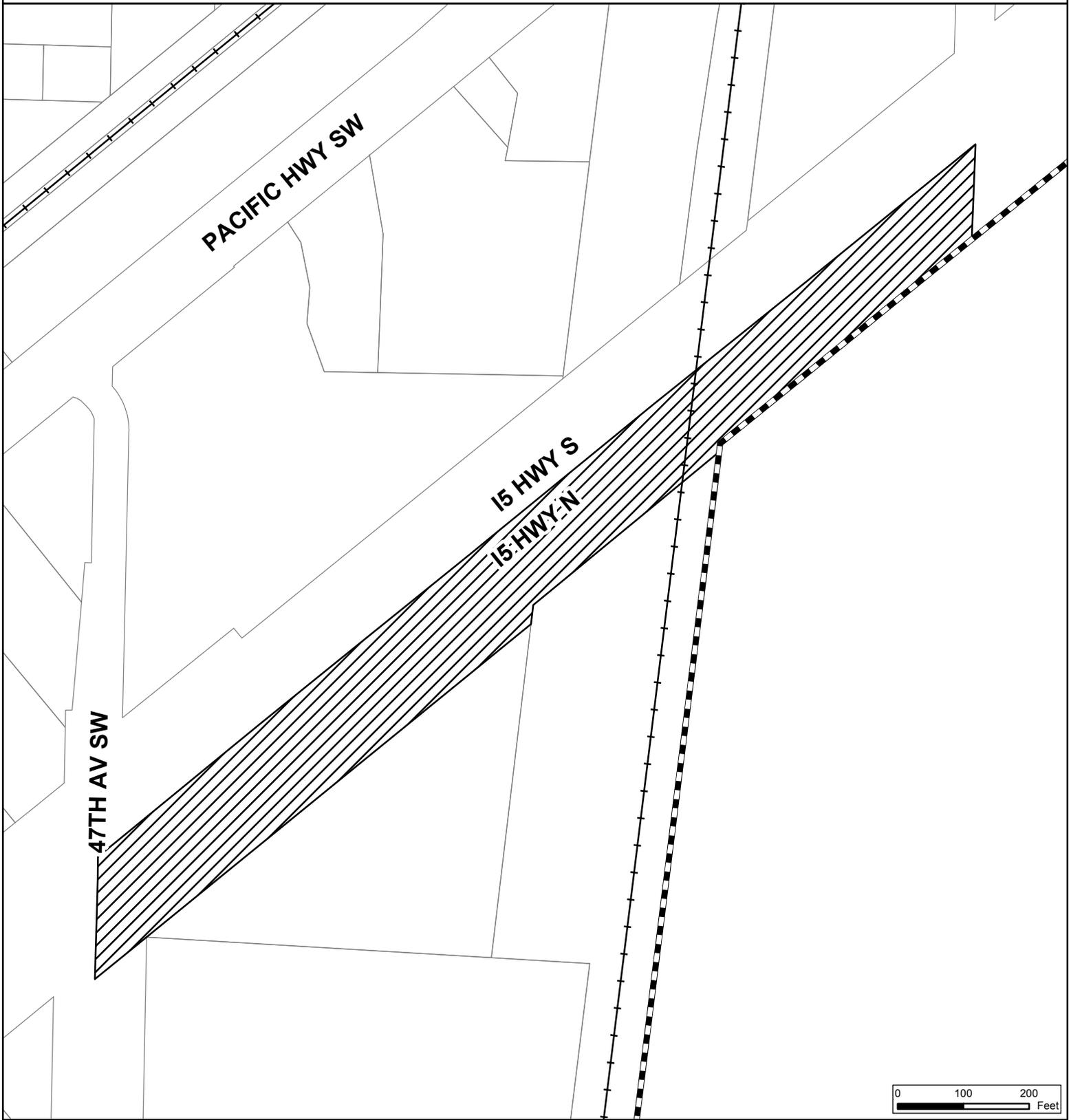
-  Tax Parcel 0219123046
-  Tax Parcel
-  Railroad Track
-  Lakewood City Limit

Map Date: November 16, 2016

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

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Exhibit G



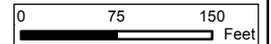
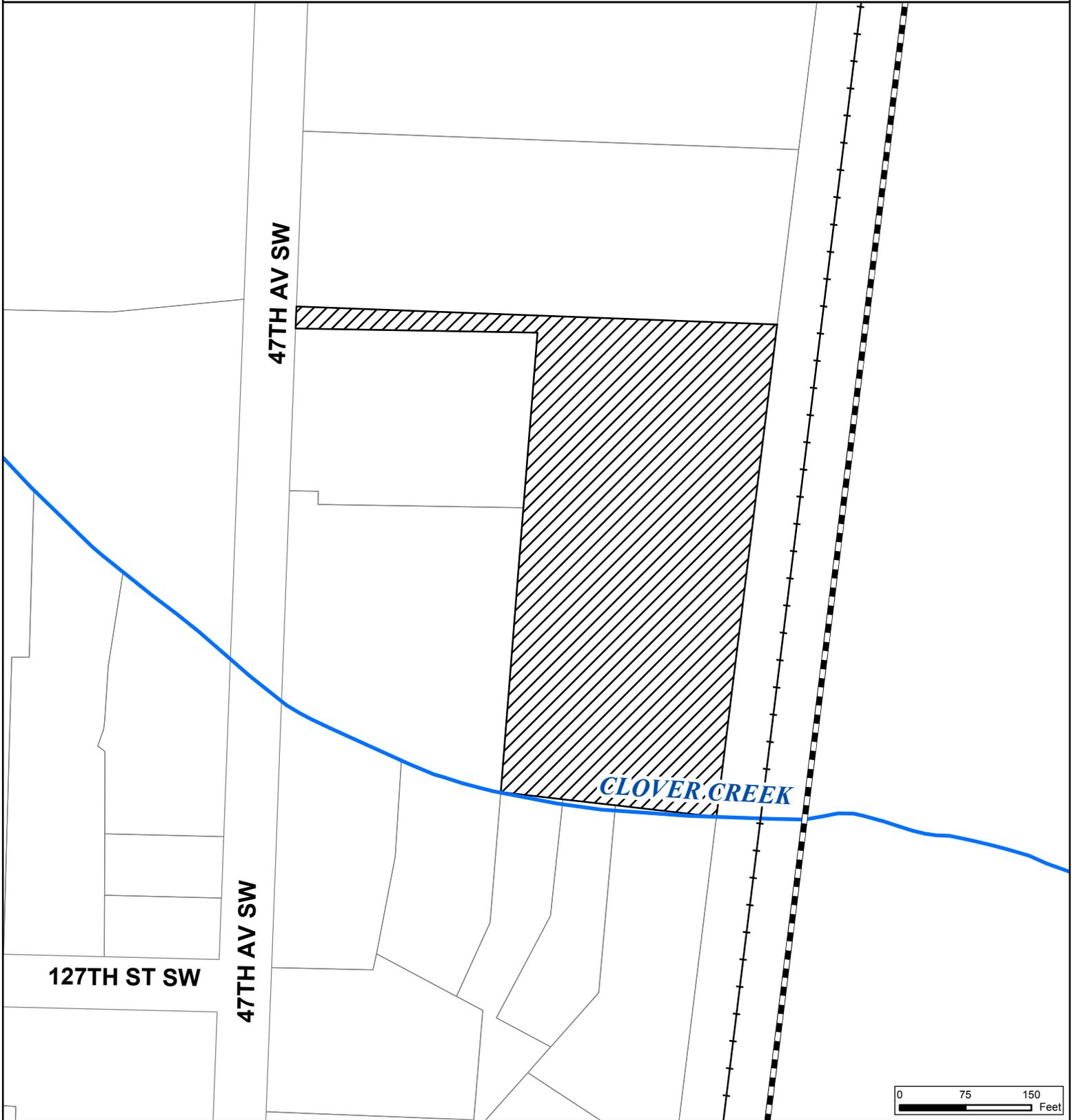
Map Date: November 16, 2016

-  **WSDOT I-5 Right-of-Way**
-  Tax Parcel
-  Railroad Track
-  Lakewood City Limit

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

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Exhibit H



Map Date: November 16, 2016

-  Tax Parcel 0219123116
-  Tax Parcel
-  Railroad Track
-  Lakewood City Limit

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

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

(Legal Notice)
November 22, 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 21st day of November, 2016.

ORDINANCE NO. 651

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.

This Ordinance shall be in full force and effect thirty (30) days after final passage.

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

<p>DATE ACTION IS REQUESTED: November 21, 2016 Adoption</p> <p>REVIEW: November 7, 2016 Public Hearing</p> <p>September 26, 2016 Study Session</p>	<p>TITLE: An ORDINANCE of the City Council making a declaration of substantial need for purposes of setting the limit factor for the 2017 property tax levy.</p> <p>ATTACHMENTS: Ordinance Ordinance summary</p>	<p>TYPE OF ACTION:</p> <p><input checked="" type="checkbox"/> ORDINANCE NO. 652</p> <p><input type="checkbox"/> RESOLUTION</p> <p><input type="checkbox"/> MOTION</p> <p><input type="checkbox"/> OTHER</p>
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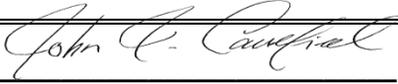
SUBMITTED BY: Tho Kraus, Assistant City Manager/Administrative Services

RECOMMENDATION: City Council adopts this ordinance making a declaration of substantial need for the purposes of setting the limit factor of 1% for the 2017 property tax levy.

DISCUSSION: Per state statute, the City is authorized to increase its property tax annually up to the lesser of Implicit Price Deflator (IPD) or one percent (1%). The 2016 IPD for the 2017 property tax levy is 0.953%. If the City Council wishes to adopt a 1% property tax levy increase, it must also adopt a Declaration of Substantial Need Ordinance.

ALTERNATIVES: The City Council may choose to set the limit factor at the IPD rate of 0.953% or less; however that would negatively impact the City's finances.

FISCAL IMPACT: The current 2017 property tax revenue estimate of \$6,711,734 is based on the 1% limit factor. A limit factor based on IPD of 0.953% reduces the revenue estimate by \$3,094. A 0% change reduces the revenue estimate by approximately \$65,830.

<p>_____ Prepared by</p> <p>_____ Department Director</p>	 <hr style="width: 25%; margin: auto;"/> <p>City Manager Review</p>
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ORDINANCE NO. 652

AN ORDINANCE of the City Council of the City of Lakewood, Washington, making a declaration of substantial need for purposes of setting the limit factor for the property tax levy for 2017.

WHEREAS, RCW 84.55.010 provides that a taxing jurisdiction may levy taxes in an amount no more than the limit factor multiplied by the highest lawful levy plus additional amounts resulting from new construction and improvements to property, newly constructed wind turbines, and any increase in the value of state-assessed utility property;

WHEREAS, under RCW 84.55.005(2)(C), the limit factor for a taxing jurisdiction with a population of 10,000 or over is the lesser of 101 percent or 100 percent plus inflation;

WHEREAS, RCW 84.55.005(1) defines “inflation” as the percentage change in the implicit price deflator for personal consumption expenditures for the United States as published for the most recent 12-month period by the Bureau of Economic Analysis of the federal Department of Commerce in September of the year before the taxes are payable;

WHEREAS, “inflation” for July 2016 is 0.953% and the limit factor is 1%, meaning that the taxes levied in the City of Lakewood in 2016 for collection in 2017 will decrease except for the amount resulting from new construction and improvements to property, newly constructed wind turbines, and any increase in the value of state-assessed utility property;

WHEREAS, RCW 84.55.0101 provides for use of a limit factor of 101 percent or less with a finding of substantial need by a majority plus one councilmembers;

WHEREAS, the City Council adopted financial policies that include strong policies on reserve levels for the City’s operating funds; the proposed budget ensures that by the end of 2018, General Fund reserves shall be at least 12% of General and Street operating revenues, a significant improvement from previous years’ ending fund balances. The 2017-2018 proposed budget continues the City’s sound financial footing by maintaining General Fund reserves at the 12% policy objective at the end of 2018. Using reserves and one-time monies to finance ongoing programs as was the case in previous years only masks and pushes out the financial challenges facing the City. The 2017-2018 proposed budget ensures operating expenditures are within the constraints of available operating revenues and does not use reserves to balance the budget. As a result, the proposed budget is compliant with the City’s financial policies. Additionally, the City has one labor contract that expires at the end of 2016. The City has started the process; however the financial impact will not be known until the agreement is in place. Labor costs have and are expected to continue to increase above 1%. Annual step increases range from 3.5% to 6% on top of cost of living adjustments (COLA) depending on the labor group.

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

SECTION 1. A finding is made of substantial need under RCW 84.55.0101, which authorizes the use of a limit factor of 101 percent for the property tax levy for 2017.

SECTION 2. Severability. The provisions of this ordinance are declared separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this ordinance or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of this ordinance, or the validity of its application to other persons or circumstances.

SECTION 3. Corrections. The City Clerk and the codifiers of this ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener/clerical errors, references, ordinance number, section/subsection numbers and any references thereto.

SECTION 4. Effective Date. That this Ordinance shall be in full force and effect five (5) days after publication of the Ordinance as required by law.

ADOPTED by the City Council this 21st day of 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
Lakewood City Hall
6000 Main Street SW
Lakewood, WA 98499
(253) 589-2489

(Legal Notice)
November 22, 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 21st day of November, 2016.

ORDINANCE NO. 652

AN ORDINANCE of the City Council of the City of Lakewood, Washington, making a declaration of substantial need for purposes of setting the limit factor for the property tax levy for 2017.

This Ordinance shall be in full force and effect five (5) days after publication as required by law.

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

<p>DATE ACTION IS REQUESTED: November 21, 2016 Adoption</p> <p>REVIEW: November 7, 2016 Public Hearing</p> <p>September 26, 2016 Study Session</p>	<p>TITLE: An ORDINANCE of the City Council setting the 2017 Levy for the City of Lakewood’s collection of property tax.</p> <p>ATTACHMENTS:</p> <ol style="list-style-type: none"> 1. Ordinance 2. <u>Preliminary Certification</u> of Assessed Values from the Pierce County Assessor’s Office for tax collections in 2017. 3. Pierce County <u>Assessor’s Property Tax Worksheet</u> for the calculation of the levy lid cap – levy rate for the City of Lakewood and for budget year 2017. 	<p>TYPE OF ACTION:</p> <p><input checked="" type="checkbox"/> ORDINANCE NO. 653</p> <p><input type="checkbox"/> RESOLUTION</p> <p><input type="checkbox"/> MOTION</p> <p><input type="checkbox"/> OTHER</p>
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SUBMITTED BY: Tho Kraus, Assistant City Manager/Administrative Services

RECOMMENDATION: It is recommended that the City Council adopt this ordinance to increase the property tax levy by 1% as allowed by state law (subject to the City Council making a declaration of substantial need), in addition to increases related to new construction, improvements to property, newly constructed wind turbines, any increases in the value of state-assessed property, any annexations that have occurred and administrative refunds.

DISCUSSION:

- Continued to page 2 -

ALTERNATIVES: The City Council may choose to set the limit factor at the IPD rate of 0.953% or less; however that would negatively impact the City’s finances.

FISCAL IMPACT: The current 2017 property tax revenue estimate of \$6,711,734 is based on the 1% limit factor. A limit factor based on IPD of 0.953% reduces the revenue estimate by \$3,094. A 0% change reduces the revenue estimate by approximately \$65,830.

<p>Prepared by _____</p> <p>Department Director _____</p>	 <p>_____ City Manager Review</p>
---	--

DISCUSSION: - continued -

The City of Lakewood assesses a levy on all property within the boundaries of the City. The Pierce County Assessor submitted to the City the 2016 preliminary certification of assessed values and subsequent property tax working papers. This working paper identifies the Statutory Rate Limitations for the levy calculation and the lid level rate calculations at 1.01 and 1.00953.

The highest lawful levy for collection in 2016 is \$6,582,983, plus additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, any increase in the value of state assessed property, any annexations that have occurred and administrative refunds. The preliminary levy limit calculation includes: additional revenue from new construction in the amount of \$48,067; administrative refunds in the amount of \$14,854; and an increase from state-assessed property in the amount of \$13,754 for a total preliminary 2017 property tax levy of \$6,725,488.

The dollar amount of the increase over the actual 2016 levy of \$6,644,634 (which is the regular levy of \$6,582,983 plus administrative refunds of \$61,651) is \$4,178.83 and 0.0629 percent. This increase is exclusive of additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, any increase in the value of state-assessed property, any annexations that have occurred and administrative refunds.

ORDINANCE NO. 653

AN ORDINANCE of the City Council of the City of Lakewood, Washington, relating to ad valorem property taxes; establishing the amount to be raised in 2017 by taxation on the assessed valuation of the property of the City; and setting the property tax levy rate for 2017.

WHEREAS, the City Council of the City of Lakewood has met and considered its budget for the budget years 2017 - 2018; and

WHEREAS, the City Council conducted the public hearing on the 2017 property tax levy on November 7, 2016;

WHEREAS, the City Council, after hearing and duly considering all relevant evidence and testimony, determined that it is necessary to meet the expenses and obligations of the City, to increase the regular property tax levy by the 1.0% limit factor as prescribed in RCW 84.55.0101;

WHEREAS, the district's actual levy amount from the previous year was \$6,644,634; and

WHEREAS, the population of this district is more than 10,000; and

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

SECTION 1. Increase in the Highest Lawful Levy. The highest lawful levy for collection in 2016 is \$6,582,983, plus additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, any increase in the value of state assessed property, any annexations that have occurred and administrative refunds. The preliminary levy limit calculation includes: additional revenue from new construction in the amount of \$48,067; administrative refunds in the amount of \$14,854; and an increase from state-assessed property in the amount of \$13,754 for a total preliminary 2017 property tax levy of \$6,725,488.

SECTION 2. Dollar and Percentage Increase from the 2016 Actual Property Tax Levy. The dollar amount of the increase over the actual 2016 levy of \$6,644,634 (which is the regular levy of \$6,582,983 plus administrative refunds of \$61,651) is \$4,178.83 and 0.0629 percent. This increase is exclusive of additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, any increase in the value of state-assessed property, any annexations that have occurred and administrative refunds.

SECTION 3. Estimated Tax Levy. The estimated 2017 regular property tax levy is established at the maximum 101 percent limit. The annual amount of property taxes and rates necessary to raise the estimated budget revenue in 2017 is hereby levied upon real and personal property subject to taxation in the City as follows:

Estimated 2017 Tax Levy

True and Fair Value of Tax Base: \$5,419,721,591

Estimated Levy Rate: \$1.2409

SECTION 4. Maximum Allowable Levy and Certification. The estimated property tax revenues and rates will be subsequently adjusted by the Pierce County Assessor-Treasurer to the maximum allowable amount as specified by state law, including administrative refund, when the property values are finally certified. The levy certifications will then be completed using the final certified figures and forwarded to the Assessor-Treasurer.

SECTION 5. Effective Date. That this Ordinance shall be in full force and effect five (5) days after publication of the Ordinance as required by law.

ADOPTED by the City Council this 21st day of 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
Lakewood City Hall
6000 Main Street SW
Lakewood, WA 98499
(253) 589-2489

(Legal Notice)
November 22, 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 21st day of November, 2016.

ORDINANCE NO. 653

AN ORDINANCE of the City Council of the City of Lakewood, Washington, relating to ad valorem property taxes; establishing the amount to be raised in 2017 by taxation on the assessed valuation of the property of the City; and setting the property tax levy rate for 2017.

This Ordinance shall be in full force and effect five (5) days after publication as required by law.

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: _____.



Pierce County

Mike Lonergan, Assessor-Treasurer

2401 South 35th Street
Tacoma, WA 98409-7498
(253) 798-6111 FAX (253) 798-3142
ATLAS (253) 798-3333
www.piercecountywa.org/atr

RECEIVED

SEP 14 2016

CITY OF LAKEWOOD
City Clerk's Office

September 9, 2016

OFFICIAL NOTIFICATION TO: LAKWOOD

RE: 2016 PRELIMINARY ASSESSED VALUES

FOR REGULAR LEVY

Total Taxable Regular Value	5,419,721,591
Highest lawful regular levy amount since 1985	6,582,983.44
Last year's actual levy amount	6,644,634.44
Additional revenue from current year's NC&I	48,066.60
Additional revenue from annexations (RCW 84.55)	0.00
Additional revenue from administrative refunds (RCW 84.69)	14,854.37
<i>No additional revenue from administrative refunds will be allowed if you are limited by your statutory rate limit.</i>	
Additional revenue from increase in state-assessed property	0.00

FOR EXCESS LEVY

Taxable Value	5,291,437,965
Timber Assessed Value	
Total Taxable Excess Value	5,291,437,965

2016 New Construction and Improvement Value 35,758,189

*If you need assistance or have any questions regarding this information, please contact Kim Fleshman
253.798.7114 kfleshm@co.pierce.wa.us.*



Pierce County

Mike Lonergan, Assessor-Treasurer

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TAX LEVY LIMIT 2016 FOR 2017

LAKEWOOD
 > 10,000

REGULAR TAX LEVY LIMIT:

	2015
A. <u>Highest regular tax which could have been lawfully levied beginning with the 1985 levy</u> [refund levy not included] times limit factor (as defined in RCW 84.55.005).	6,582,983.44 1.01000 6,648,813.27
B. Current year's assessed value of new construction, improvements and wind turbines in original districts before annexation occurred time last year's levy rate (if an error occurred or an error correction was made in the previous year, use the rate that would have been levied had no error occurred).	35,758,189 1.344212410973 48,066.60
C. Current year's state assessed property value in original district if annexed less last year's state assessed property value. The remainder to be multiplied by last year's regular levy rate (or the rate that should have been levied).	71,760,315 71,760,315 0.00 1.344212410973 0.00
D. REGULAR PROPERTY TAX LIMIT (A + B + C)	6,696,879.88

ADDITIONAL LEVY LIMIT DUE TO ANNEXATIONS:

E. To find rate to be used in F, take the levy limit as shown in Line D above and divide it by the current assessed value of the district, excluding the annexed area.	6,696,879.88 5,419,721,591 1.235650164571
F. Annexed area's current assessed value including new construction and improvements times rate found in E above.	0.00 1.235650164571 0.00
G. NEW LEVY LIMIT FOR ANNEXATION (D + F)	6,696,879.88

LEVY FOR REFUNDS:

H. RCW 84.55.070 provides that the levy limit will not apply to the levy for taxes refunded or to be refunded pursuant to Chapters 84.68 or 84.69 RCW. (D or G + refund if any)	6,696,879.88 14,854.37 6,711,734.25
I. TOTAL ALLOWABLE LEVY AS CONTROLLED BY THE LEVY LIMIT (D,G,or H)	6,711,734.25
J. Amount of levy under statutory rate limitation.	5,419,721,591 1.600000000000 8,671,554.55
K. LESSER OF I OR J	6,711,734.25



Pierce County
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 ATLAS (253) 798-3333
 www.piercecountywa.org/atr

RECEIVED
 OCT - 3 2016
 CITY OF LAKEWOOD
 City Clerk's Office

TAX LEVY LIMIT 2016 FOR 2017

LAKEWOOD
 > 10,000

REGULAR TAX LEVY LIMIT:

	2015
A. <u>Highest regular tax which could have been lawfully levied beginning with the 1985 levy [refund levy not included] times limit factor (as defined in RCW 84.55.005).</u>	6,582,983.44 1.00953 6,645,719.27
B. Current year's assessed value of new construction, improvements and wind turbines in original districts before annexation occurred times last year's levy rate (if an error occurred or an error correction was made in the previous year, use the rate that would have been levied had no error occurred).	35,758,189 1.344212410973 48,066.60
C. Current year's state assessed property value in original district if annexed less last year's state assessed property value. The remainder to be multiplied by last year's regular levy rate (or the rate that should have been levied).	71,760,315 71,760,315 0.00 1.344212410973 0.00
D. REGULAR PROPERTY TAX LIMIT (A + B + C)	6,693,785.87

ADDITIONAL LEVY LIMIT DUE TO ANNEXATIONS:

E. To find rate to be used in F, take the levy limit as shown in Line D above and divide it by the current assessed value of the district, excluding the annexed area.	6,693,785.87 5,419,721,591 1.235079286129
F. Annexed area's current assessed value including new construction and improvements times rate found in E above.	0.00 1.235079286129 0.00
G. NEW LEVY LIMIT FOR ANNEXATION (D + F)	6,693,785.87

LEVY FOR REFUNDS:

H. RCW 84.55.070 provides that the levy limit will not apply to the levy for taxes refunded or to be refunded pursuant to Chapters 84.68 or 84.69 RCW. (D or G + refund if any)	6,693,785.87 14,854.37 6,708,640.24
I. TOTAL ALLOWABLE LEVY AS CONTROLLED BY THE LEVY LIMIT (D,G,or H)	6,708,640.24
J. Amount of levy under statutory rate limitation.	5,419,721,591 1.600000000000 8,671,554.55
K. LESSER OF I OR J	6,708,640.24

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED: November 21, 2016 Adoption	TITLE: An ORDINANCE of the City Council adopting the 2017/2018 Biennial Budget.	TYPE OF ACTION: <input checked="" type="checkbox"/> <u>ORDINANCE NO. 654</u> <input type="checkbox"/> RESOLUTION <input type="checkbox"/> MOTION <input type="checkbox"/> OTHER
REVIEW: Various Dates - See following page	ATTACHMENTS: Ordinance Ordinance Summary	

SUBMITTED BY: Tho Kraus, Assistant City Manager/Administrative Services

RECOMMENDATION: City Council adopts this ordinance that provides for the City of Lakewood 2017/2018 Biennial Budget beginning January 1, 2017 and ending December 31, 2018.

DISCUSSION: Per state law, the City Council must adopt the 2017/2018 Biennial Budget no later than December 31, 2016. The City held many open public meetings to review the budget. The following page displays those meeting dates and the topics discussed. The attached proposed budget ordinance includes one change since the November 7, 2016 public hearing and that is the inclusion of the rental housing safety program element of Fund 105 Property Abatement/Rental Housing Safety Program budget.

<u>Rental Housing Safety Program</u>	<u>Year 2017</u>	<u>Year 2018</u>
Revenues	\$190,000	\$190,000
Expenditures	\$185,111	\$123,671
Ending Fund Balance	\$ 4,889	\$ 71,218

- Continued to page 2 -

ALTERNATIVES: The City Council may approve the budget ordinance with modifications.

FISCAL IMPACT: The Proposed 2017/2018 Biennial budget is in compliance with the City's adopted financial policies and is also in line with the City Council goals and work plans associated with those goals. It is a balanced budget with operating expenditures supported by operating revenues. There is no use of one-time monies for ongoing programs and reserves are replenished to 12% at the end of 2018. The proposed budget also maintains current levels of service in public safety, economic development, recreation, and development services, while increasing services in street preservation and parks improvements.

_____ Prepared by	 _____ City Manager Review
_____ Department Director	

DISCUSSION: - continued –

September 26, 2016

- Preliminary Revenue Forecast
- 2017 Property Tax

October 3, 2016

- City Manager presentation of the proposed 2017/2018 Biennial Budget

October 5, 2016

- Department Budget Presentations – City Council, City Manager, Administrative Services, Community & Economic Development, Police

October 10, 2016

- 6-Year Financial Forecast

October 12, 2016

- Department Budget Presentations – Parks, Recreation & Community Service, Public Works, Municipal Court, Legal

October 24, 2016

- Proposed 2017/2018 Biennial Budget Update – Municipal Court Revenue Update
- 2017 Fee Resolution & Schedule
- Rental Housing Safety Program Fees and Budget

November 7, 2016

- Public Hearing on the Proposed 2017/2018 Biennial Budget and 2017 Property Tax Levy

November 14, 2016

- 2017 Fee Resolution & Schedule (Rental Housing Safety Program Fees)

ORDINANCE NO. 654

AN ORDINANCE of the City Council of the City of Lakewood, Washington, adopting the 2017-2018 Biennial Budget.

WHEREAS, the tax estimates and budget for the City of Lakewood, Washington, for the 2017-2018 fiscal biennium have been prepared and filed on October 3, 2016 as provided by Titles 35A.34 and 84.55 of the Revised Code of Washington; and

WHEREAS, the budget was printed for distribution and notice published in the official paper of the City of Lakewood setting the time and place for hearing on the budget and said notice stating copies of the budget can be obtained on-line and at the Office of the City Clerk; and

WHEREAS, the City Council of the City of Lakewood having held a public hearing on November 7, 2016, and having considered the public testimony presented; and

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

Section 1. 2017-2018 Biennial Budget. The budget for the 2017-2018 biennium is hereby adopted in the amounts and for the purposes as shown in Exhibit A (“2017-2018 Proposed Biennial Budget”).

Section 2. Severability. If any section, sentence, clause or phrase of this Ordinance shall be held to be invalid or unconstitutional by a court of competent 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 3. Copies of the Budget to Be Filed. A complete copy of the final budget as adopted herein shall be transmitted to the Office of the State Auditor, the Association of Washington Cities and to the Municipal Research and Services Center of Washington. Copies of the final budget as adopted herein shall be filed with the City Clerk and shall be made available for use by the public.

Section 4. Effective Date. This Ordinance shall be effective January 1, 2017.

ADOPTED by the City Council this 21st day of November, 2016.

CITY OF LAKEWOOD

Don Anderson, Mayor

Attest:

Alice M. Bush, MMC, City Clerk

Approved as to Form:

Heidi Ann Wachter, City Attorney

Exhibit A
2017-2018 Biennial Budget

Fund	2017				2018			
	Beginning Fund Balance	Revenue	Expenditure	Ending Fund Balance	Beginning Fund Balance	Revenue	Expenditure	Ending Fund Balance
General Government Funds:	\$ 7,740,617	\$ 43,886,945	\$ 44,745,703	\$ 6,881,859	\$ 6,881,859	\$ 44,407,532	\$ 44,734,029	\$ 6,555,363
001 General Fund	5,315,430	36,628,791	36,943,994	5,000,227	5,000,227	37,140,236	37,478,578	4,661,886
101 Street	-	\$2,155,612	2,155,612	-	-	\$2,023,711	2,023,711	-
102 Real Estate Excise Tax	210,249	1,300,000	1,191,000	319,249	319,249	1,300,000	1,513,465	105,784
103 Transportation Benefit District	-	689,000	685,000	4,000	4,000	689,000	685,000	8,000
104 Hotel/Motel Lodging Tax	969,290	600,000	1,100,000	469,290	469,290	600,000	650,000	419,290
Property Abatement & 105 Rental Housing Safety Program	-	315,000	310,111	4,889	4,889	395,319	248,671	151,537
106 Public Art	11,074	10,000	2,000	19,074	19,074	10,000	2,000	27,074
180 Narcotics Seizure	532	75,000	75,000	532	532	75,000	75,000	532
181 Felony Seizure	-	-	-	-	-	-	-	-
182 Federal Seizure	180,000	75,000	104,900	150,100	150,100	75,000	104,900	120,200
190 CDBG	-	445,000	445,000	-	-	423,000	423,000	-
191 Neighborhood Stabilization Prog	676	-	-	676	676	94,716	95,392	-
192 OEA Grant/SSMCP	79,867	226,805	306,672	-	-	226,805	226,805	-
195 Public Safety Grants	-	-	-	-	-	-	-	-
201 GO Bond Debt Service	-	477,570	477,570	-	-	478,135	478,135	-
202 LID Debt Service	7,319	204,438	204,438	7,319	7,319	191,881	191,881	7,319
204 Sewer Project Debt	841,679	684,729	744,406	782,002	782,002	684,729	537,491	929,240
251 LID Guaranty	124,501	-	-	124,501	124,501	-	-	124,501
Capital Project Funds:	\$ 875,606	\$ 10,334,836	\$ 9,903,000	\$ 1,307,442	\$ 1,307,442	\$ 22,313,901	\$ 21,938,600	\$ 1,682,743
301 Parks	-	1,500,000	1,500,000	-	-	1,860,000	1,860,000	-
302 Transportation	271,951	8,228,836	8,113,000	387,787	387,787	20,022,901	19,958,600	452,088
311 Sewer Project	39,173	290,000	290,000	39,173	39,173	85,000	85,000	39,173
312 Sanitary Sewer Connection	564,482	316,000	-	880,482	880,482	346,000	35,000	1,191,482
Enterprise Fund:	\$ 3,032,184	\$ 2,760,000	\$ 3,395,589	\$ 2,396,596	\$ 2,396,596	\$ 2,758,000	\$ 4,399,538	\$ 755,058
401 Surface Water Management	3,032,184	2,760,000	3,395,589	2,396,596	2,396,596	2,758,000	4,399,538	755,058
Internal Service Funds:	\$ 4,637,695	\$ 5,779,139	\$ 5,551,800	\$ 4,865,034	\$ 4,865,034	\$ 5,344,456	\$ 4,673,630	\$ 5,535,860
501 Fleet & Equipment	4,380,428	1,727,109	1,513,270	4,594,267	4,594,267	1,689,046	1,065,720	5,217,593
502 Property Management	234,767	690,060	699,060	225,767	225,767	691,390	666,390	250,767
503 Information Technology	22,500	2,110,998	2,088,498	45,000	45,000	1,713,048	1,690,548	67,500
504 Risk Management	-	1,250,972	1,250,972	-	-	1,250,972	1,250,972	-
Grand Total - All Funds	\$ 16,286,102	\$ 62,760,920	\$ 63,596,092	\$ 15,450,931	\$ 15,450,931	\$ 74,823,889	\$ 75,745,797	\$ 14,529,024
			Total Budget	\$ 79,047,023			Total Budget	\$ 90,274,821

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

(Legal Notice)
November 22, 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 21st day of November, 2016.

ORDINANCE NO. 654

AN ORDINANCE of the City Council of the City of Lakewood,
Washington, adopting the 2017-2018 Biennial Budget.

This Ordinance shall be effective January 1, 2017.

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

<p>DATE ACTION IS REQUESTED: November 21, 2016 Adoption</p> <p>REVIEW: October 24, 2016 Study Session</p> <p>November 7, 2016 Public Hearing</p>	<p>TITLE: An Ordinance amending the 2016 Budget</p> <p>ATTACHMENTS: Memo as presented to the City Council for the November 7, 2016 Public Hearing, including Summary of Proposed Adjustments and Ordinance</p>	<p>TYPE OF ACTION:</p> <p><input checked="" type="checkbox"/> ORDINANCE NO. 655</p> <p><input type="checkbox"/> RESOLUTION NO.</p> <p><input type="checkbox"/> MOTION</p> <p><input type="checkbox"/> OTHER</p>
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SUBMITTED BY: Tho Kraus, Assistant City Manager/Administrative Services

RECOMMENDATION: City Council adopts this ordinance amending the City’s 2016 Budget.

DISCUSSION: The Revised Code of Washington (RCW) Chapter 35A.34 stipulates that a public hearing be held in connection with the modification process. Following the RCW guidelines, the City held a public hearing on the 2016 Year-End/Housing Budget Adjustment ordinance on November 7, 2016.

ALTERNATIVE(S): The City Council may approve the budget ordinance with modifications.

FISCAL IMPACT: The proposed budget adjustment:

- Increases total beginning fund balance for all funds by \$210K, resulting in a revised beginning fund balance of \$23.14M;
- Increases total revenues for all funds by \$5.98M, resulting in a total revised revenue budget of \$86.82M;
- Increases total expenditures for all funds by \$7.15M, resulting in a total revised expenditure budget of \$93.67M; and
- Decreases total ending fund balance for all funds by \$962K, resulting in a revised projected ending fund balance of \$16.30M.

<p>_____</p> <p>Department Director</p>	<p style="text-align: center;"></p> <p style="text-align: center;">_____</p> <p style="text-align: center;">City Manager Review</p>
---	---

ORDINANCE NO. 655

AN ORDINANCE of the City Council of the City of Lakewood, Washington, amending the 2015-2016 Biennial Budget.

WHEREAS, the tax estimates and budget for the City of Lakewood, Washington, for the 2015-2016 fiscal biennium have been prepared and filed on October 1, 2014 as provided by Titles 35A.34 and 84.55 of the Revised Code of Washington; and

WHEREAS, the budget was printed for distribution and notice published in the official paper of the City of Lakewood setting the time and place for hearing on the budget and said notice stating copies of the budget can be obtained on-line and at the Office of the City Clerk; and

WHEREAS, the City Council of the City of Lakewood having held a public hearing on November 3, 2014, and having considered the public testimony presented; and

WHEREAS, per RCW 35.34.130, the City is required to adopt by ordinance a mid-biennial review and modification of the biennial budget. The review and modification shall occur no sooner than September 1, 2015 and no later than December 31, 2015. A review and evaluation of the Community Safety Resource Team (CSRT) Program shall occur as part of this process; and

WHEREAS, the City Council of the City of Lakewood adopted Ordinance 597 on November 17, 2014 implementing the 2015 and 2016 Biennial Budget; and

WHEREAS, the City Council of the City of Lakewood adopted Ordinance 608 on May 4, 2015 implementing the 2015 Carry Forward Budget Adjustment; and

WHEREAS, the City Council of the City of Lakewood adopted Ordinance 627 on November 16, 2015 implementing the 2015-2016 Mid-Biennium Budget Adjustment; and

WHEREAS, the City Council of the City of Lakewood adopted Ordinance 640 on May 16, 2016 implementing the 2016 Carry Forward Budget Adjustment; and

WHEREAS, the City Council of the City of Lakewood finds it necessary to revise the 2016 Budget to incorporate year-end and housekeeping adjustments.

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

Section 1. Budget Amendment. The 2016 Budget, as set forth in Ordinance 640, Section 1, is amended to adopt the revised budget for in the amounts and for the purposes as shown on Exhibits A Current Revised Budget by Fund – Year 2016 and B Proposed Revised Budget by Fund – Year 2016.

Section 2. Severability. If any section, sentence, clause or phrase of this Ordinance shall be held to be invalid or unconstitutional by a court of competent 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 3. Copies of the Budget to Be Filed. A complete copy of the budget adjustment as adopted herein shall be transmitted to the Office of the State Auditor, the Association of Washington Cities and to the Municipal Research and Services Center of Washington. Copies of the final budget as adopted herein shall be filed with the City Clerk and shall be made available for use by the public.

Section 4. Effective Date. This Ordinance shall be in full force and effect five (5) days after publication as required by law.

ADOPTED by the City Council this 21st day of November, 2016.

CITY OF LAKEWOOD

Don Anderson, Mayor

Attest:

Alice M. Bush, MMC, City Clerk

Approved as to Form:

Heidi Ann Wachter, City Attorney

EXHIBIT A
CURRENT ADOPTED REVISED BUDGET BY FUND - YEAR 2016

Fund	Beginning Fund Balance			Revenue			Expenditure			Ending Fund Balance
	Prior Amount	Adjustment	Revised	Prior Amount	Adjustment	Revised	Prior Amount	Adjustment	Revised	
General Fund (001)	\$ 3,752,416	\$ 2,096,443	\$ 5,848,859	\$ 36,576,221	\$ 130,523	\$ 36,706,744	\$ 35,887,542	\$ 916,221	\$ 36,803,763	\$ 5,751,840
Special Revenue Funds - Total:	\$ 1,855,677	\$ 1,033,500	\$ 2,889,177	\$ 5,552,443	\$ 1,922,135	\$ 7,474,578	\$ 6,047,893	\$ 3,251,092	\$ 9,298,985	\$ 1,064,767
101 Street Operations & Maintenance	\$ -	\$ -	\$ -	\$ 2,164,943	\$ 30,731	\$ 2,195,674	\$ 2,164,943	\$ 30,731	\$ 2,195,674	\$ -
102 Real Estate Excise Tax	\$ 69,847	\$ 406,707	\$ 476,554	\$ 1,224,000	\$ -	\$ 1,224,000	\$ 1,205,500	\$ 460,805	\$ 1,666,305	\$ 34,249
103 Transportation Benefit District	\$ -	\$ -	\$ -	\$ 685,000	\$ -	\$ 685,000	\$ 685,000	\$ -	\$ 685,000	\$ -
104 Hotel/Motel Lodging Tax	\$ 1,251,707	\$ 21,433	\$ 1,273,140	\$ 600,000	\$ -	\$ 600,000	\$ 903,850	\$ -	\$ 903,850	\$ 969,290
105 Property Abatement	\$ -	\$ 149,331	\$ 149,331	\$ 35,000	\$ 8,869	\$ 43,869	\$ 35,000	\$ 158,200	\$ 193,200	\$ -
106 Public Art	\$ 33,389	\$ 686	\$ 34,075	\$ 10,000	\$ -	\$ 10,000	\$ 33,000	\$ -	\$ 33,000	\$ 11,075
180 Narcotics Seizure	\$ 274,721	\$ 206,864	\$ 481,585	\$ 110,000	\$ 6,828	\$ 116,828	\$ 289,750	\$ 308,663	\$ 598,413	\$ -
181 Felony Seizure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
182 Federal Seizure	\$ 171,787	\$ 35,060	\$ 206,847	\$ -	\$ -	\$ -	\$ 10,000	\$ 196,847	\$ 206,847	\$ -
190 CDBG Grants	\$ 11,537	\$ 55,730	\$ 67,267	\$ 500,000	\$ 1,668,937	\$ 2,168,937	\$ 500,000	\$ 1,736,201	\$ 2,236,201	\$ -
191 Neighborhood Stabilization Progra	\$ -	\$ 152,875	\$ 152,875	\$ -	\$ 38,885	\$ 38,885	\$ -	\$ 191,760	\$ 191,760	\$ -
192 OEA/SSMCP Grant	\$ 42,689	\$ 4,814	\$ 47,503	\$ 223,500	\$ 4,750	\$ 228,250	\$ 220,850	\$ 4,750	\$ 225,600	\$ 50,153
195 Public Safety Grants	\$ -	\$ -	\$ -	\$ -	\$ 163,135	\$ 163,135	\$ -	\$ 163,135	\$ 163,135	\$ -
Debt Service Funds - Total:	\$ 949,710	\$ 546,123	\$ 1,495,833	\$ 1,249,296	\$ -	\$ 1,249,296	\$ 1,418,128	\$ 476,082	\$ 1,894,210	\$ 850,919
201 GO Bond Debt Service	\$ -	\$ -	\$ -	\$ 444,808	\$ -	\$ 444,808	\$ 444,808	\$ -	\$ 444,808	\$ -
202 LID Debt Service	\$ 33,207	\$ 451,189	\$ 484,396	\$ 204,488	\$ -	\$ 204,488	\$ 205,463	\$ 476,082	\$ 681,545	\$ 7,339
204 Sewer Project Debt	\$ 524,708	\$ 92,229	\$ 616,937	\$ 600,000	\$ -	\$ 600,000	\$ 497,857	\$ -	\$ 497,857	\$ 719,080
251 LID Guaranty	\$ 391,795	\$ 2,705	\$ 394,500	\$ -	\$ -	\$ -	\$ 270,000	\$ -	\$ 270,000	\$ 124,500
Capital Project Funds - Total:	\$ 2,261,389	\$ 443,205	\$ 2,704,594	\$ 22,197,002	\$ 4,629,740	\$ 26,826,742	\$ 22,810,174	\$ 5,194,436	\$ 28,004,610	\$ 1,526,726
301 Parks CIP	\$ 305,276	\$ (218,171)	\$ 87,105	\$ 1,870,274	\$ 478,784	\$ 2,349,058	\$ 2,045,550	\$ 367,057	\$ 2,412,607	\$ 23,556
302 Transportation CIP	\$ 904,140	\$ 490,064	\$ 1,394,204	\$ 20,024,728	\$ 3,618,766	\$ 23,643,494	\$ 20,729,624	\$ 4,024,559	\$ 24,754,183	\$ 283,515
311 Sewer Project CIP	\$ 106,070	\$ 203,732	\$ 309,802	\$ -	\$ 532,190	\$ 532,190	\$ -	\$ 802,820	\$ 802,820	\$ 39,172
312 Sanitary Sewer Connection	\$ 945,903	\$ (32,420)	\$ 913,483	\$ 302,000	\$ -	\$ 302,000	\$ 35,000	\$ -	\$ 35,000	\$ 1,180,483
Enterprise Fund - Total:	\$ 5,371,282	\$ 430,168	\$ 5,801,450	\$ 2,893,110	\$ 86,339	\$ 2,979,449	\$ 5,228,926	\$ 229,415	\$ 5,458,341	\$ 3,322,558
401 Surface Water Management	\$ 5,371,282	\$ 430,168	\$ 5,801,450	\$ 2,893,110	\$ 86,339	\$ 2,979,449	\$ 5,228,926	\$ 229,415	\$ 5,458,341	\$ 3,322,558
Internal Service Funds - Total:	\$ 4,063,493	\$ 129,636	\$ 4,193,129	\$ 5,224,584	\$ 383,092	\$ 5,607,676	\$ 4,299,514	\$ 758,212	\$ 5,057,726	\$ 4,743,079
501 Fleet & Equipment	\$ 3,840,118	\$ (155,181)	\$ 3,684,937	\$ 2,222,479	\$ 32,800	\$ 2,255,279	\$ 1,247,409	\$ 204,494	\$ 1,451,903	\$ 4,488,313
502 Property Management	\$ 223,375	\$ 223,870	\$ 447,245	\$ 749,800	\$ -	\$ 749,800	\$ 799,800	\$ 162,479	\$ 962,279	\$ 234,766
503 Information Technology	\$ -	\$ 60,947	\$ 60,947	\$ 1,235,825	\$ 196,630	\$ 1,432,455	\$ 1,235,825	\$ 237,577	\$ 1,473,402	\$ 20,000
504 Risk Management	\$ -	\$ -	\$ -	\$ 1,016,480	\$ 153,662	\$ 1,170,142	\$ 1,016,480	\$ 153,662	\$ 1,170,142	\$ -
Total All Funds	\$ 18,253,967	\$ 4,679,075	\$ 22,933,042	\$ 73,692,656	\$ 7,151,829	\$ 80,844,485	\$ 75,692,177	\$ 10,825,458	\$ 86,517,635	\$ 17,259,889

EXHIBIT B
PROPOSED REVISED BUDGET BY FUND - YEAR 2016

Fund	Beginning Fund Balance			Revenue			Expenditure			Ending Fund Balance
	Prior Amount	Adjustment	Revised	Prior Amount	Adjustment	Revised	Prior Amount	Adjustment	Revised	
General Fund (001)	\$ 5,848,859	\$ -	\$ 5,848,859	\$ 36,706,744	\$ 10,776	\$ 36,717,520	\$ 36,803,763	\$ 201,945	\$ 37,005,708	\$ 5,560,671
Special Revenue Funds - Total:	\$ 2,889,177	\$ -	\$ 2,889,177	\$ 7,474,578	\$ 510,649	\$ 7,985,227	\$ 9,298,985	\$ 510,649	\$ 9,809,634	\$ 1,064,767
101 Street Operations & Maintenance	\$ -	\$ -	\$ -	\$ 2,195,674	\$ -	\$ 2,195,674	\$ 2,195,674	\$ -	\$ 2,195,674	\$ -
102 Real Estate Excise Tax	\$ 476,554	\$ -	\$ 476,554	\$ 1,224,000	\$ 47,000	\$ 1,271,000	\$ 1,666,305	\$ 47,000	\$ 1,713,305	\$ 34,249
103 Transportation Benefit District	\$ -	\$ -	\$ -	\$ 685,000	\$ 1,000	\$ 686,000	\$ 685,000	\$ 1,000	\$ 686,000	\$ -
104 Hotel/Motel Lodging Tax	\$ 1,273,140	\$ -	\$ 1,273,140	\$ 600,000	\$ -	\$ 600,000	\$ 903,850	\$ -	\$ 903,850	\$ 969,290
105 Property Abatement/ Rental Housing Safety Program	\$ 149,331	\$ -	\$ 149,331	\$ 43,869	\$ 14,487	\$ 58,356	\$ 193,200	\$ 14,487	\$ 207,687	\$ -
106 Public Art	\$ 34,075	\$ -	\$ 34,075	\$ 10,000	\$ -	\$ 10,000	\$ 33,000	\$ -	\$ 33,000	\$ 11,075
180 Narcotics Seizure	\$ 481,585	\$ -	\$ 481,585	\$ 116,828	\$ 17,753	\$ 134,581	\$ 598,413	\$ 17,753	\$ 616,166	\$ -
181 Felony Seizure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
182 Federal Seizure	\$ 206,847	\$ -	\$ 206,847	\$ -	\$ -	\$ -	\$ 206,847	\$ -	\$ 206,847	\$ -
190 CDBG Grants	\$ 67,267	\$ -	\$ 67,267	\$ 2,168,937	\$ -	\$ 2,168,937	\$ 2,236,201	\$ -	\$ 2,236,201	\$ -
191 Neighborhood Stabilization Progra	\$ 152,875	\$ -	\$ 152,875	\$ 38,885	\$ -	\$ 38,885	\$ 191,760	\$ -	\$ 191,760	\$ -
192 OEA/SSMCP Grant	\$ 47,503	\$ -	\$ 47,503	\$ 228,250	\$ 408,777	\$ 637,027	\$ 225,600	\$ 408,777	\$ 634,377	\$ 50,153
195 Public Safety Grants	\$ -	\$ -	\$ -	\$ 163,135	\$ 21,632	\$ 184,767	\$ 163,135	\$ 21,632	\$ 184,767	\$ -
Debt Service Funds - Total:	\$ 1,495,833	\$ -	\$ 1,495,833	\$ 1,249,296	\$ 1,884,032	\$ 3,133,328	\$ 1,894,210	\$ 1,884,032	\$ 3,778,242	\$ 850,919
201 GO Bond Debt Service	\$ -	\$ -	\$ -	\$ 444,808	\$ 1,884,032	\$ 2,328,840	\$ 444,808	\$ 1,884,032	\$ 2,328,840	\$ -
202 LID Debt Service	\$ 484,396	\$ -	\$ 484,396	\$ 204,488	\$ -	\$ 204,488	\$ 681,545	\$ -	\$ 681,545	\$ 7,339
204 Sewer Project Debt	\$ 616,937	\$ -	\$ 616,937	\$ 600,000	\$ -	\$ 600,000	\$ 497,857	\$ -	\$ 497,857	\$ 719,080
251 LID Guaranty	\$ 394,500	\$ -	\$ 394,500	\$ -	\$ -	\$ -	\$ 270,000	\$ -	\$ 270,000	\$ 124,500
Capital Project Funds - Total:	\$ 2,704,594	\$ 210,324	\$ 2,914,918	\$ 26,826,742	\$ 3,372,476	\$ 30,199,218	\$ 28,004,610	\$ 3,972,476	\$ 31,977,086	\$ 1,137,050
301 Parks CIP	\$ 87,105	\$ -	\$ 87,105	\$ 2,349,058	\$ 296,290	\$ 2,645,348	\$ 2,412,607	\$ 296,290	\$ 2,708,897	\$ 23,556
302 Transportation CIP	\$ 1,394,204	\$ 210,324	\$ 1,604,528	\$ 23,643,494	\$ 2,476,186	\$ 26,119,680	\$ 24,754,183	\$ 2,476,186	\$ 27,230,369	\$ 493,839
311 Sewer Project CIP	\$ 309,802	\$ -	\$ 309,802	\$ 532,190	\$ 600,000	\$ 1,132,190	\$ 802,820	\$ 600,000	\$ 1,402,820	\$ 39,172
312 Sanitary Sewer Connection	\$ 913,483	\$ -	\$ 913,483	\$ 302,000	\$ -	\$ 302,000	\$ 35,000	\$ 600,000	\$ 635,000	\$ 580,483
Enterprise Fund - Total:	\$ 5,801,450	\$ -	\$ 5,801,450	\$ 2,979,449	\$ -	\$ 2,979,449	\$ 5,458,341	\$ 380,988	\$ 5,839,329	\$ 2,941,570
401 Surface Water Management	\$ 5,801,450	\$ -	\$ 5,801,450	\$ 2,979,449	\$ -	\$ 2,979,449	\$ 5,458,341	\$ 380,988	\$ 5,839,329	\$ 2,941,570
Internal Service Funds - Total:	\$ 4,193,129	\$ -	\$ 4,193,129	\$ 5,607,676	\$ 200,000	\$ 5,807,676	\$ 5,057,726	\$ 200,000	\$ 5,257,726	\$ 4,743,079
501 Fleet & Equipment	\$ 3,684,937	\$ -	\$ 3,684,937	\$ 2,255,279	\$ 100,000	\$ 2,355,279	\$ 1,451,903	\$ 100,000	\$ 1,551,903	\$ 4,488,313
502 Property Management	\$ 447,245	\$ -	\$ 447,245	\$ 749,800	\$ -	\$ 749,800	\$ 962,279	\$ -	\$ 962,279	\$ 234,766
503 Information Technology	\$ 60,947	\$ -	\$ 60,947	\$ 1,432,455	\$ -	\$ 1,432,455	\$ 1,473,402	\$ -	\$ 1,473,402	\$ 20,000
504 Risk Management	\$ -	\$ -	\$ -	\$ 1,170,142	\$ 100,000	\$ 1,270,142	\$ 1,170,142	\$ 100,000	\$ 1,270,142	\$ -
Total All Funds	\$ 22,933,042	\$ 210,324	\$ 23,143,366	\$ 80,844,485	\$ 5,977,933	\$ 86,822,418	\$ 86,517,635	\$ 7,150,090	\$ 93,667,725	\$ 16,298,056

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

(Legal Notice)
November 22, 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 21st day of November, 2016.

ORDINANCE NO. 655

AN ORDINANCE of the City Council of the City of Lakewood,
Washington, amending the 2015-2016 Biennial Budget.

This Ordinance shall be in full force and effect five (5) days after publication as required by law.

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: _____.



To: Mayor and City Councilmembers
From: Tho Kraus, Assistant City Manager/Administrative Services
Through: John J. Caulfield, City Manager *John J. Caulfield*
Date: November 7, 2016
Subject: 2016 Year-End/Housekeeping Budget Adjustment – Public Hearing

BACKGROUND:

The proposed budget adjustment makes the following types of modification to the current biennium:

- Revise the beginning fund balance by adjusting the estimated amount to reflect the final 2015 ending fund balance
- Housekeeping adjustments to incorporate items previously approved by the City Council
- Appropriate projects funded by grants and contributions
- Continuation of capital projects
- New allocations, on an exception basis.

PROPOSED BUDGET AMENDMENTS – SUMMARY:

The proposed budget adjustment:

- Increases total beginning fund balance for all funds by \$210K, resulting in a revised beginning fund balance of \$23.14M;
- Increases total revenues for all funds by \$5.98M, resulting in a total revised revenue budget of \$86.82M;
- Increases total expenditures for all funds by \$7.15M, resulting in a total revised expenditure budget of \$93.67M; and
- Decreases total ending fund balance for all funds by \$962K, resulting in a revised projected ending fund balance of \$16.30M.

Fund Group	Beginning Fund Balance			Revenue			Expenditure			Ending Fund Balance		
	Current Budget	Proposed Adjustment	Proposed Revised Budget	Current Budget	Proposed Adjustment	Proposed Revised Budget	Current Budget	Proposed Adjustment	Proposed Revised Budget	Current Budget	Proposed Adjustment	Proposed Revised Budget
Total Year 2016	\$ 22,933,042	\$ 210,324	\$ 23,143,366	\$ 80,844,485	\$ 5,977,933	\$ 86,822,418	\$ 86,517,635	\$ 7,150,090	\$ 93,667,725	\$ 17,259,889	\$ (961,833)	\$ 16,298,056
General	5,848,859	-	5,848,859	36,706,744	10,776	36,717,520	36,803,763	201,945	37,005,708	5,751,840	(191,169)	5,560,671
Special Revenue	2,889,177	-	2,889,177	7,474,578	510,649	7,985,227	9,298,985	510,649	9,809,634	1,064,767	-	1,064,767
Debt Service	1,495,833	-	1,495,833	1,249,296	1,884,032	3,133,328	1,894,210	1,884,032	3,778,242	850,919	-	850,919
Capital Projects	2,704,594	210,324	2,914,918	26,826,742	3,372,476	30,199,218	28,004,610	3,972,476	31,977,086	1,526,726	(389,676)	1,137,050
Enterprise	5,801,450	-	5,801,450	2,979,449	-	2,979,449	5,458,341	380,988	5,839,329	3,322,558	(380,988)	2,941,570
Internal Service	4,193,129	-	4,193,129	5,607,676	200,000	5,807,676	5,057,726	200,000	5,257,726	4,743,079	-	4,743,079

GENERAL FUND ENDING FUND BALANCE

The 2016 estimated General/Street O&M Funds ending fund balance of \$5.56M equates to roughly 15% of General/Street O&M Funds operating revenues.

In support of the City's financial integrity, the City Council originally adopted on September 15, 2014, a set of financial policies including fund balance reserves totaling 12% of General/Street O&M Funds operating revenues. The goal date for meeting this target is no later than 2016 and is met with the 2015/2016 Adopted Biennial Budget and continues to be met with the proposed year-end/housekeeping budget adjustments.

- *2% General Fund Contingency Reserves:* The purpose of this reserve is to accommodate unexpected operational changes, legislative impacts, or other economic events affecting the City's operations which could not have been reasonably anticipated at the time the original budget was prepared. A 2% reserve fund based on the General/Street O&M Funds operating revenues equates to roughly \$740K.
- *5% General Fund Ending Fund Balance Reserves:* The purpose of this reserve is to provide financial stability, cash flow for operations and the assurance that the City will be able to respond to revenue shortfalls with fiscal strength. A 5% reserve fund based on the General/Street O&M Funds operating revenues equates to roughly \$1.85M.
- *5% Strategic Reserves:* The purpose of this reserve is to provide some fiscal means for the City to respond to potential adversities such as public emergencies, natural disasters or similarly major, unanticipated events. A 5% reserve fund based on the General/Street O&M Funds operating revenues equates to roughly \$1.85M.

PROPOSED BUDGET AMENDMENTS – DETAILS:

The narrative below provides detailed information on the proposed budget adjustments. A summarized list is included as an attachment to this memo.

Fund 001 General

Implement LPIG Collective Bargaining Contract, Ongoing – Add net increase of \$201,945 for implementation of LPIG collectively bargaining contract. The total estimated impact of \$856,000 is offset by General Fund savings in personnel cost of \$276,120 and internal service charges of \$377,935.

Pierce County Sex Offender Residency Verification, 1-Time – Remove the original 2016 revenue appropriation of \$12,685 and replace it with the actual of \$23,461 (net increase of \$10,776). The purpose of this contract is to aid in the verification of all registered sex offenders' places of residence for level I offenders every twelve months, level II offenders every six months, and level III offenders every three months in Pierce County.

Fund 102 Real Estate Excise Tax

Transfer to Fund 301 Parks Capital, 1-Time – Add \$47,000 transfer to Springbrook Demolition/Abatement funded by increase in real estate excise tax revenue estimate.

Fund 103 Transportation Benefit District

Annual Audit Costs, Ongoing – Increase audit costs by \$1,000 funded by increase in \$20 vehicle licensing fee revenue estimate.

Fund 105 Property Abatement/Rental Housing Safety Program

Abatement Program – Add anticipated abatement expenditures of \$14,487, funded by additional abatement revenue.

The property abatement portion of this fund accounts for projects that the City has identified and processed through the abatement program. All revenues from the rightful recovery of those project expenses, along with all revenues from fees, fines, and interest, and other rightful recoveries from those projects are deposited into the fund for the purpose of funding additional abatement.

Fund 180 Narcotic Seizures

Drug Enforcement Agency (DEA) Tahoma Narcotics Enforcement Team, 1-Time – Appropriate a total of \$17,753 in revenue and expenditures. Allocate \$14,203 in overtime wages and \$3,550 in benefits. The contract with the DEA in the amount of \$17,753 is for the period from 10/1/2016 – 9/30/2017. The purpose of these funds is to disrupt the illicit drug traffic in the Pierce County Washington area by immobilizing targeted violators and trafficking organizations, to conduct undercover operations, and to gather and report intelligence data related to trafficking narcotics and dangerous drugs.

Fund 192 Office of Economic Adjustment/South Sound Military Communities Partnership

Office of Economic Adjustment – Joint Land Use Implementation, 1-Time - Appropriate a total of \$310,277 in revenues and expenditures in 2016. The City of Lakewood along with the South Sound Military Communities Partnership is working in conjunction to carry out the recommendations of the Joint Land Use Study. The local match of \$34,476 for this project is provided from SSMCP wages and benefits paid for the program manager and coordinator positions. The grant period is from 5/1/2016 – 4/30/2018.

WA State Department of Commerce – North Clear Zone, 1-Time – Appropriate a total of \$48,500 in revenues and expenditures in 2016. This grant funding is for partial reimbursement of a Property

Valuations and Relocation Alternatives analysis of the Joint Base Lewis McChord (JBLM) North Clear Zone performed by Montro and Johnston Consulting. The funding period for this project is 4/18/16 to 6/30/17.

Pierce County – North Clear Zone – 1-Time – Appropriate a total of \$50,000 in revenue and expenditures in 2016. This funding is for partial reimbursement of a Property Valuations and Relocation Alternatives analysis for the Joint Base Lewis McChord (JBLM) North Clear Zone. This funding will provide reimbursement to the City of Lakewood and the South Sound Military Communities Partnership who engaged Montro and Johnston Consulting to perform the analysis.

Fund 195 Public Safety Grants

Bulletproof Vest Grant, 1-Time – Appropriate a total of \$8,632 in revenues and expenditures in 2016. This grant is for the purpose of funding ballistic vests. The grant period is from FFY 2016 – 2018. This grant requires a 50% match which is already budgeted in the General Fund. Grant balances at the end of 2016 will be carried forward into 2017.

Pierce County Sheriff STOP Violence Against Women – 1-Time - Appropriate \$3000 in revenue and expenditures in 2016. This grant provides law enforcement training related to crimes involving adult or youth victims (ages 11 and older) of domestic violence, sexual assault, dating violence, and or stalking. The grant period is from January 1 through December 31, 2016.

Washington Traffic Safety Commission – Pedestrian Safety Zones – 1 – Time - Appropriate a total of \$10,000 in revenue and expenditures in 2016. No local match is required. The grant provides funding for overtime wages and related benefits for law enforcement personnel to implement Pedestrian Safety Zones. The grant period is from October 1, 2016 through September 30, 2017. The grant balance at the end of 2016 will be carried forward into 2017.

Fund 201 General Obligation Debt Service

Bond Refund – On April 4, 2016, the City Council approved an ordinance authorizing the refund of the 2009 LTGO Bond for the Police Station. On April 19, 2016, the City issued refunding bonds (2016 LTGO Refunding Bond). The 2009 LTGO bond callable on June 1, 2019 is \$1,630,000. The total 2016 LTGO Refunding Bond issued is \$1,884,032. The net present value savings from refunding is \$131,222 or 8.05%.

Fund 301 Parks Capital

Springbrook Park Expansion-Phase II – Add \$47,000 in construction costs for demolition of building adjacent to Springbrook Park. Funded by \$47,000 in REET transfer in.

Fort Steilacoom Park Parking Lot – Add \$249,290 construction costs. Funded by \$249,290 new Department of Commerce grant.

Fund 302 Transportation Capital

Low Income Streetlights – Add \$43,000 construction costs. Funded by \$43,000 CDBG transfer in, already included in CDBG budget.

108th St/Main St to Bridgeport Way – Increase personnel costs by \$15,433 and construction costs by \$56,765. Funded by \$72,198 in CDBG transfer in, already included in CDBG budget.

Madigan Access Improvements – Increase construction costs by \$180,988, actual construction cost was higher than budgeted. Funded by \$180,988 in SWM transfer in.

Lakeview Ave Sidewalk Improvements – Add \$2,180,000 construction costs. Funded by \$1,980,000 new WSDOT Grant and \$200,000 SWM transfer in.

Fund 311 Sewer Project CIP

Woodbrook Sewer Extension – Increase construction costs by \$600,000, actual construction cost was higher than budgeted. Funded by \$600,000 Sanitary Sewer Connection CIP.

Fund 312 Sanitary Sewer Connection CIP

Transfer to Sewer Project CIP – Transfer \$600,000 to the Woodbrook Sewer Extension Project.

Fund 401 Surface Water Management

Transfers to Fund 302 Transportation CIP Projects – Increase by \$380,988 for SWM’s share of project costs.

- \$200,000 for Lakeview Avenue Sidewalk Improvements
- \$180,988 for Madigan Access Improvements

Fund 501 Fleet & Equipment

Replace Police Vehicle #40831 – Add \$50,000 for the replacement of vehicle involved in collision. Funding source is insurance proceeds and replacement reserves if needed.

Replace Police Vehicle #41051 - Add \$50,000 for the replacement of vehicle involved in collision. Funding source is insurance proceeds and replacement reserves if needed.

Fund 504 Risk Management

Transfer to Fleet & Equipment Fund – Transfer up to \$100,000 to Fleet & Equipment Fund for the replacement of police vehicles involved in collision. Funding source is insurance proceeds.

NEXT STEPS:

- November 21, 2016 – Adoption

ATTACHMENTS:

- Summary of Proposed Adjustments
- Draft Budget Ordinance & Related Exhibits
 - Exhibit A – Current Revised Budget By Fund- Year 2016 Per Ord. 640 Adopted May 16, 2016
 - Exhibit B – Proposed Revised Budget By Fund- Year 2016

**2016 Year-End/Housekeeping
Summary of Proposed Requests**

	Adjustment Type	Ongoing/ 1-Time	Year 2016	
			Revenue	Expenditure
Grand Total - All Funds			\$ 5,977,933	\$ 7,150,090
Total - Fund 001 General			\$ 10,776	\$ 201,945
Implement LPIG Contract	Housekeeping	Ongoing	-	201,945
Sex Offender Residency Verification - Funded by Pierce County Sheriff	Contract	1-Time	10,776	-
Total - Special Revenue Funds			\$ 510,649	\$ 510,649
Total - Fund 102 Real Estate Excise Tax			47,000	47,000
Transfer to Parks CIP - Demolition of Properties Adjacent to Springbrook Park, Increase REET Revenue	Capital	1-Time	47,000	47,000
Total - Fund 103 Transportation Benefit District			1,000	1,000
Audit Cost Increase - Funding Source is \$20 Vehicle Licensing Fee Increase in Revenue Estimate	Housekeeping	Ongoing	1,000	1,000
Total - Fund 105 Property Abatement/Rental Housing Safety Program			\$ 14,487	\$ 14,487
Property Abatement - Funding Source is Abatement Charges	Housekeeping	1-Time	14,487	14,487
Total - Fund 180 Narcotic Seizure			\$ 17,753	\$ 17,753
Tahoma Narcotics Enforcement Team - Funded by Drug Enforcement Agency	Contract	1-Time	17,753	17,753
Total - Fund 192 Office of Economic Adjustment (OEA)			\$ 408,777	\$ 408,777
Joint Land Use Implementation - Funded by Office of Economic Adjustment	Grant	1-Time	310,277	310,277
North Clear Zone - Funded by Washington Department of Commerce	Grant	1-Time	48,500	48,500
North Clear Zone - Funded by Pierce County	Grant	1-Time	50,000	50,000
Total - Fund 195 Public Safety Grants			\$ 21,632	\$ 21,632
Bulletproof Grant Program - Funded by Department of Justice	Grant	1-Time	8,632	8,632
STOP Violence Against Women Training - Funded by Pierce County Sheriff	Grant	1-Time	3,000	3,000
Pedestrian Safety Zones - Funded by Washington Traffic Safety Commission	Grant	1-Time	10,000	10,000
Grand Total - Debt Service Funds			\$ 1,884,032	\$ 1,884,032
Total - Fund 201 GO Bond Debt Service			\$ 1,884,032	\$ 1,884,032
Bond Refund	Debt	1-Time	1,884,032	1,884,032
Total - Capital Improvement Project Funds			\$ 3,372,476	\$ 3,972,476
Total - Fund 301 Parks CIP			\$ 296,290	\$ 296,290
Demolition of Building Adjacent to Springbrook Park - Funding Source is REET Transfer In	Capital	1-Time	47,000	47,000
Fort Steilacoom Park Parking Lot - Funding Source is Dept. of Commerce Grant	Capital	1-Time	249,290	249,290
Total - Fund 302 Transportation CIP			\$ 2,476,186	\$ 2,476,186
Low Income Streetlights - Funding Source is CDBG (Already in CDBG budget)	Capital	1-Time	43,000	43,000
108th St-Main St to Bridgeport Way - Funding Source is CDBG (Already in CDBG budget)	Capital	1-Time	72,198	72,198
Lakeview Ave Sidewalks - Funding source is WSDOT State Grant \$1.98M & SWM \$200K	Capital	1-Time	2,180,000	2,180,000
Madigan Access Improvements - Funding Source is SWM Transfer In	Capital	1-Time	180,988	180,988
Total - Fund 311 Sewer Project CIP			\$ 600,000	\$ 600,000
Woodbrook Sewer Extension - Funding Source is Transfer In from Sanitary Sewer Connection	Capital	1-Time	600,000	600,000
Total - Fund 312 Sanitary Sewer Connection CIP			\$ -	\$ 600,000
Transfer to Sewer Project CIP - Woodbrook Sewer Extension	Capital	1-Time	-	600,000
Total - Enterprise Funds			\$ -	\$ 380,988
Total - Fund 401 Surface Water Management			\$ -	\$ 380,988
Transfer to Transportation CIP for SWM's Share of Project - Lakeview Ave Sidewalk	Capital	1-Time	-	200,000
Transfer to Transportation CIP for SWM's Share of Project - Madigan Access Improvements	Capital	1-Time	-	180,988
Total - Internal Service Funds			\$ 200,000	\$ 200,000
Total - Fund 501 Fleet & Equipment			\$ 100,000	\$ 100,000
Replacement of Totaled Police Vehicle # 40831 2016 Ford Explorer - Funding Source is Insurance Proceeds & Replacement Reserves	Housekeeping	1-Time	50,000	50,000
Replacement of Totaled Police Vehicle #41051 2011 Chevy Caprice - Funding Source is Insurance Proceeds & Replacement Reserves	Housekeeping	1-Time	50,000	50,000
Total - Fund 504 Risk Management			\$ 100,000	\$ 100,000
Transfer to Fleet & Equipment Fund for Replacement of Totaled Police Vehicle #40830 - Funding Source is Insurance Proceeds	Housekeeping	1-Time	50,000	50,000
Transfer to Fleet & Equipment Fund for Replacement of Totaled Police Vehicle #41050 - Funding Source is Insurance Proceeds	Housekeeping	1-Time	50,000	50,000

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED: November 21, 2016 Adoption	TITLE: 2017 Proposed Fee Schedule	TYPE OF ACTION: <input type="checkbox"/> ORDINANCE NO. <input checked="" type="checkbox"/> RESOLUTION NO. 2016-22 <input type="checkbox"/> MOTION NO. <input type="checkbox"/> OTHER
REVIEW: October 24, 2016 November 14, 2016 Study Sessions	ATTACHMENTS: <ul style="list-style-type: none"> • 2017 Fee Resolution • 2017 Fee Schedule – Final • 2017 Fee Schedule – With Changes Highlighted 	

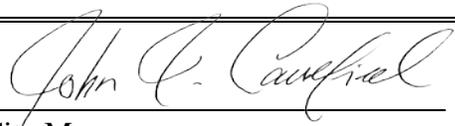
SUBMITTED BY: Tho Kraus, Assistant City Manager/Administrative Services

RECOMMENDATION: City Council adopts the proposed 2017 Fee Resolution.

DISCUSSION: On an annual basis, the proposed fee schedule for the upcoming year is be presented to the City Council for consideration and approval. The proposed fee resolution for 2017 includes changes related to the following fees: non-sufficient funds, planning and development fees, parks and recreation programs; and rental housing safety program. These changes are reflected in the “2017 Fee Schedule – With Changes Highlighted” document.

ALTERNATIVE(S): The City Council may make modifications to the proposed fees.

FISCAL IMPACT: N/A

_____ Prepared by	 _____ City Manager
_____ Department Director	

RESOLUTION NO. 2016-22

A RESOLUTION of the City Council of the City of Lakewood, Washington, setting the City of Lakewood Fee Schedule for 2017.

WHEREAS, in connection with the municipal functions and operations of the City of Lakewood, the City requires certain fees; and

WHEREAS, it is appropriate to review such fees and make adjustments to appropriately address cost; and

WHEREAS, in keeping with the philosophy of setting City fees in amounts reflective of actual costs, it is appropriate at this time to revise certain fees to compensate the City for costs associated with various City functions and facilities; and

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

Section 1. That the 2017 Fee Schedule of the City of Lakewood is adopted as set forth in Exhibit A.

Section 2. Severability. If any sections, sentence, clause or phrase of this Resolution shall be held to be invalid or unconstitutional by a court of competent 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 Resolution or its application to any other person, property or circumstance.

Section 3. This Resolution shall be in full force and effect January 1, 2017.

PASSED by the City Council this 21st day of November, 2016.

CITY OF LAKEWOOD

Don Anderson, Mayor

Attest:

Alice M. Bush, MMC, City Clerk

Approved as to Form:

Heidi A. Wachter City Attorney

EXHIBIT A
2017 FEE SCHEDULE
Resolution 2016-XX Adopted by City Council on November 21, 2016

Fee Type		Fee Amount
All		
Taxes and Pass-Through Costs	All appropriate taxes and pass-through costs are added to fees when they are incurred, even if not specified in the fee schedule.	
A. Copies/Duplication/NWFT Fees		
Legal/City Clerk		
Certification of documents and Affixing City Seal	\$0.15 per page + \$3.00	
Preparation of verbatim City Council minutes	\$50.00/hour	
Reproduction of City Council audio tapes	\$5.00	
CD-ROMs	\$1.00	
Various Departments		
Copies of resolutions, minutes of meetings, full municipal code, contracts, reports and other disclosable public records. <i>(No fee charged for copies of ordinances.)</i>	\$0.15 per page + mailing container, shipping/postage. Staff may in its discretion send copy jobs for outside printing, in which case, actual cost is charged.	
Non Sufficient Funds (NSF) Fee	\$25.00	
Public Works		
Engineering Standards Manual	Cost plus 15%	
B. City Hall Rental Fees - Two-hour minimum reservation required for facility use		
	Cleaning Fee (non-refundable)	\$50.00 (Saturday & Sunday only)
	City staff attendant	Hourly rate of City staff attendant.
Up to a 15% Administrative charge may be added to actual expenses. In addition, an hourly rate fee will be charged for repairs or additional cleaning that is required as a result of an event.		

2017 FEE SCHEDULE (continued)

Fee Type		Fee Amount
C. PLANNING AND DEVELOPMENT FEES		
Administrative Fee		
Technology Fee		2% of the total planning permit cost
Plat/Subdivision Fees		
Preliminary Plat		\$3,850.00 plus \$100.00 per lot; plus \$2,500 hearing examiner deposit
Plat Amendment (before final plat approval)		
	Major	\$1,320.00 plus \$100 per lot; plus \$2,500.00 hearing examiner deposit
	Minor	\$660.00 plus \$100 per lot; \$1,000.00 hearing examiner deposit
Final Plat		\$2,750.00 plus \$50.00 per lot
Plat Alterations (after final plat approval)		\$2,500.00 plus \$1,000 hearing examiner deposit
Binding Site Plans		\$2,200.00
Short Plat		\$3,500.00
Short Plat Amendments		\$1,000.00
Boundary Line Adjustments (BLA)/Lot Combination		\$600.00
Recording Fees		Fees Not Included
Discretionary Land Use Permits		
Conditional Use Permits		\$2,200.00 plus \$2,500.00 hearing examiner deposit
Master Facilities Plan		\$2,200.00 plus \$2,500.00 hearing examiner deposit
Major Variances		\$1,200.00 plus \$500.00 hearing examiner deposit
Major Variances for single family dwelling <i>(where project valuation does not exceed \$12,000)</i>		\$660.00
Administrative Variances		\$400.00
Administrative Use Permits		\$1500.00
Temporary Use Permits		\$200.00
Major Modifications of Permit Approval		1/2 of original permit cost
Minor Modifications of Permit Approval		1/4 of original permit cost
Shoreline Substantial Development Permit		\$2,300.00 plus \$1,000 hearing examiner deposit
Shoreline Conditional Use Permit/Shoreline Variance		\$3,100.00 plus \$1,000 hearing examiner deposit
Written Shoreline Exempt Determination <i>(The fee applies only to requests for a written determination by the Community and Economic Development Department that the project is exempt from the Shoreline Master Program.)</i>		\$150.00
Appeals & Reconsiderations		
Reconsideration of a Decision of the Hearing Examiner		\$300.00 plus hearing examiner cost
Appeal of the Administrative Officer's Decision		\$450.00
Appeal of SEPA Determination		\$450.00
Amendments to Plans & Regulations		
Amendments to the Comprehensive Plan & other policy documents		\$850.00
Amendments to Development Regulations		\$850.00 plus consultant fees over 4 hours
Amendments to the Shoreline Master Program		\$1,800.00

2017 FEE SCHEDULE (continued)

Fee Type	Fee Amount	
Zoning Certification/Site Plan Review		
Single family dwelling construction in residential zones are subject to the following fee schedule:		
Construction Value:		
\$0 - \$74,999	\$50.00	
\$75,000 - \$124,999	\$100.00	
\$125,000 - \$224,999	\$150.00	
Over \$225,000	\$300.00	
Other Developments: All new buildings or exterior tenant improvements in commercial or industrial zones, and all other construction and development activity, other than single-family dwelling construction, are subject to the following fee:		
Construction Value	Zoning Certification Fee	Compliance check w/ AUP, CUP, etc.
\$0 - \$99,999	\$260.00	\$50.00
\$100,000 - \$249,999	\$530.00	\$200.00
\$250,000 - \$499,999	\$790.00	\$450.00
\$500,000 - \$999,999	\$1,000.00	\$700.00
\$1,000,000 - \$4,999,999	\$2,000.00	\$1,200.00
\$5,000,000 - \$10,000,000	\$2,500.00	\$1,700.00
Over \$10,000,000	\$3,000.00	\$2,200.00
Site Plan Review without a Building Permit. The zoning certification and site plan review fee for those development projects for which no building permit is required but which requires site plan review and a zoning certification, shall be based on the value of the proposed development to be undertaken. The value of the proposed construction/development shall be determined based on professional estimates by a licensed engineer, architect, landscape designer or contractor. These estimates may include but are not limited to, grade and fill of the site, paving, placement of utilities, lighting, landscaping, and other site improvements. The combined total of the cost estimates for all development on the site shall be the established value basis for the zoning certification and site plan review fee found in the table above.		
Zoning Certification with No Site Plan Review Required	A \$20.00 fee applies to zoning certifications where only a business license is required.	
	A \$50.00 fee applies to projects where the proposed land use must be reviewed with respect to development standards, but there is no requirement for submitting a site plan, e.g. an interior tenant improvement.	
Mixed Use Buildings	Site plan review and/or zoning certification application fees may be reduced by 50% if the application is for the construction of a mixed use building. Fee waivers do not apply to SEPA, short plat, subdivision or other permit requests associated with the development of a site, nor does fee reduction apply to mixed use development where the commercial and residential uses are not located within the same building.	

2017 FEE SCHEDULE (continued)

Fee Type		Fee Amount
Miscellaneous Planning Fees		
Accessory Living Quarters		\$100.00
Design Review		\$200.00 Application fees may be reduced by 50% if the application is for a mixed use building. Fee reduction applies to site plan review/zoning certification and design review. Fee waivers do not apply to SEPA, short plat, subdivision or other permit requests associated with the development of a site, nor does fee reduction apply to mixed use development where the commercial and residential uses are not located within the same building.
Time Extensions		\$240.00
Annexation Petition		
	Notice of Intent to Commence Annexation	\$320.00
	Petition to Annex	\$2,500.00
Hearing Examiner Fees		
Where Examiner Review is required for any related use permit, appeal, etc., the applicant is responsible for and required to pay actual Hearing Examiner costs, which may be higher or lower than the deposit amount.		
Other Fees		
Staff Review Fees		\$51.00 per hour
Development Agreement		\$2500.00
Pre-Application Conference		\$150.00 - Of this amount, \$100.00 can be applied to related permits filed within sixty (60) days of the preapplication conference
Final Certification of Occupancy/Site Certification		\$100.00
Home Occupation		\$200.00
Limited Home Occupation		\$50.00
Written Zoning Determination by the Assistant City Manager for Development Services		\$50.00
WTF Administrative Use Permit		\$800.00
WTF Conditional Use Permit		\$2,000.00
Non-Conforming Sign Permit Fees (LMC 18A.50.675)		
	- If the permit is obtained within ninety (90) days of receipt of notification by the City advising the applicant of the need to obtain a permit	No permit fee
	- If the permit is obtained after the ninety (90) day time period following notification by the City.	\$84.00

2017 FEE SCHEDULE (continued)

Fee Type	Fee Amount
SEPA & Wetland Fees	
Written SEPA Exempt Determination (The fee applies only to requests for a written determination by the Community Development Department that the project is exempt from the requirements of SEPA.)	\$50.00
Environmental Checklist	\$480.00
Environmental Impact Statement (EIS)	\$3,200.00 plus preparation at contract rate to be determined
Reasonable Use Exception other than residential (RUE)	\$1,840.00 plus \$500.00 hearing examiner costs
Residential RUE	\$500.00
Additional SEPA Review (See WAC 197-11-335)	No charge, except any third-party consultant costs to the City.
Multi-Family Tax Exemption Applications (LMC 3.64.030)	
Conditional Certificate Application	\$800.00
Extension of Conditional Certificate of Application	\$500.00
Final Certificate of Application	\$500.00
Tree Removal/Replacement Permit Fees	
Significant Tree Removal Permit	No Fees
Off-Site Tree Replacement Permit (when trees are not being replaced onsite)	\$400.00 for each replacement tree
D. GENERAL REQUIREMENTS FOR ALL CONSTRUCTION-RELATED PERMITS	
<p>Building Permit fees shall be based upon valuation. The valuation shall be determined by the Building Official. For most projects the square footage costs in the most current Building Valuation Data Table published by the International Code Council (ICC) may be employed. For projects not covered by the table construction estimation tools such as Construction Cost Data by R.S. Means or the BNI <i>Construction Costbook</i> may be referenced as a guide.</p>	
Administrative Fee - Includes a technology fee equal to 2% of the total building permit cost.	
Permit fees shall be calculated from valuation in the following manner:	
Valuation	Corresponding Permit Fee
\$0 - \$500	\$30.00
\$501 - \$2,000	\$30.00 for the first \$500.00 plus \$4.00 for each additional \$100 or fraction thereof, to and including \$2,000.
\$2,001 - \$25,000	\$90.00 for the first \$2,000.00 plus \$17.50 for each additional \$1,000 or fraction thereof, to and including \$25,000.
\$25,001 - \$50,000	\$492.50 for the first \$25,000.00 plus \$12.50 for each additional \$1,000 or fraction thereof, to and including \$50,000.
\$50,001 - \$100,000	\$805.00 for the first \$50,000.00 plus \$9.00 for each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,001 - \$500,000	\$1,255.00 for the first \$100,000.00 plus \$7.25 for each additional \$1,000 or fraction thereof, to and including \$500,000.
\$500,001 - \$1,000,000	\$4,155.00 for the first \$500,000.00 plus \$6.00 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.
\$1,000,001 - \$5,000,000	\$7,155.00 for the first \$1,000,000.00 plus \$4.00 for each additional \$1,000.00 or fraction thereof, to an including \$5,000,000.
\$5,000,001 and up	\$23,155.00 for the first \$5,000,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof.

2017 FEE SCHEDULE (continued)

Fee Type		Fee Amount
Plan Review Fees		
Plan review fees shall be 65 percent (65%) of the Building Permit Fee with a minimum fee of one hour (\$85.00)		
Other Fees		
	Demolition Fees	
	Single Family (including duplex)	\$200.00
	Residential Accessory Building	\$100.00
	Commercial/Multi-Family (including mobile home parks)	
	Less than 10,000 square feet	\$200.00
	10,000 to 100,000 square feet	\$400.00
	100,000 square feet or more	\$600.00
State Building Code Council (SBCC) Surcharge		\$4.50 for each building permit issued, plus an additional surcharge of \$2.00 for each residential unit over one, in accordance with RCW 19.27.085
General Comments		
1)	Any person who commences any work on a building, structure, gas, mechanical, or plumbing system before obtaining the necessary permits may be subject to an investigative fee.	
2)	Additional inspection outside of normal business hours or investigative fe rates are calculated at \$51.00 per hour (2 hour minimum).	
3)	A reinspection fee shall be calculated at \$51.00 per occurrence.	
4)	Additional plan review resulting from revisions, resubmittals and other documents shall be calculated at \$51.00 per hour of staff time expended.	
5)	Additional hourly rates for which no specific fee is identified shall be calculated at \$51.00 per hour.	
6)	The use of outside consultants for plan checking and/or inspections will be the actual plus overhead adjustments as determined by the Building Official.	
7)	The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees as assessed.	
8)	Temporary Certificate of Occupancy (TCO): \$200.00 application filing fee (nonrefundable), plus a cash guarantee or other appropriate security, including letters of credit, in the amount of 150% of the estimated work remaining. The cash guarantee or other appropriate security, shall be forfeited to the City if the work is not completed within the time period specified on the application as agreed to between the City and the property owner or authorized person acting on the property's owners behalf. In the case where such cash guarantee or other appropriate security is forfeited to the City, the proceeds therefrom shall be placed in the City's general fund.	
9)	Any time the use of a building or tenant space is changed, a change of use permit is required. The fee for a change of use permit is \$250.00. If alterations to the space are to be performed, additional permits and fees may be required such as building permit, plumbing permit, mechanical permit, etc. Please note that an electrical permit may be required for changes to the electrical service or wiring.	

2017 FEE SCHEDULE (continued)

Fee Type	Fee Amount
Mechanical Permit Fees	
New Single Family Residences and Duplex (per unit) Flat Fee	\$175.00
Residential (Prescriptive Design)	\$175.00
Commercial and Non-Prescriptive Residential	Per Valuation w/ Minimum \$175.00
New Commercial Building and Major Tenant Improvements permit fees will be based upon the following valuation table using the project valuation. Valuation based upon the prevailing market value including materials, labor and equipment.	
<u>Project Valuation</u>	<u>Fee</u>
Up to \$5,000	\$85.00
\$5,000 - \$100,000	\$85.00 for the first \$5,000 plus \$17.00 for each additional \$1,000 or fraction thereof, to and including \$100,000
> \$100,000	\$1,700.00 for the first \$100,000 plus \$12.00 for each additional \$1,000 or fraction thereof.
Mechanical Review Fees	
When plan reviews and/or specifications are required, the plan review fee shall be calculated at 25% of the Permit Fee.	
Small Tenant Improvements (mechanical < \$5,000) and equipment replacement or adding of new equipment shall use the equipment unit table below:	
<u>Equipment Unit Schedule Description</u>	<u>Fee</u>
Permit Issuance	\$34.00
	\$12.00
Furnaces up to and including 100,000 BTU	\$22.00
Furnaces over 100,000 BTU	\$29.00
Appliance vents	\$12.00
Repair or additions to A/C systems	\$22.00
Boilers, compressors and absorption systems up to and including 3 horsepower	\$29.00
Boilers, compressors and absorption systems over 3 horsepower and including 15 horsepower	\$53.00
Boilers, compressors and absorption systems over 15 horsepower and including 30 horsepower	\$76.00
Boilers, compressors and absorption systems over 30 horsepower and including 50 horsepower	\$100.00
Boilers, compressors and absorption systems over 50 horsepower	\$123.00
Air handlers up to and including 25 tons	\$18.00
Air handlers over 25 tons	\$29.00
Evaporative coolers	\$41.00
Ventilation and exhaust (fans and hoods)	\$18.00
Incinerators, domestic type	\$29.00
Incinerators, international type	\$41.00
Each gas piping from 1 to 5 outlets	\$12.00
- Additional outlets per outlet	\$3.00
Miscellaneous	\$18.00

2017 FEE SCHEDULE (continued)

Fee Type	Fee Amount
PLUMBING PERMIT FEES	
New Single Family Residences and Duplex (per unit) flat fee	\$225.00
New Commercial Buildings and Major Tenant Improvements permit fees will be based upon the following valuation table using the project valuation. Valuation based upon the prevailing market value including materials, labor and equipment.	
<u>Project Valuation</u>	<u>Fee</u>
Up to \$5,000	\$85.00
\$5,000 - \$100,000	\$85.00 for the first \$5,000 plus \$17.00 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,000 and up	\$1,700.00 for the first \$100,000 plus \$12.00 for each additional \$1,000 or fraction thereof.
PLUMBING REVIEW FEES	
When plans and/or inspections are required, the plan review fee shall be calculated at 25% of the Permit Fee.	
Small Tenant Improvements (mechanical < \$5,000) and equipment replacement or adding of new equipment shall use the equipment unit table below.	
<u>Equipment Unit Schedule</u>	<u>Fixture Fee</u>
Permit Issuance	\$34.00
Issuing supplemental permits	\$12.00
Furnaces up to and including 100,000 BTU	\$22.00
Each plumbing fixture with one trap	\$12.00
Each building sewer	\$22.00
Each drain for indoors rainwater system	\$12.00
Each cesspool	\$35.00
Each private sewage disposal system	\$59.00
Each water heater and vent	\$12.00
Each gas piping from 1 to 5 outlets	\$12.00
- Additional outlets per outlet	\$3.00
Each waste incinerator	\$12.00
Water piping or water treating system	\$12.00
Repair or alteration of drainage or vent	\$12.00
Backflow device for lawn sprinklers	\$12.00
Vacuum breakers from 1 to 5	\$12.00
- Additional units over 5 per each	\$3.00
Backflow device for other systems over 2 inches in diameters	\$24.00
Cross connection of reclaimed water system	\$47.00
Each graywater system	\$59.00
Medical gas system from 1 to 5 outlets	\$71.00
- Additional outlets over 5 per each	\$12.00

2017 FEE SCHEDULE (continued)

Fee Type	Fee Amount
E. GEOGRAPHICAL INFORMATION SYSTEMS AND OTHER FEES	
Geographical Information Systems (GIS)	
LABOR COSTS: Labor costs for preparation of requested GIS information shall be billed on a quarter of an hour (15-minute) basis, at the rate of \$12.50 per fifteen (15) minute period of labor, in addition to any applicable mapping and/or electronic media costs, set forth below:	
Standard Mapping Products	
Photo Quality Paper (11 X 17)	\$15.00 each
Wall Map (22 X 34)	\$20.00 each
Wall Map (33 X 44)	\$25.00 each
ELECTRONIC MEDIA: CD-ROM	\$15.00
Administrative Services	
Extra Duty Contracts - Administrative Fee	\$2.00 per hour
Extra Duty Contracts - Processing Fee	\$10.00 per invoice
Lien Filing Fee	\$50.00 plus all recording fees
F. PUBLIC WORKS PERMIT FEES	
Administrative Fee	
Technology Fee	2% of the total public works permit cost
Permits	
Site Development Permit (covers site work, including erosion control, clearing, grading and drainage)	
Project Value	Permit Fee
\$0 - 15,000	\$500.00
\$15,001 - \$50,000	\$1,000.00
\$50,001 - \$150,000	\$2,500.00
\$150,001 - \$1,000,000	\$4,500.00
Over \$1,000,001	\$9,000.00
<i>Project Value is defined as the value of all improvements outside the building footprint.</i>	
Right-of-Way Permit (authorization to use right-of-way for minor construction, parking or other non-intrusive use)	\$150.00 plus any staff time in excess of 2 hours at \$51.00 per hour
Right-of-Way Vacation Permit ("Sale" or vacation of city right-of-way to abutting property owners)	\$1000.00
Street Opening Permit (Used to install new or repair/upgrade existing private and public facilities located in a street right-of-way; includes pavement cuts, excavation, traffic control, etc.)	\$500.00 plus any staff time in excess of 10 hours at \$51.00 per hour
Oversize Load Permit (all vehicles in excess of legal weight or size limitations according to RCW 46.44 shall obtain an oversize load permit prior to operating on Lakewood streets)	Individual \$100.00 Annual \$300.00 Additional costs shall apply if police escorts or signal technician work is required.
Right-of-Way Tree Cutting Permit (for residential or commercial cutting on or along a lot or in an area zoned for more than one single family home)	\$200.00
Reinspection Fee (to cover cost of each reinspection, required in conjunction with a Right-of-Way Permit, necessary to assure compliance with the requirements of the permit)	\$51.00
General Inspection Fee (for inspection not otherwise listed)	\$51.00 per hour
Miscellaneous Permits (any Public Works permit not covered by the fee schedule, if performed by an employee)	Rate will be based on actual hourly costs, plus benefits (30%), operating costs (16%) and central services costs (16%)
Professional Services Contracts (any private or public professional service contract needed)	Rate will be billed 100%, plus 10% administrative charges

2017 FEE SCHEDULE (continued)

Fee Type	Fee Amount
G. PARKS AND RECREATION PROGRAMS (Facility/Use)	
Parks, Recreation & Community Services	
Special Use Permit*	
Small events	\$200.00
Large events	\$500.00
Major events	\$1,000.00
Additional event fees and services (plus 15% of gross private event revenue)	Market rate + 15%
<i>* permit fee + extra costs associated with event (garbage, staff support, notification, sanitation, security, etc)</i>	
Alcohol Permit Fee	
Small events	\$200.00
Large events	\$500.00
Major events	\$1,000.00
Facility Use Cancellation Fees	
- Recreation Administrative Fee	\$10.00 (non-refundable)
- Special Use Permit - less than 30 days prior to	(0%) 100% retained by City
- Special Use - 31-60 days prior to use	(50% refunded) 50% retained by City
- Special Use - more than 61 days prior to use	(75% refunded) 25% retained by City
Lakewood Senior Activity Center	
Rainier Room	
- Full room (Sections A and B)	\$65.00 per hour
Classroom	\$30.00 per hour
Artroom	\$30.00 per hour
Kitchen	\$15.00 per hour
Facility Deposit	\$150.00
Cleaning Fee	\$150.00
Additional Staffing Fee	\$15.00 per hour
Cancellation Fees	
- Facility Deposit/Fees (less than 30 days)	(0%) 100% retained by City
- Facility Deposit/Fees (31-60 days prior)	(50% refunded) 50% retained by City
- Facility Deposit/Fees (more than 61 days prior)	(75% refunded) 25% retained by City
Boat Launch	
Per launch (Credit/Debit Cards Only)	\$15.00
Resident Season Pass	\$100.00
Non-Resident Season Pass	\$130.00
Overnight Pass	\$50.00
Commercial Pass	\$250.00
Farmers Market	Daily Rate/Farmers Mrkt
Regular Stall 10x10	\$25.00
10x10 Stall W/ Electricity	\$30.00
Pull-Through Stall	\$40.00
Payment Plan Processing	\$35.00
Neighborhood Parks	
Field Preparation Fees	\$15.00
Fields use	\$20 per hr (no prep); \$50.00 per game fee (2.5 hrs. and one prep per day)

2017 FEE SCHEDULE (continued)

Fee Type	Fee Amount	
Fort Steilacoom Park		
Single Field no preparation	\$35.00 per 60 minutes	
Large Picnic Shelter		
- Half Day - 10:00 a.m. - 2:00 p.m. OR 3:00 p.m. - 7:00 p.m.	\$100.00	
- Full Day (10:00 a.m. - 7:00 p.m.)	No full day rate	
Small Picnic Shelter		
- Half Day - 10:00 a.m. - 2:00 p.m. OR 3:00 p.m. - 7:00 p.m.	\$50.00	
- Full Day (10:00 a.m. - 7:00 p.m.)	\$75.00	
Sport Field Use Fees		
	<u>With one field preparation, per field, per 1/2 day (5 hours or less)</u>	<u>With one field preparation, per field, per day</u>
- 1 Field	\$150.00	\$200.00
- 2 Fields	\$200.00	\$275.00
- 3 Fields	\$250.00	\$325.00
- 4 Fields	\$300.00	\$375.00
- 5 Fields	\$350.00	\$425.00
<u>With second field preparation, per field, per day</u>		
- 1 Field	Add \$40.00	
- 2 Fields	Add \$80.00	
- 3 Fields	Add \$120.00	
- 4 Fields	Add \$160.00	
- 5 Fields	Add \$200.00	
	<u>Without field preparation, per 1/2 day (5 hours or less)</u>	<u>Without field preparation, per day</u>
- 1 Field	\$100.00	\$150.00
- 2 Fields	\$125.00	\$200.00
- 3 Fields	\$150.00	\$200.00
- 4 Fields	\$175.00	\$225.00
- 5 Fields	\$200.00	\$250.00
Tournament Deposit and Cancellation Fee (A full refund or credit less		
- Nonrefundable tournament reservation fee (does not go towards tournament fees)		\$100.00
- Tournament Deposit Fee (will go towards tournament fees)		\$100.00 per field
- Tournament cancelled less than 30 days prior		50% of deposit refunded
- Tournament cancelled 31-60 days prior		75% of deposit refunded
Other Fees		
Ft. Steilacoom Park Open Space		\$100.00
Jumpy Houses		\$20.00 each
Advertising banner		\$100.00 per day
Concessions		\$25.00 - \$50.00 per day
Parking, camping and other revenue collected by renter for event		15% of gross revenue

2017 FEE SCHEDULE (continued)

Fee Type	Fee Amount
Neighborhood Shelters	
- Half day (resident/nonresident): 10:00 a.m. - 2:00 p.m. OR 3:00 p.m. - 7:00 p.m.	\$40.00 / \$50.00
- Full Day (resident/nonresident): 10:00 a.m. - 7:00 p.m.	\$60.00 / \$75.00
Youth Soccer Teams not associated with our city leagues, but who use our fields for league play, per team. Field availability may vary and field prep fees apply.	
- Age 10 years and under	\$100.00
- Age 11 - 18 years	\$125.00
- Adult, age over 18 years	\$0
Youth Baseball Teams not associated with our city leagues, but who use our fields for league play. Field availability may vary.	\$50.00 per game fee (2.5 hrs. and one prep per day)
Field Preparation (all sports)	\$45.00 per field per prep
Special Event Fee	
Vendor Application Fee	\$25.00
McGavick Center Facility Use/Rental	
Non-profit organizations may rent the entire facility for a flat fee of \$1,500.00. The City's available days for rental/use are limited in number each year.	

2017 FEE SCHEDULE (continued)

Fee Type	Fee Amount
H. FIRE CODE OFFICIAL & INTERNATIONAL FIRE CODE (IFC) FEES	
Community & Economic Development	
Site Development Plan Review (plats, short plats, commercial projects, residential infill's etc.)	
Basic review fee	\$250.00
- Additional review (over two hours)	\$125.00 per hour
Vehicle Gates (includes plan review, inspection and testing)	\$125.00 per hour
Construction Plan Review - A plan review fee will be charged for fire department review of requirements for construction and inspection of the IFC requirements for buildings classified as Group A, B, E, F, H, I, M, R, S and U. The plan review fee shall be:	15% of the plan review fee established for Building Permit Plan Review with a minimum fee of \$125.00
Fireworks Fees	
1) Fees for temporary fireworks stand permit	\$100.00
2) Fees for a public display permit	\$245.00
3) A liability insurance policy(ies) is/are required in accordance with the Fireworks Ordinance for both fireworks stands and public displays as follows:	
- \$500,000 for injuries to any one person in one accident or occurrence;	
- \$1,000,000 for injuries to two or more persons in any one accident or occurrence;	
- \$500,000 for damage to property in any one accident or occurrence; and/or	
- \$1,000,000 combines single limit for any one accident or occurrence	
4) A bond for clean-up is required in accordance with the Fireworks Ordinance for all fireworks stands (in a bond or cashiers check)	\$500.00
Fire Alarm Systems	
Tenant Improvements (1st four zones)	\$215.00 plus \$6.00 (per
- Additional zones	\$54.00 (each)
Residential (one and two-family dwellings)	\$215.00 plus \$6.00 (per
Commercial and Multi-Family (1st four zones)	\$325 plus \$6.00 (per device)
- Additional zones	\$54.00 (each)
- Sprinkler supervision only	\$270.00
Fire Alarm Permit Fee for upgrading of an existing system	50 percent (50%) of the fee
Fire Alarm Plan Review Fee	25 percent (25%) of the
Underground Sprinkler Supply (includes plan review,	\$325.00
New Suppression Systems (Halon, CO2, Dry Chemical, FM200, Integren, etc.):	
- 1 to 5 nozzles	\$200.00
- Over 5 nozzles	\$200.00 plus \$20.00 per nozzle over 5 nozzles
- Bottle(s)	\$30.00 per bottle

2017 FEE SCHEDULE (continued)

Fee Type	Fee Amount
Above Ground Fire Sprinkler Systems	
The fee for fire sprinkler systems shall be based on the Building Permit Fee Table. The valuation shall be based on the per square foot figure of sprinkler systems as established by policy in accordance with nationally-recognized standards.	
Plan Review Fee <i>(for the fire sprinkler systems are in addition to the permit fee)</i>	25 percent (25%) of the permit fee, with a minimum of \$125.00.
Tenant Improvements <i>(relocation and addition to existing system)</i>	valuation 20 percent (20%)
System	\$270.00
Standpipes (includes review, inspection and testing fees)	
Temporary Standpipe	\$162.00
Class I	\$184.00
Class II	\$297.00
Class III	\$318.00
Other Fees	
- Additional inspection fees may be imposed after	\$50.00 for each additional inspection
- After hours inspections	\$75.00 hour (1-hour minimum)
Fire Pump Installations (includes review, inspection and testing fees)	\$540.00
Commercial Power Generator Installations (includes review, inspection and testing fees)	\$350.00
Battery Systems - Capacity over 50 Gallons	\$125.00
Compressed Gas Systems - Install, Modify, Repair or Abandon	\$200.00
Crogenic Fluids - Install or Modify	\$200.00
Emergency Responder Radio Coverage System - Install or Modify	\$200.00
Flammable and Combustible Liquids	
Installation of Modification of Commercial Tank, Piping or Distribution System	\$250.00
Installation of Modification to Pipeline System	\$125.00
Removal of Abandoned Tank in Place of Residential Tank	No Fee
Removal or Abandoned in Place of Residential Tank	\$55.00
Hazardous Materials - Installation, Repair, Abandon or Remove a Facility	\$125.00
Industrial Ovens - Installation	\$125.00
LP Gas - Installation of Storage and/or Distribution System	\$200.00
Solar/Polarvoltaic Power Systems (Commercial) - Intallation and Modification	\$125.00
Spraying or Dipping Operations - Installation or Modification of Spray Booths, Room or Dip Tank	\$200.00
False Fire Alarms	
In the event of more than two false alarms in any 12 month period, the Fire chief may charge a fee for fire department response as specified below:	
- First and Second False Alarms	No Fee
- Third False Alarm	\$100.00
- Fourth and Additional False Alarms	\$250.00
EXCEPTION: False alarms resulting from the failure of a fire alarm service technician notifying the central, proprietary or remote monitoring station shall be billed at the rate of \$250.00 for each occurrence.	\$270.00 for each occurrence

2017 FEE SCHEDULE (continued)

Fee Type	Fee Amount
Fire Code Permit Fees	
The following are annual fees, except where noted, in accordance with Section 105 of the International Fire Code.	
Permit charges may be waived by the Fire Chief or Fire Marshal for the following: Activities of Washington State non-profit corporations and/or civic or fraternal organizations which possess an IRS tax exempt status. Proof of IRS tax exempt shall be presented at the time of permit application. Non-profit organizations may be charged 1/2 of the listed occupancy permit fees. However, any group shall be assessed a full permit fee if the approved conditions of the permit are modified or not adhered to by the applicant.	
Permit Type	Fee
Aerosol products	\$110.00
Aircraft Refueling Vehicle	\$110.00
Amusement Buildings	\$110.00
- Haunted House - Commercial (Limited)	\$110.00
- Bizaars, Boutiques, Booths or Displays	\$110.00
- Flee Markets	\$110.00
Aviation Facilities	\$110.00
Carnivals and Fairs	
- Commercial	\$110.00
- Fairs, Bazaars, Famers Market, Etc.	\$110.00
- Special Events - Outdoors	\$110.00
Cellulose Nitrate Film	\$110.00
Combustible Dust Producing Operations	\$110.00
Combustible Fiber Storage	\$110.00
Compressed Gases	\$110.00
Covered and Open Mall Buildings	\$110.00
- Kiosks, Concessions, Booths, Etc.	\$110.00
- Used for Assembly (Limited)	\$110.00
- Use of Open Flame (Limited)	\$110.00
- Display of Flammable Liquid or Gas Filled	\$110.00
Cryogenic Fluid	\$110.00
Cutting and Welding	\$110.00
Dry Cleaning	\$110.00
Dust Producing Operations	\$110.00
Explosives - Manufacture, Store, Handling, Sale or Use	\$110.00
Fireworks Stand, Limited	\$110.00
Flammable/Combustible Liquids	\$110.00
Fruit and Crop Ripening	\$110.00
Fumigation and/or Insecticidal Fogging	\$110.00
Hazardous Material - Store, Transport, Dispense, Use of Handle	\$110.00
HPM Facilities	\$110.00
High Pile Storage	\$110.00
Hot Work Operations	\$110.00
Industrial Ovens	\$110.00
Liquid or Gas-Filled Vehicles/Equipment in Assembly Bldgs.	\$110.00
Lumber Yards and Woodworking Plants	\$110.00
Magnesium	\$110.00

2017 FEE SCHEDULE (continued)

Fee Type	Fee Amount
Fire Code Permit Fees (continued)	
Permit Type (continued)	Fee
Mall (Covered)	\$110.00
- Kiosks, Concessions, Booths, etc.	\$110.00
- Used for Assembly (Limited)	\$110.00
- Use Open Flame, etc. (Limited)	\$110.00
- Display Flammable Liquid or Gas Filled Equipment	\$110.00
Motor Vehicle Fuel Dispensing Station	\$110.00
Organic Coatings	\$110.00
Ovens- Industrial	\$110.00
Parade Floats (limited)	\$110.00
Place of Assembly	\$110.00
Haunted House - Commercial (limited)	\$110.00
Bazaars, Boutiques, Booths or Displays	\$110.00
Flea Markets	\$250.00
Other Special Events (Limited)	\$110.00
Pyrotechnical Special Effects Material	\$110.00
Radioactive Material	\$110.00
Refrigeration Equipment (Commercial)	\$110.00
Repair Garages	\$110.00
Spraying and Dipping	\$110.00
Tents and Canopies	\$110.00
Tire and Storage	\$110.00
Welding and Cutting	\$110.00
Tax Incentive Urban Use Center Fees	
- Application Fee	\$150.00 plus \$25.00 per multi-family unit, up to a maximum fee not to exceed \$300.00
- Pierce County Assessor Processing Fee (specific to the Tax Incentive Urban Use Center Application Fee)	\$100.00
- Extension to Conditional Certificate	\$50.00

2017 FEE SCHEDULE (continued)

Fee Type	Fee Amount
I. BUSINESS LICENSE FEE SCHEDULE	
Community & Economic Development	
General Business License (GBL)	\$60.00
Renewal of GBL	\$60.00
Temporary Business License	\$60.00
Temporary Business License Renewal	\$60.00
Pawnbroker Pawnshops	\$750.00
Second-hand and/or salvage dealers	\$150.00
Junk and/or salvage dealers	\$300.00
Transient Trader in second-hand property	\$53.00
Private Sales	No Fee
Flea Markets	\$750.00
Adult Cabaret Manager and Entertainer	\$150.00
Adult Entertainment Establishment	\$1,125.00
Panoram Premises License	\$1,125.00
Panoram Device License	\$75.00 per device
Panoram Owner License	\$1,125.00
Panoram Manager License	\$113.00
Carnivals and Circuses	\$150.00 per day
- Five or less machines or devices	\$75.00 per week*
- Five or more	\$15.00 per week per device*
* Alternative to device fees	\$150.00 annual fee
Wrecker License	\$150.00
Public Dances, Cabarets, Dance Halls and Teenager Dances	
- Cabaret	\$750.00
- Public Dance Hall	\$150.00
- Public Dances (per night)	\$53.00
- Public Dances (annually)	\$150.00 (maximum of four
- Teenager Dances	Same as Public Dances
Massage Businesses	
- Massage Business License	\$75.00
- Massage Manager	\$75.00
Bathhouses	
- Public Bathhouse	\$750.00
- Bathhouse Attendant	\$113.00
- Bathhouse Manager	\$113.00
Outdoor Public Music Festivals	\$1,125.00 per day of festival
Bondsmen	\$750.00
Theaters	\$150.00 per screen per year
<i>Transfer of license fee (commercial kennel or cattery, hobby kennel, foster kennel, private kennel, grooming parlor, or pet shop)</i>	No fee
Commercial Kennel/Cattery (6-50 dogs/cats)	\$100.00 plus \$2.00 per dog/cat
Commercial Kennel/Cattery (over 50 dogs/cats)	\$100.00 plus \$200.00
Solicitors and Peddlers	\$75.00 per solicitor or peddler

2017 FEE SCHEDULE (continued)

Fee Type	Fee Amount
J. RENTAL HOUSING SAFETY PROGRAM	
Community & Economic Development	
Detached Single Family Rental Flat Fee Per Unit	\$12.00
Multi-Family Rental Flat Fee Per Unit	\$12.00
Late Fee for Rental Housing Registration (up to one month past due)	\$0.00
Certificate of Compliance	No Charge
Certificate of Compliance Transfer to New Owner	No Charge
Initial Safety Inspection	No Charge
1st Reinspection	\$90.00
2nd Reinspection	\$125.00
3rd or Subsequent Reinspection	\$200.00
Rental Housing Inspector's Initial Registration	\$0.00
Rental Housing Inspector's Annual Renewal	\$10.00
K. ANIMAL CONTROL LICENSING FEES	
Police	
The annual license fees for the ownership, keeping, or having control of dogs and/or cats in the City shall be as follows:	
- Dogs (altered)	\$20.00
- Dogs (unaltered)	\$55.00
- Cats (altered)	\$12.00
- Cats (unaltered)	\$55.00
Reduced rates for physically disabled and senior citizens, 65 years of age or older:	
- Dogs (altered)	\$10.00
- Dogs (unaltered)	\$30.00
- Cats (altered)	\$4.00
- Cats (unaltered)	\$30.00
Animals exempted from payment of fee - Guide Dog or Service Animal (with proof)	No Fee
In order to receive the fee advantage for altered dogs and cats, an individual must provide either proof of alteration from a licensed veterinarian or a written statement from a licensed veterinarian that the spay/neuter procedure would be harmful to the animal.	
L. BURGLAR/SECURITY ALARM PERMIT FEES	
Police	
The fee for burglar/security alarm systems operating within the City of Lakewood as defined in Chapter 9.31 of the Lakewood Municipal Code are as follows:	
Annual Permit Fee	\$24.00
- for Senior Citizens or Physically Disabled	\$12.00
General False Alarm Fee	\$100.00 each incident
Robbery False Alarm Fee	\$200.00 each incident
Supplemental False Alarm Fee for Unregistered Alarm	\$100.00 each incident
Late Fee if False Alarm Fee is not paid in 30 days of invoice	\$25.00
Appeal Fee (refundable if fee is overturned)	\$50.00
Alarm Company Fee for Failure to Verify Alarm Signal	\$100.00
Alarm Company Fee for false statements concerning the inspection of an alarm site or alarm performance	\$200.00

City Council Ordinance/Resolutions Approving the Fee Schedule

Ordinance No. 18

Resolution No. 1996-4

Resolution No. 1996-5

Resolution No. 1996-14

Resolution No. 1996-32

Resolution No. 1997-7

Resolution No. 1997-14

Resolution No. 1997-18

Resolution No. 1997-31

Resolution No. 1997-32

Resolution No. 1998-10

Resolution No. 1998-14

Resolution No. 1998-16

Resolution No. 1999-17

Resolution No. 2000-18

Resolution No. 2001-08

Resolution No. 2001-11

Resolution No. 2001-24

Resolution No. 2001-30

Resolution No. 2002-11

Resolution No. 2002-28

Resolution No. 2003-02

Resolution No. 2003-04

Resolution No. 2003-16

Resolution No. 2003-21

Resolution No. 2004-10

Resolution No. 2006-21

Resolution No. 2006-26

Resolution No. 2006-34

Resolution No. 2007-15

Resolution No. 2008-14

Resolution No. 2008-36

Resolution No. 2009-25

Resolution No. 2012-09

Resolution No. 2012-32

Resolution No. 2014-03

Resolution No. 2015-14

Resolution No. 2015-34

Resolution No. 2016-xx

EXHIBIT A
2017 PROPOSED FEE SCHEDULE
Resolution 2016-XX Adopted by City Council on November 21, 2016

Fee Type		Fee Amount
All		
Taxes and Pass-Through Costs	All appropriate taxes and pass-through costs are added to fees when they are incurred, even if not specified in the fee schedule.	
A. Copies/Duplication/NWFT Fees		
Legal/City Clerk		
Certification of documents and Affixing City Seal	\$0.15 per page + \$3.00	
Preparation of verbatim City Council minutes	\$50.00/hour	
Reproduction of City Council audio tapes	\$5.00	
CD-ROMs	\$1.00	
Various Departments		
Copies of resolutions, minutes of meetings, full municipal code, contracts, reports and other disclosable public records. <i>(No fee charged for copies of ordinances.)</i>	\$0.15 per page + mailing container, shipping/postage. Staff may in its discretion send copy jobs for outside printing, in which case, actual cost is charged.	
Non Sufficient Funds (NSF) Fee	\$25.00	
Public Works		
Engineering Standards Manual	Cost plus 15%	
B. City Hall Rental Fees - Two-hour minimum reservation required for facility use		
	Cleaning Fee (non-refundable)	\$50.00 (Saturday & Sunday only)
	City staff attendant	Hourly rate of City staff attendant.
Up to a 15% Administrative charge may be added to actual expenses. In addition, an hourly rate fee will be charged for repairs or additional cleaning that is required as a result of an event.		

2017 PROPOSED FEE SCHEDULE (continued)

Fee Type		Fee Amount
C. PLANNING AND DEVELOPMENT FEES		
Administrative Fee		
Technology Fee		2% of the total planning permit cost
Plat/Subdivision Fees		
Preliminary Plat		\$3,850.00 plus \$100.00 per lot; plus \$2,500 hearing examiner deposit
Plat Amendment (before final plat approval)		
	Major	\$1,320.00 plus \$100 per lot; plus \$2,500.00 hearing examiner deposit
	Minor	\$660.00 plus \$100 per lot; \$1,000.00 hearing examiner deposit
Final Plat		\$2,750.00 plus \$50.00 per lot
Plat Alterations (after final plat approval)		\$2,500.00 plus \$1,000 hearing examiner deposit
Binding Site Plans		\$2,200.00
Short Plat		\$3,500.00
Short Plat Amendments		\$1,000.00
Boundary Line Adjustments (BLA)/Lot Combination		\$600.00
Recording Fees		Fees Not Included
Discretionary Land Use Permits		
Conditional Use Permits		\$2,200.00 plus \$2,500.00 hearing examiner deposit
Master Facilities Plan		\$2,200.00 plus \$2,500.00 hearing examiner deposit
Major Variances		\$1,200.00 plus \$500.00 hearing examiner deposit
Major Variances for single family dwelling (where project valuation does not exceed \$12,000)		\$660.00
Administrative Variances		\$400.00
Administrative Use Permits		\$1500.00
Temporary Use Permits		\$200.00
Major Modifications of Permit Approval		1/2 of original permit cost
Minor Modifications of Permit Approval		1/4 of original permit cost
Shoreline Substantial Development Permit		\$2,300.00 plus \$1,000 hearing examiner deposit
Shoreline Conditional Use Permit/Shoreline Variance		\$3,100.00 plus \$1,000 hearing examiner deposit
Written Shoreline Exempt Determination (The fee applies only to requests for a written determination by the Community and Economic Development Department that the project is exempt from the Shoreline Master Program.)		\$150.00
Appeals & Reconsiderations		
Reconsideration of a Decision of the Hearing Examiner		\$300.00 plus hearing examiner cost
Appeal of the Administrative Officer's Decision		\$450.00
Appeal of SEPA Determination		\$450.00 plus \$1,000.00 hearing- examiner deposit
Amendments to Plans & Regulations		
Amendments to the Comprehensive Plan & other policy documents		\$850.00
Amendments to Development Regulations		\$850.00 plus consultant fees over 4 hours
Amendments to the Shoreline Master Program		\$1,800.00

2017 PROPOSED FEE SCHEDULE (continued)

Fee Type	Fee Amount	
Zoning Certification/Site Plan Review		
Single family dwelling construction in residential zones are subject to the following fee schedule:		
Construction Value:		
\$0 - \$74,999	\$50.00	
\$75,000 - \$124,999	\$100.00	
\$125,000 - \$224,999	\$150.00	
Over \$225,000	\$300.00	
Other Developments: All new buildings or exterior tenant improvements in commercial or industrial zones, and all other construction and development activity, other than single-family dwelling construction, are subject to the following fee:		
Construction Value	Zoning Certification Fee	Compliance check w/ AUP, CUP, etc.
\$0 - \$99,999	\$260.00	\$50.00
\$100,000 - \$249,999	\$530.00	\$200.00
\$250,000 - \$499,999	\$790.00	\$450.00
\$500,000 - \$999,999	\$1,000.00	\$700.00
\$1,000,000 - \$4,999,999	\$2,000.00	\$1,200.00
\$5,000,000 - \$10,000,000	\$2,500.00	\$1,700.00
Over \$10,000,000	\$3,000.00	\$2,200.00
Site Plan Review without a Building Permit. The zoning certification and site plan review fee for those development projects for which no building permit is required but which requires site plan review and a zoning certification, shall be based on the value of the proposed development to be undertaken. The value of the proposed construction/development shall be determined based on professional estimates by a licensed engineer, architect, landscape designer or contractor. These estimates may include but are not limited to, grade and fill of the site, paving, placement of utilities, lighting, landscaping, and other site improvements. The combined total of the cost estimates for all development on the site shall be the established value basis for the zoning certification and site plan review fee found in the table above.		
Zoning Certification with No Site Plan Review Required	A \$20.00 fee applies to zoning certifications where only a business license is required.	
	A \$50.00 fee applies to projects where the proposed land use must be reviewed with respect to development standards, but there is no requirement for submitting a site plan, e.g. an interior tenant improvement.	
Mixed Use Buildings	Site plan review and/or zoning certification application fees may be reduced by 50% if the application is for the construction of a mixed use building. Fee waivers do not apply to SEPA, short plat, subdivision or other permit requests associated with the development of a site, nor does fee reduction apply to mixed use development where the commercial and residential uses are not located within the same building.	

2017 PROPOSED FEE SCHEDULE (continued)

Fee Type		Fee Amount
Miscellaneous Planning Fees		
Accessory Living Quarters		\$100.00
Design Review		\$200.00 Application fees may be reduced by 50% if the application is for a mixed use building. Fee reduction applies to site plan review/zoning certification and design review. Fee waivers do not apply to SEPA, short plat, subdivision or other permit requests associated with the development of a site, nor does fee reduction apply to mixed use development where the commercial and residential uses are not located within the same building.
Time Extensions		\$240.00
Annexation Petition		
	Notice of Intent to Commence Annexation	\$320.00
	Petition to Annex	\$2,500.00
Hearing Examiner Fees		
Where Examiner Review is required for any related use permit, appeal, etc., the applicant is responsible for and required to pay actual Hearing Examiner costs, which may be higher or lower than the deposit amount.		
Other Fees		
Staff Review Fees		\$51.00 per hour
Development Agreement		\$2500.00
Pre-Application Conference		\$150.00 - Of this amount, \$100.00 can be applied to related permits filed within sixty (60) days of the preapplication conference
Final Certification of Occupancy/Site Certification		\$100.00
Home Occupation		\$200.00
Limited Home Occupation		\$50.00
Written Zoning Determination by the Assistant City Manager for Development Services request for written determination by the Community		\$50.00
to requests for a written determination by the Community		\$50.00
WTF Administrative Use Permit		\$800.00
WTF Conditional Use Permit		\$2,000.00
Non-Conforming Sign Permit Fees (LMC 18A.50.675)		
	- If the permit is obtained within ninety (90) days of receipt of notification by the City advising the applicant of the need to obtain a permit	No permit fee
	- If the permit is obtained after the ninety (90) day time period following notification by the City.	\$84.00

2017 PROPOSED FEE SCHEDULE (continued)

Fee Type	Fee Amount
SEPA & Wetland Fees	
Written SEPA Exempt Determination (The fee applies only to requests for a written determination by the Community Development Department that the project is exempt from the requirements of SEPA.)	\$50.00
Environmental Checklist	\$480.00
Environmental Impact Statement (EIS)	\$3,200.00 plus preparation at contract rate to be determined
Reasonable Use Exception other than residential (RUE)	\$1,840.00 plus \$500.00 hearing examiner costs
Residential RUE	\$500.00
Additional SEPA Review (See WAC 197-11-335)	No charge, except any third-party consultant costs to the City.
Multi-Family Tax Exemption Applications (LMC 3.64.030)	
Conditional Certificate Application	\$800.00
Extension of Conditional Certificate of Application	\$500.00
Final Certificate of Application	\$500.00
Tree Removal/Replacement Permit Fees	
Significant Tree Removal Permit	No Fees
Off-Site Tree Replacement Permit (when trees are not being replaced onsite)	\$400.00 for each replacement tree
D. GENERAL REQUIREMENTS FOR ALL CONSTRUCTION-RELATED PERMITS	
<p>Building Permit fees shall be based upon valuation. The valuation shall be determined by the Building Official. For most projects the square footage costs in the most current Building Valuation Data Table published by the International Code Council (ICC) may be employed. For projects not covered by the table construction estimation tools such as Construction Cost Data by R.S. Means or the BNI <i>Construction Costbook</i> may be referenced as a guide.</p>	
<p>Administrative Fee - Includes a technology fee equal to 2% of the total building permit cost.</p>	
<p>Permit fees shall be calculated from valuation in the following manner:</p>	
Valuation	Corresponding Permit Fee
\$0 - \$500	\$30.00
\$501 - \$2,000	\$30.00 for the first \$500.00 plus \$4.00 for each additional \$100 or fraction thereof, to and including \$2,000.
\$2,001 - \$25,000	\$90.00 for the first \$2,000.00 plus \$17.50 for each additional \$1,000 or fraction thereof, to and including \$25,000.
\$25,001 - \$50,000	\$492.50 for the first \$25,000.00 plus \$12.50 for each additional \$1,000 or fraction thereof, to and including \$50,000.
\$50,001 - \$100,000	\$805.00 for the first \$50,000.00 plus \$9.00 for each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,001 - \$500,000	\$1,255.00 for the first \$100,000.00 plus \$7.25 for each additional \$1,000 or fraction thereof, to and including \$500,000.
\$500,001 - \$1,000,000	\$4,155.00 for the first \$500,000.00 plus \$6.00 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.
\$1,000,001 - \$5,000,000	\$7,155.00 for the first \$1,000,000.00 plus \$4.00 for each additional \$1,000.00 or fraction thereof, to an including \$5,000,000.
\$5,000,001 and up	\$23,155.00 for the first \$5,000,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof.

2017 PROPOSED FEE SCHEDULE (continued)

Fee Type		Fee Amount
Plan Review Fees		
Plan review fees shall be 65 percent (65%) of the Building Permit Fee with a minimum fee of one hour (\$85.00)		
Other Fees		
	Demolition Fees	
	Single Family (including duplex)	\$200.00
	Residential Accessory Building	\$100.00
	Commercial/Multi-Family (including mobile home parks)	
	Less than 10,000 square feet	\$200.00
	10,000 to 100,000 square feet	\$400.00
	100,000 square feet or more	\$600.00
State Building Code Council (SBCC) Surcharge		\$4.50 for each building permit issued, plus an additional surcharge of \$2.00 for each residential unit over one, in accordance with RCW 19.27.085
General Comments		
1)	Any person who commences any work on a building, structure, gas, mechanical, or plumbing system before obtaining the necessary permits may be subject to an investigative fee.	
2)	Additional inspection outside of normal business hours or investigative fe rates are calculated at \$51.00 per hour (2 hour minimum).	
3)	A reinspection fee shall be calculated at \$51.00 per occurrence.	
4)	Additional plan review resulting from revisions, resubmittals and other documents shall be calculated at \$51.00 per hour of staff time expended.	
5)	Additional hourly rates for which no specific fee is identified shall be calculated at \$51.00 per hour.	
6)	The use of outside consultants for plan checking and/or inspections will be the actual plus overhead adjustments as determined by the Building Official.	
7)	The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees as assessed.	
8)	Temporary Certificate of Occupancy (TCO): \$200.00 application filing fee (nonrefundable), plus a cash guarantee or other appropriate security, including letters of credit, in the amount of 150% of the estimated work remaining. The cash guarantee or other appropriate security, shall be forfeited to the City if the work is not completed within the time period specified on the application as agreed to between the City and the property owner or authorized person acting on the property's owners behalf. In the case where such cash guarantee or other appropriate security is forfeited to the City, the proceeds therefrom shall be placed in the City's general fund.	
9)	Any time the use of a building or tenant space is changed, a change of use permit is required. The fee for a change of use permit is \$250.00. If alterations to the space are to be performed, additional permits and fees may be required such as building permit, plumbing permit, mechanical permit, etc. Please note that an electrical permit may be required for changes to the electrical service or wiring.	

2017 PROPOSED FEE SCHEDULE (continued)

Fee Type	Fee Amount
Mechanical Permit Fees	
New Single Family Residences and Duplex (per unit) Flat Fee	\$175.00
Residential (Prescriptive Design)	\$175.00
Commercial and Non-Prescriptive Residential	Per Valuation w/ Minimum \$175.00
New Commerical Building and Major Tenant Improvements permit fees will be based upon the following valuation table using the project valuation. Valuation based upon the prevailing market value including materials, labor and equipment.	
<u>Project Valuation</u>	<u>Fee</u>
Up to \$5,000	\$85.00
\$5,000 - \$100,000	\$85.00 for the first \$5,000 plus \$17.00 for each additional \$1,000 or fraction thereof, to and including \$100,000
> \$100,000	\$1,700.00 for the first \$100,000 plus \$12.00 for each additional \$1,000 or fraction thereof.
Mechanical Review Fees	
When plan reviews and/or specifications are required, the plan review fee shall be calculated at 25% of the Permit Fee.	
Small Tenant Improvements (mechanical < \$5,000) and equipment replacement or adding of new equipment shall use the equipment unit table below:	
<u>Equipment Unit Schedule Description</u>	<u>Fee</u>
Permit Issuance	\$34.00
	\$12.00
Furnaces up to and including 100,000 BTU	\$22.00
Furnaces over 100,000 BTU	\$29.00
Appliance vents	\$12.00
Repair or additions to A/C systems	\$22.00
Boilers, compressors and absorption systems up to and including 3 horsepower	\$29.00
Boilers, compressors and absorption systems over 3 horsepower and including 15 horsepower	\$53.00
Boilers, compressors and absorption systems over 15 horsepower and including 30 horsepower	\$76.00
Boilers, compressors and absorption systems over 30 horsepower and including 50 horsepower	\$100.00
Boilers, compressors and absorption systems over 50 horsepower	\$123.00
Air handlers up to and including 25 tons	\$18.00
Air handlers over 25 tons	\$29.00
Evaporative coolers	\$41.00
Ventilation and exhaust (fans and hoods)	\$18.00
Incinerators, domestic type	\$29.00
Incinerators, international type	\$41.00
Each gas piping from 1 to 5 outlets	\$12.00
- Additional outlets per outlet	\$3.00
Miscellaneous	\$18.00

2017 PROPOSED FEE SCHEDULE (continued)

Fee Type	Fee Amount
PLUMBING PERMIT FEES	
New Single Family Residences and Duplex (per unit) flat fee	\$225.00
New Commercial Buildings and Major Tenant Improvements permit fees will be based upon the following valuation table using the project valuation. Valuation based upon the prevailing market value including materials, labor and equipment.	
<u>Project Valuation</u>	<u>Fee</u>
Up to \$5,000	\$85.00
\$5,000 - \$100,000	\$85.00 for the first \$5,000 plus \$17.00 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,000 and up	\$1,700.00 for the first \$100,000 plus \$12.00 for each additional \$1,000 or fraction thereof.
PLUMBING REVIEW FEES	
When plans and/or inspections are required, the plan review fee shall be calculated at 25% of the Permit Fee.	
Small Tenant Improvements (mechanical < \$5,000) and equipment replacement or adding of new equipment shall use the equipment unit table below.	
<u>Equipment Unit Schedule</u>	<u>Fixture Fee</u>
Permit Issuance	\$34.00
Issuing supplemental permits	\$12.00
Furnaces up to and including 100,000 BTU	\$22.00
Each plumbing fixture with one trap	\$12.00
Each building sewer	\$22.00
Each drain for indoors rainwater system	\$12.00
Each cesspool	\$35.00
Each private sewage disposal system	\$59.00
Each water heater and vent	\$12.00
Each gas piping from 1 to 5 outlets	\$12.00
- Additional outlets per outlet	\$3.00
Each waste incinerator	\$12.00
Water piping or water treating system	\$12.00
Repair or alteration of drainage or vent	\$12.00
Backflow device for lawn sprinklers	\$12.00
Vacuum breakers from 1 to 5	\$12.00
- Additional units over 5 per each	\$3.00
Backflow device for other systems over 2 inches in diameters	\$24.00
Cross connection of reclaimed water system	\$47.00
Each graywater system	\$59.00
Medical gas system from 1 to 5 outlets	\$71.00
- Additional outlets over 5 per each	\$12.00

2017 PROPOSED FEE SCHEDULE (continued)

Fee Type	Fee Amount												
E. GEOGRAPHICAL INFORMATION SYSTEMS AND OTHER FEES													
Geographical Information Systems (GIS)													
LABOR COSTS: Labor costs for preparation of requested GIS information shall be billed on a quarter of an hour (15-minute) basis, at the rate of \$12.50 per fifteen (15) minute period of labor, in addition to any applicable mapping and/or electronic media costs, set forth below:													
Standard Mapping Products													
Photo Quality Paper (11 X 17)	\$15.00 each												
Wall Map (22 X 34)	\$20.00 each												
Wall Map (33 X 44)	\$25.00 each												
ELECTRONIC MEDIA: CD-ROM	\$15.00												
Administrative Services													
Extra Duty Contracts - Administrative Fee	\$2.00 per hour												
Extra Duty Contracts - Processing Fee	\$10.00 per invoice												
Lien Filing Fee	\$50.00 plus all recording fees												
F. PUBLIC WORKS PERMIT FEES													
Administrative Fee													
Technology Fee	2% of the total public works permit cost												
Permits													
Site Development Permit (covers site work, including erosion control, clearing, grading and drainage)													
<table border="1"> <thead> <tr> <th data-bbox="302 884 1057 915">Project Value</th> <th data-bbox="1057 884 1490 915">Permit Fee</th> </tr> </thead> <tbody> <tr> <td data-bbox="302 915 1057 947">\$0 - 15,000</td> <td data-bbox="1057 915 1490 947">\$500.00</td> </tr> <tr> <td data-bbox="302 947 1057 978">\$15,001 - \$50,000</td> <td data-bbox="1057 947 1490 978">\$1,000.00</td> </tr> <tr> <td data-bbox="302 978 1057 1010">\$50,001 - \$150,000</td> <td data-bbox="1057 978 1490 1010">\$2,500.00</td> </tr> <tr> <td data-bbox="302 1010 1057 1041">\$150,001 - \$1,000,000</td> <td data-bbox="1057 1010 1490 1041">\$4,500.00</td> </tr> <tr> <td data-bbox="302 1041 1057 1073">Over \$1,000,001</td> <td data-bbox="1057 1041 1490 1073">\$9,000.00</td> </tr> </tbody> </table>	Project Value	Permit Fee	\$0 - 15,000	\$500.00	\$15,001 - \$50,000	\$1,000.00	\$50,001 - \$150,000	\$2,500.00	\$150,001 - \$1,000,000	\$4,500.00	Over \$1,000,001	\$9,000.00	
Project Value	Permit Fee												
\$0 - 15,000	\$500.00												
\$15,001 - \$50,000	\$1,000.00												
\$50,001 - \$150,000	\$2,500.00												
\$150,001 - \$1,000,000	\$4,500.00												
Over \$1,000,001	\$9,000.00												
<i>Project Value is defined as the value of all improvements outside the building footprint.</i>													
Right-of-Way Permit (authorization to use right-of-way for minor construction, parking or other non-intrusive use)	\$150.00 plus any staff time in excess of 2 hours at \$51.00 per hour												
Right-of-Way Vacation Permit ("Sale" or vacation of city right-of-way to abutting property owners)	\$1000.00												
Street Opening Permit (Used to install new or repair/upgrade existing private and public facilities located in a street right-of-way; includes pavement cuts, excavation, traffic control, etc.)	\$500.00 plus any staff time in excess of 10 hours at \$51.00 per hour												
Oversize Load Permit (all vehicles in excess of legal weight or size limitations according to RCW 46.44 shall obtain an oversize load permit prior to operating on Lakewood streets)	Individual \$100.00 Annual \$300.00 Additional costs shall apply if police escorts or signal technician work is required.												
Right-of-Way Tree Cutting Permit (for residential or commercial cutting on or along a lot or in an area zoned for more than one single family home)	\$200.00												
Reinspection Fee (to cover cost of each reinspection, required in conjunction with a Right-of-Way Permit, necessary to assure compliance with the requirements of the permit)	\$51.00												
General Inspection Fee (for inspection not otherwise listed)	\$51.00 per hour												
Miscellaneous Permits (any Public Works permit not covered by the fee schedule, if performed by an employee)	Rate will be based on actual hourly costs, plus benefits (30%), operating costs (16%) and central services costs (16%)												
Professional Services Contracts (any private or public professional service contract needed)	Rate will be billed 100%, plus 10% administrative charges												

2017 PROPOSED FEE SCHEDULE (continued)

Fee Type	Fee Amount	
G. PARKS AND RECREATION PROGRAMS (Facility/Use)		
Parks, Recreation & Community Services		
Special Use Permit*		
Small events (100 – 200 guests)	\$200.00	
Large events (201 – 500 guests)	\$500.00	
Major events (over 500 guests)	\$1,000.00	
Additional event fees and services (plus 15% of gross private event revenue)	Market rate + 15%	
<i>* permit fee + extra costs associated with event (garbage, staff support, notification, sanitation, security, etc)</i>		
Alcohol Permit Fee		
Small events (100 – 200 guests)	\$200.00	
Large events (201 – 500 guests)	\$500.00	
Major events (over 500 guests)	\$1,000.00	
Facility Use Cancellation Fees		
- Recreation Administrative Fee	\$10.00 (non-refundable)	
- Special Use Permit - less than 30 days prior to	(0%) 100% retained by City	
- Special Use - 31-60 days prior to use	(50% refunded) 50% retained by City	
- Special Use - more than 61 days prior to use	(75% refunded) 25% retained by City	
Lakewood Senior Activity Center		
Rainier Room		
–Half of room (Section A or B)	\$25.00 per hour	
- Full room (Sections A and B)	\$50.00 \$65.00 per hour	
Seeley Lake Room Classroom	\$20.00 \$30.00 per hour	
Lakewood Room Artroom	\$15.00 \$30.00 per hour	
American Lake Room	\$20.00 per hour	
Kitchen	\$15.00 per hour	
Facility Deposit	\$150.00	
Cleaning Fee	\$150.00	
Additional Staffing Fee	\$15.00 per hour	
Cancellation Fees		
- Facility Deposit/Fees (less than 30 days)	(0%) 100% retained by City	
- Facility Deposit/Fees (31-60 days prior)	(50% refunded) 50% retained by City	
- Facility Deposit/Fees (more than 61 days prior)	(75% refunded) 25% retained by City	
Boat Launch		
Per launch (Credit/Debit Cards Only)	\$15.00	
Resident Season Pass	\$100.00	
Non-Resident Season Pass	\$130.00	
Overnight Pass	\$50.00	
Commercial Pass	\$250.00	
Farmers Market	Daily Rate/Farmers Mrkt	Seasonal/Farmers Mkt
Regular Stall 10x10	\$25.00	\$250.00
10x10 Stall W/ Electricity	\$30.00	\$300.00
Pull-Through Stall	\$40.00	\$400.00
Payment Plan Processing	\$35.00	\$35.00
Neighborhood Parks		
Field Preparation Fees	\$15.00	
Fields use	\$20 per hr (no prep); \$50.00 per game fee (2.5 hrs. and one prep per day)	

2017 PROPOSED FEE SCHEDULE (continued)

Fee Type	Fee Amount	
Fort Steilacoom Park		
Single Field no preparation	\$35.00 per 60 minutes	
Large Picnic Shelter		
- Half Day - 10:00 a.m. - 2:00 p.m. OR 3:00 p.m. - 7:00 p.m.	\$100.00	
- Full Day (10:00 a.m. - 7:00 p.m.)	No full day rate	
Small Picnic Shelter (near playground)		
- Half Day - 10:00 a.m. - 2:00 p.m. OR 3:00 p.m. - 7:00 p.m.	\$50.00	
- Full Day (10:00 a.m. - 7:00 p.m.)	\$75.00	
Sport Soccer and Baseball Field Use Fees		
	<u>With one field preparation, per field, per 1/2 day (5 hours or less)</u>	<u>With one field preparation, per field, per day</u>
- 1 Field	\$150.00	\$200.00
- 2 Fields	\$200.00	\$275.00
- 3 Fields	\$250.00	\$325.00
- 4 Fields	\$300.00	\$375.00
- 5 Fields	\$350.00	\$425.00
<u>With second field preparation, per field, per day</u>		
- 1 Field	Add \$40.00	
- 2 Fields	Add \$80.00	
- 3 Fields	Add \$120.00	
- 4 Fields	Add \$160.00	
- 5 Fields	Add \$200.00	
	<u>Without field preparation, per 1/2 day (5 hours or less)</u>	<u>Without field preparation, per day</u>
- 1 Field	\$100.00	\$150.00
- 2 Fields	\$125.00	\$200.00
- 3 Fields	\$150.00	\$200.00
- 4 Fields	\$175.00	\$225.00
- 5 Fields	\$200.00	\$250.00
Tournament Deposit and Cancellation Fee (A full refund or credit less		
- Nonrefundable tournament reservation fee (does not go towards tournament fees)	\$100.00	
- Tournament Deposit Fee (will go towards tournament fees)	\$100.00 per field	
- Tournament cancelled less than 30 days prior	50% of deposit refunded	
- Tournament cancelled 31-60 days prior	75% of deposit refunded	
Other Fees		
Ft. Steilacoom Park Open Space	\$100.00	
Jumpy Houses	\$20.00 each	
Advertising banner	\$100.00 per day	
Concessions	\$25.00 - \$50.00 per day	
Parking, camping and other revenue collected by renter for event	15% of gross revenue	

2017 PROPOSED FEE SCHEDULE (continued)

Fee Type	Fee Amount
Neighborhood Shelters	
- Half day (resident/nonresident): 10:00 a.m. - 2:00 p.m. OR 3:00 p.m. - 7:00 p.m.	\$40.00 / \$50.00
- Full Day (resident/nonresident): 10:00 a.m. - 7:00 p.m.	\$60.00 / \$75.00
Youth Soccer Teams not associated with our city leagues, but who use our fields for league play, per team. Field availability may vary and field prep fees apply.	
- Age 10 years and under	\$100.00
- Age 11 - 18 years	\$125.00
- Adult, age over 18 years	\$0
Youth Baseball Teams not associated with our city leagues, but who use our fields for league play. Field availability may vary.	
Field Preparation (all sports)	\$45.00 per field per prep
Special Event Fee	
Vendor Application Fee	\$25.00
McGavick Center Facility Use/Rental	
Non-profit organizations may rent the entire facility for a flat fee of \$1,000.00 \$1,500.00. The City's available days for rental/use are limited in number each year.	

2017 PROPOSED FEE SCHEDULE (continued)

Fee Type	Fee Amount
H. FIRE CODE OFFICIAL & INTERNATIONAL FIRE CODE (IFC) FEES	
Community & Economic Development	
Site Development Plan Review (plats, short plats, commercial projects, residential infill's etc.)	
Basic review fee	\$250.00
- Additional review (over two hours)	\$125.00 per hour
Vehicle Gates (includes plan review, inspection and testing)	\$125.00 per hour
Construction Plan Review - A plan review fee will be charged for fire department review of requirements for construction and inspection of the IFC requirements for buildings classified as Group A, B, E, F, H, I, M, R, S and U. The plan review fee shall be:	15% of the plan review fee established for Building Permit Plan Review with a minimum fee of \$125.00
Fireworks Fees	
1) Fees for temporary fireworks stand permit	\$100.00
2) Fees for a public display permit	\$245.00
3) A liability insurance policy(ies) is/are required in accordance with the Fireworks Ordinance for both fireworks stands and public displays as follows: - \$500,000 for injuries to any one person in one accident or occurrence; - \$1,000,000 for injuries to two or more persons in any one accident or occurrence; - \$500,000 for damage to property in any one accident or occurrence; and/or - \$1,000,000 combines single limit for any one accident or occurrence	
4) A bond for clean-up is required in accordance with the Fireworks Ordinance for all fireworks stands (in a bond or cashiers check)	\$500.00
Fire Alarm Systems	
Tenant Improvements (1st four zones)	\$215.00 plus \$6.00 (per
- Additional zones	\$54.00 (each)
Residential (one and two-family dwellings)	\$215.00 plus \$6.00 (per
Commercial and Multi-Family (1st four zones)	\$325 plus \$6.00 (per device)
- Additional zones	\$54.00 (each)
- Sprinkler supervision only	\$270.00
Fire Alarm Permit Fee for upgrading of an existing system	50 percent (50%) of the fee
Fire Alarm Plan Review Fee	25 percent (25%) of the
Underground Sprinkler Supply (includes plan review,	\$325.00
New Suppression Systems (Halon, CO2, Dry Chemical, FM200, Integren, etc.):	
- 1 to 5 nozzles	\$200.00
- Over 5 nozzles	\$200.00 plus \$20.00 per nozzle over 5 nozzles
- Bottle(s)	\$30.00 per bottle

2017 PROPOSED FEE SCHEDULE (continued)

Fee Type	Fee Amount
Above Ground Fire Sprinkler Systems	
The fee for fire sprinkler systems shall be based on the Building Permit Fee Table. The valuation shall be based on the per square foot figure of sprinkler systems as established by policy in accordance with nationally-recognized standards.	
Plan Review Fee <i>(for the fire sprinkler systems are in addition to the permit fee)</i>	25 percent (25%) of the permit fee, with a minimum of \$125.00.
Tenant Improvements <i>(relocation and addition to existing system)</i>	valuation 20 percent (20%)
System	\$270.00
Standpipes (includes review, inspection and testing fees)	
Temporary Standpipe	\$162.00
Class I	\$184.00
Class II	\$297.00
Class III	\$318.00
Other Fees	
- Additional inspection fees may be imposed after	\$50.00 for each additional inspection
- After hours inspections	\$75.00 hour (1-hour minimum)
Fire Pump Installations (includes review, inspection and testing fees)	\$540.00
Commercial Power Generator Installations (includes review, inspection and testing fees)	\$350.00
Battery Systems - Capacity over 50 Gallons	\$125.00
Compressed Gas Systems - Install, Modify, Repair or Abandon	\$200.00
Crogenic Fluids - Install or Modify	\$200.00
Emergency Responder Radio Coverage System - Install or Modify	\$200.00
Flammable and Combustible Liquids	
Installation of Modification of Commercial Tank, Piping or Distribution System	\$250.00
Installation of Modification to Pipeline System	\$125.00
Removal of Abandoned Tank in Place of Residential Tank	No Fee
Removal or Abandoned in Place of Residential Tank	\$55.00
Hazardous Materials - Installation, Repair, Abandon or Remove a Facility	\$125.00
Industrial Ovens - Installation	\$125.00
LP Gas - Installation of Storage and/or Distribution System	\$200.00
Solar/Polarvoltaic Power Systems (Commercial) - Intallation and Modification	\$125.00
Spraying or Dipping Operations - Installation or Modification of Spray Booths, Room or Dip Tank	\$200.00
False Fire Alarms	
In the event of more than two false alarms in any 12 month period, the Fire chief may charge a fee for fire department response as specified below:	
- First and Second False Alarms	No Fee
- Third False Alarm	\$100.00
- Fourth and Additional False Alarms	\$250.00
EXCEPTION: False alarms resulting from the failure of a fire alarm service technician notifying the central, proprietary or remote monitoring station shall be billed at the rate of \$250.00 for each occurrence.	\$270.00 for each occurrence

2017 PROPOSED FEE SCHEDULE (continued)

Fee Type	Fee Amount
Fire Code Permit Fees	
The following are annual fees, except where noted, in accordance with Section 105 of the International Fire Code.	
Permit charges may be waived by the Fire Chief or Fire Marshal for the following: Activities of Washington State non- profit corporations and/or civic or fraternal organizations which possess an IRS tax exempt status. Proof of IRS tax exempt shall be presented at the time of permit application. Non-profit organizations may be charged 1/2 of the listed occupancy permit fees. However, any group shall be assessed a full permit fee if the approved conditions of the permit are modified or not adhered to by the applicant.	
Permit Type	Fee
Aerosol products	\$110.00
Aircraft Refueling Vehicle	\$110.00
Amusement Buildings	\$110.00
- Haunted House - Commercial (Limited)	\$110.00
- Bizaars, Boutiques, Booths or Displays	\$110.00
- Flee Markets	\$110.00
Aviation Facilities	\$110.00
Carnivals and Fairs	
- Commercial	\$110.00
- Fairs, Bazaars, Famers Market, Etc.	\$110.00
- Special Events - Outdoors	\$110.00
Cellulose Nitrate Film	\$110.00
Combustible Dust Producing Operations	\$110.00
Combustible Fiber Storage	\$110.00
Compressed Gases	\$110.00
Covered and Open Mall Buildings	\$110.00
- Kiosks, Concessions, Booths, Etc.	\$110.00
- Used for Assembly (Limited)	\$110.00
- Use of Open Flame (Limited)	\$110.00
- Display of Flammable Liquid or Gas Filled	\$110.00
Cryogenic Fluid	\$110.00
Cutting and Welding	\$110.00
Dry Cleaning	\$110.00
Dust Producing Operations	\$110.00
Explosives - Manufacture, Store, Handling, Sale or Use	\$110.00
Fireworks Stand, Limited	\$110.00
Flammable/Combustible Liquids	\$110.00
Fruit and Crop Ripening	\$110.00
Fumigation and/or Insecticidal Fogging	\$110.00
Hazardous Material - Store, Transport, Dispense, Use of Handle	\$110.00
HPM Facilities	\$110.00
High Pile Storage	\$110.00
Hot Work Operations	\$110.00
Industrial Ovens	\$110.00
Liquid or Gas-Filled Vehicles/Equipment in Assembly Bldgs.	\$110.00
Lumber Yards and Woodworking Plants	\$110.00
Magnesium	\$110.00

2017 PROPOSED FEE SCHEDULE (continued)

Fee Type	Fee Amount
Fire Code Permit Fees (continued)	
Permit Type (continued)	Fee
Mall (Covered)	\$110.00
- Kiosks, Concessions, Booths, etc.	\$110.00
- Used for Assembly (Limited)	\$110.00
- Use Open Flame, etc. (Limited)	\$110.00
- Display Flammable Liquid or Gas Filled Equipment	\$110.00
Motor Vehicle Fuel Dispensing Station	\$110.00
Organic Coatings	\$110.00
Ovens- Industrial	\$110.00
Parade Floats (limited)	\$110.00
Place of Assembly	\$110.00
Haunted House - Commercial (limited)	\$110.00
Bazaars, Boutiques, Booths or Displays	\$110.00
Flea Markets	\$250.00
Other Special Events (Limited)	\$110.00
Pyrotechnical Special Effects Material	\$110.00
Radioactive Material	\$110.00
Refrigeration Equipment (Commercial)	\$110.00
Repair Garages	\$110.00
Spraying and Dipping	\$110.00
Tents and Canopies	\$110.00
Tire and Storage	\$110.00
Welding and Cutting	\$110.00
Tax Incentive Urban Use Center Fees	
- Application Fee	\$150.00 plus \$25.00 per multi-family unit, up to a maximum fee not to exceed \$300.00
- Pierce County Assessor Processing Fee (specific to the Tax Incentive Urban Use Center Application Fee)	\$100.00
- Extension to Conditional Certificate	\$50.00

2017 PROPOSED FEE SCHEDULE (continued)

Fee Type	Fee Amount
I. BUSINESS LICENSE FEE SCHEDULE	
Community & Economic Development	
General Business License (GBL)	\$60.00
Renewal of GBL	\$60.00
Temporary Business License	\$60.00
Temporary Business License Renewal	\$60.00
Pawnbroker Pawnshops	\$750.00
Second-hand and/or salvage dealers	\$150.00
Junk and/or salvage dealers	\$300.00
Transient Trader in second-hand property	\$53.00
Private Sales	No Fee
Flea Markets	\$750.00
Adult Cabaret Manager and Entertainer	\$150.00
Adult Entertainment Establishment	\$1,125.00
Panoram Premises License	\$1,125.00
Panoram Device License	\$75.00 per device
Panoram Owner License	\$1,125.00
Panoram Manager License	\$113.00
Carnivals and Circuses	\$150.00 per day
- Five or less machines or devices	\$75.00 per week*
- Five or more	\$15.00 per week per device*
* Alternative to device fees	\$150.00 annual fee
Wrecker License	\$150.00
Public Dances, Cabarets, Dance Halls and Teenager Dances	
- Cabaret	\$750.00
- Public Dance Hall	\$150.00
- Public Dances (per night)	\$53.00
- Public Dances (annually)	\$150.00 (maximum of four
- Teenager Dances	Same as Public Dances
Massage Businesses	
- Massage Business License	\$75.00
- Massage Manager	\$75.00
Bathhouses	
- Public Bathhouse	\$750.00
- Bathhouse Attendant	\$113.00
- Bathhouse Manager	\$113.00
Outdoor Public Music Festivals	\$1,125.00 per day of festival
Bondsmen	\$750.00
Theaters	\$150.00 per screen per year
<i>Transfer of license fee (commercial kennel or cattery, hobby kennel, foster kennel, private kennel, grooming parlor, or pet shop)</i>	No fee
Commercial Kennel/Cattery (6-50 dogs/cats)	\$100.00 plus \$2.00 per dog/cat
Commercial Kennel/Cattery (over 50 dogs/cats)	\$100.00 plus \$200.00
Solicitors and Peddlers	\$75.00 per solicitor or peddler
Rental Housing Complex License	\$53.00

2017 PROPOSED FEE SCHEDULE (continued)

Fee Type	Fee Amount
J. RENTAL HOUSING SAFETY PROGRAM	
Community & Economic Development	
Detached Single Family Rental Flat Fee Per Unit	\$12.00
Multi-Family Rental Flat Fee Per Unit	\$12.00
Late Fee for Rental Housing Registration (up to one month past due)	\$0.00
Certificate of Compliance	No Charge
Certificate of Compliance Transfer to New Owner	No Charge
Initial Safety Inspection	No Charge
1st Reinspection	\$90.00
2nd Reinspection	\$125.00
3rd or Subsequent Reinspection	\$200.00
Rental Housing Inspector's Initial Registration	\$0.00
Rental Housing Inspector's Annual Renewal	\$10.00
J.K. ANIMAL CONTROL LICENSING FEES	
Police	
The annual license fees for the ownership, keeping, or having control of dogs and/or cats in the City shall be as follows:	
- Dogs (altered)	\$20.00
- Dogs (unaltered)	\$55.00
- Cats (altered)	\$12.00
- Cats (unaltered)	\$55.00
Reduced rates for physically disabled and senior citizens, 65 years of age or older:	
- Dogs (altered)	\$10.00
- Dogs (unaltered)	\$30.00
- Cats (altered)	\$4.00
- Cats (unaltered)	\$30.00
Animals exempted from payment of fee - Guide Dog or Service Animal (with proof)	No Fee
In order to receive the fee advantage for altered dogs and cats, an individual must provide either proof of alteration from a licensed veterinarian or a written statement from a licensed veterinarian that the spay/neuter procedure would be harmful to the animal.	
K.L. BURGLAR/SECURITY ALARM PERMIT FEES	
Police	
The fee for burglar/security alarm systems operating within the City of Lakewood as defined in Chapter 9.31 of the Lakewood Municipal Code are as follows:	
Annual Permit Fee	\$24.00
- for Senior Citizens or Physically Disabled	\$12.00
General False Alarm Fee	\$100.00 each incident
Robbery False Alarm Fee	\$200.00 each incident
Supplemental False Alarm Fee for Unregistered Alarm	\$100.00 each incident
Late Fee if False Alarm Fee is not paid in 30 days of invoice	\$25.00
Appeal Fee (refundable if fee is overturned)	\$50.00
Alarm Company Fee for Failure to Verify Alarm Signal	\$100.00
Alarm Company Fee for false statements concerning the inspection of an alarm site or alarm performance	\$200.00

City Council Ordinance/Resolutions Approving the Fee Schedule

- Ordinance No. 18
- Resolution No. 1996-4
- Resolution No. 1996-5
- Resolution No. 1996-14
- Resolution No. 1996-32
- Resolution No. 1997-7
- Resolution No. 1997-14
- Resolution No. 1997-18
- Resolution No. 1997-31
- Resolution No. 1997-32
- Resolution No. 1998-10
- Resolution No. 1998-14
- Resolution No. 1998-16
- Resolution No. 1999-17
- Resolution No. 2000-18
- Resolution No. 2001-08
- Resolution No. 2001-11
- Resolution No. 2001-24
- Resolution No. 2001-30
- Resolution No. 2002-11
- Resolution No. 2002-28
- Resolution No. 2003-02
- Resolution No. 2003-04
- Resolution No. 2003-16
- Resolution No. 2003-21
- Resolution No. 2004-10
- Resolution No. 2006-21
- Resolution No. 2006-26
- Resolution No. 2006-34
- Resolution No. 2007-15
- Resolution No. 2008-14
- Resolution No. 2008-36
- Resolution No. 2009-25
- Resolution No. 2012-09
- Resolution No. 2012-32
- Resolution No. 2014-03
- Resolution No. 2015-14
- Resolution No. 2015-34
- Resolution No. 2016-xx

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED: November 21, 2016	TITLE: Lodging Tax Advisory Committee (LTAC) Recommendations Authorizing 2017 Contracts for Tourism Services and Approval of the May 16, 2016 LTAC Minutes	TYPE OF ACTION: ___ ORDINANCE ___ RESOLUTION ✓ MOTION NO. 2016-60 ___ OTHER
REVIEW: November 14, 2016	ATTACHMENTS: <ul style="list-style-type: none"> • Memo as presented to the City Council on November 14, 2016 • May 16, 2016 LTAC Minutes 	

SUBMITTED BY: Tho Kraus, Assistant City Manager/Administrative Services

RECOMMENDATION:

1. Authorize the City Manager to enter into 2017 tourism related service contracts as recommended by the LTAC; and
2. Approve the May 16, 2016 LTAC minutes.

DISCUSSION: Please see attached memo as presented to the City Council on November 14, 2016.

ALTERNATIVE(S):

1. The City Council can accept or reject any of the LTAC funding recommendations;
2. Return the recommendations to the LTAC for further consideration. Under this alternative, the Council would need to provide direction as to what it desires from the committee; or
3. Decline to take action on some but not all of the proposed recommendations; however, be advised that the City has entered into a multi-year interlocal agreement with Clover Park Technical College (CPTC) on the use of the McGavick Center (\$101,850 for 20 years).

FISCAL IMPACT: Recommendations totaling \$969,291 (details provided on attached November 14, 2016 memo).

_____ Prepared by	 _____ City Manager Review
_____ Department Director	



To: Mayor and City Councilmembers
From: Tho Kraus, Assistant City Manager/Administrative Services
Through: John J. Caulfield, City Manager *John J. Caulfield*
Date: November 7, 2016
Subject: Review of 2017 Lodging Tax Funding Allocations

Overview

As authorized under state law, the City of Lakewood has enacted a lodging tax. The City receives a 7% share of the taxes collected by Washington State from lodging-related businesses located within the City. All lodging taxes are deposited in a separate fund where they accrue interest and where balances are carried forward each year.

The 7% breaks down into 4% which can be used for tourism promotion, or the acquisition of tourism-related facilities, or operation of tourism-related facilities. The additional 3% is restricted to for the acquisition, construction, expansion, marketing, management, and financing of convention facilities, and facilities necessary to support major tourism destination attractions that serve a minimum of one million visitors per year.

The memorandum discusses the City's Lodging Tax Advisory Committee (LTAC), the estimated funds available, how the funds may be used, grant requests and recommendations.

Lodging Tax Advisory Committee

If a city collects lodging tax, state law requires the formation of a Lodging Tax Advisory Committee. The committee must have at least five members and each member must be appointed by the City Council. At least two of the members of the committee must represent businesses required to collect the tax, and at least two of the members of the committee must represent entities who are involved in activities authorized to be funded by the tax. The fifth member of the committee must be an elected official of the City, who shall serve as Chair of the committee. There is no maximum number of participants on the LTAC.

One role of the LTAC is to consider requests for use of lodging tax funds. The LTAC considers these requests in a public process, which is intended to generate comments and funding recommendations. These are forwarded to the Lakewood City Council who, in turn, reviews all of LTAC's proposals and

votes yes or no to each one. The City Council cannot modify the recommended amounts or vendors provided to them by LTAC.

2017 Estimated Funds Available

	Restrictions on Use		Total Estimated Funding Available for 2017 Grant Awards
	4%	3%	
	Reserved for tourism, promotion, acquisition of tourism related facilities, or operation of tourism related facilities.	Reserved for acquisition, construction, expansion, marketing, and management of convention facilities.	
Estimating Ending Balance, 12/31/2016	\$387,788	\$581,503	\$969,291
Less 2016 CPTC McGavick Center	\$0	(\$101,850)	(\$101,850)
Available Balance for 2017 Allocation	\$387,788	\$479,653	\$867,441

2016 Grant Requests 7/28/2016

In the summer of 2016, the City solicited for and received 16 proposals requesting \$1,047,150. The proposals were presented by applicants to the LTAC on September 30, 2016. In addition, the City previously committed to an annual payment of \$101,850, beginning in 2007, for 20 years to Clover Park Technical College for construction of the Sharon McGavick Student/Conference Center. The tenth payment was made in 2016.

2016 Grant Recommendations

The LTAC was provided completed applications on September 15, 2016 for review. On September 30, 2016 the LTAC met for a full day to hear presentations by each of the applicants. The members of the committee carefully considered each request based on the following criteria:

- Funds available
- Past performance
- Ability to attract tourism, particularly from outside the 50 mile radius
- Strength of the applications
- City of Lakewood’s desire to retain dollars for future capital project(s)

Below are the recommendations being presented:

Applicant	Funding Request		Recommended Funding	
	Non-Capital	Capital	Non-Capital	Capital
Lakewold Gardens	\$ 45,000	\$ -	\$ 40,000	\$ -
Historic Fort Steilacoom	24,000	-	10,000	-
Asia Pacific Cultural Center	15,000	-	10,000	-
Tacoma Regional Convention + Visitor Bureau	50,000	-	35,000	-
Tacoma Pierce County Sports Commission	50,000	-	50,000	-
Lakewood Historical Society	34,500	5,000	35,000	-
Lakewood Sister Cities	10,000	-	8,000	-
Lakewood Chamber of Commerce	80,000	-	80,000	-
Lakewood Playhouse	21,000	-	21,000	-
City of Lakewood Communications - Media Promotion	48,000	-	18,000	-
City of Lakewood PRCS - SummerFEST	71,150	-	40,000	-
City of Lakewood PRCS - Farmers Market	30,000	-	20,000	-
City of Lakewood PRCS - Asian Film Festival	7,500	-	7,500	-
City of Lakewood PRCS - Lakewood ArtsFest *	6,000	-	-	-
City of Lakewood PRCS - Gateways	-	100,000	-	42,941
City of Lakewood PRCS - Fort Steilacoom Park Pavilion	-	450,000	-	450,000
TOTAL REQUESTS	\$ 492,150	\$ 555,000		
SUBTOTAL RECOMMENDED			\$ 374,500	\$ 492,941
			CPTC McGavick Center Payment	\$ 101,850
			TOTAL RECOMMENDED	\$ 969,291

* Applicant did not meet non-profit status requirement at time of application/LTAC review.

Next Step

On November 21, 2016, the City Council will be requested to authorize the City Manager to enter into service contracts for the provision of tourism services in 2017.



**LODGING TAX ADVISORY COMMITTEE (LTAC)
MONDAY, May 16, 2016 – 4:00 P.M.
Lakewood City Hall, 6000 Main Street SW
Third Floor Mount Rainier Conference Room**

CALL TO ORDER

Chair Don Anderson called the meeting to order at 4:05 p.m.

ROLL CALL

LTAC Present: Lakewood Mayor Don Anderson, Chair; Rebecca Huber, Lakewood Historical Society & History Museum; Jackeline Juy, Best Western Lakewood Motor Inn; Mario Lee, Candlewood Suites; Phillip Raschke, Lakewood Playhouse; and Linda Smith, Lakewood Chamber of Commerce

Staff Present: Economic Development Manager Becky Newton

PUBLIC COMMENTS

None.

MEETING MINUTES APPROVAL

Linda Smith moved and Rebecca Huber seconded the motion to approve the September 16, 2015 LTAC minutes. The motion passed unanimously.

DISCUSSION

The Lakewood Playhouse submitted a 2016 funding request which was approved in the amount of \$25,000 for a new lighting system. Becky Newton said that after further review of the 2016 lodging tax requests it was determined by the City of Lakewood legal department that lodging tax funds could not be paid to a non-profit entity for capital expenditures. The supplemental request before the committee is for \$25,000 to offset these capital expenditures for 2016 since the funds can no longer be used for capital expenditures. Phil Raschke added that the money is needed to offset much needed capital expenditures and improve the viability of the organization. Additional marketing and operational expenses will be incurred for 2016 productions.

Mario Lee moved and Phillip Raschke seconded the motion to approve the funding request. The motion passed unanimously.

OTHER BUSINESS

None.

ADJOURNMENT

Mayor Anderson adjourned the meeting at 4:15 p.m.

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED: November 21, 2016	TITLE: 2017 Human Services Funding Recommendations	TYPE OF ACTION: — ORDINANCE NO. — RESOLUTION NO. <input checked="" type="checkbox"/> MOTION NO. 2016-61 — OTHER
REVIEW: November 14, 2016	ATTACHMENT: 2017 Human Services Funding Recommendations	

SUBMITTED BY: Karmel Shields, Human Services Coordinator

RECOMMENDATION: It is recommended that the City Council adopt the human services funding recommendations presented on November 14, 2016 for \$360,000 and authorize the City Manager to approve contracts to support twenty-one (21) human service organizations.

DISCUSSION: Community Services Advisory Board (CSAB) conducted a rigorous review process of evaluating twenty-nine (29) human services funding requests totally \$639,705. This competitive application process was used to identify qualified programs to serve Lakewood’s most vulnerable populations. All recommended services are within the Council-recognized strategic areas of housing assistance, stabilization services, emotional supports for healthy relationships and access to health and behavioral health services, as identified in the 2014 human services needs analysis (June, 2014).

ALTERNATIVES:

1. Approve the 2017 human services funding recommendations as presented on November 14, 2016.
2. Fund additional programs or services, not included in the original funding recommendation, and reduce other grant awards within that same funding strategy to maintain balance between all funding strategies.
3. Fund additional programs or services and reduce funding levels equally for all (21) originally recommended programs.
4. Include all twenty-nine (29) requests for funding and appropriate an estimated \$45,000 in additional general funds. Significant changes to approval process could delay the 2017 contracting process.

FISCAL IMPACT: Fiscal impact of alternatives 1, 2, & 3 is \$360,000, which was recommended in the City’s 2017/18 general fund budget to support human services for Lakewood residents. Alternative 4 would increase the general fund appropriation to \$405,000 for the City’s 2017/18 human services program.

<p><u>Karmel Shields</u> Prepared by</p> <p><u>Mary Dodsworth</u> Department Director</p>	 <hr style="width: 80%; margin: 0 auto;"/> <p>City Manager Review</p>
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Attachment A. 2017 Human Services Funding Recommendations

Agency Name	Program Name	Fund Request	2017 Funding	Strategy Total
Access to Health			Proposed	
Greater Lakes Mental Health	Behavioral Health Contact Team	\$25,000	\$25,000	
Community Health Care	Uncompensated Medical & Dental	\$25,000	\$15,000	
PC Aids Foundation	Client Services & Oasis Youth	\$25,000	\$15,000	
Lindquist Dental for Children	Uncompensated Care Fund	\$15,000	\$12,000	
Pierce County Project Access (new)	Lakewood Access	\$15,000	\$12,000	\$ 79,000.00
Consejo Counseling and Referral	PC Behavioral Health Program	\$25,000	\$0	
Children's Therapy Center	Pediatric Therapy for Families	\$25,000	\$0	
Emotional Supports				
Communities in Schools	School-wide Supports	\$25,000	\$22,500	
Rebuilding Hope Sexual Assault	Confidential Victim Services	\$25,000	\$14,900	
Pierce College Foundation	Lakewood Computer Clubhouse	\$20,000	\$14,000	
Boys and Girls Club Lakewood	Teen Program - 12 - 18	\$25,000	\$12,500	
YMCA Pierce Kitsap Counties	Youth Leadership Initiative	\$23,560	\$10,000	\$ 73,900.00
Centerforce	Community Engagement Program	\$20,000	\$0	
Lutheran Community Services	Senior Companion Program	\$13,866	\$0	
Housing Assistance				
YWCA Pierce County	Domestic Violence Services	\$25,000	\$25,000	
Catholic Community Services	Family Housing Network	\$20,000	\$16,000	
The Rescue Mission	Adam St. Shelter	\$25,000	\$15,000	
Rebuilding Together South Sound	Year-round & Rebuilding Day	\$20,000	\$10,000	\$ 66,000.00
Community Youth Services	New Directions	\$25,000	\$0	
Stabilization				
Emergency Food Network	Co-op Food Purchasing	\$25,000	\$25,000	
FISH Food Banks Pierce County	Lakes Food Bank	\$25,000	\$25,000	
LASA	Client Service Center	\$25,000	\$22,500	
Sound Outreach	Outreach & Utility Assistance	\$24,500	\$20,000	
St. Leo Food Connections	Mobile Emergency Food	\$20,000	\$14,600	
Tacoma Community House	Client Advocacy Program	\$25,000	\$12,500	\$ 119,600.00
Make a Difference Foundation	Eloise Cooking Pot Food Bank	\$25,000	\$0	
Courage360	REACH Plus	\$25,000	\$0	
Caring for Kids	Ready to Learn Fair	\$10,000	\$0	
Tillicum AL Community Center	Emergency Services	\$12,779	\$0	
Totals		\$ 639,705.00		\$ 338,500.00
Lakewood Promise Board			\$21,500	\$ 21,500.00
Grand Total				\$ 360,000.00