

Ordinance No. 00182

[\(Council Minutes 98/08/17\)](#)

ORDINANCE NO. 182

AN ORDINANCE of the City Council of the City of Lakewood, Washington, amending and updating the City's Interim Comprehensive Plan and Urban Growth Area Maps, amending Section 18.25.100 of the City Code and amending Section 18.25.270 of the City Code, regarding a "Military Lands" Land Use Designations, Zoning District and Use Categories, and rezoning property to such Zone

WHEREAS, pursuant to the requirements of state law, the City of Lakewood is required to develop and adopt a Comprehensive Land Use Plan and Zoning Ordinances that address issues including land use and planning, in conformity with regional considerations; and,

WHEREAS, the City of Lakewood is immediately adjacent to the urban areas of Fort Lewis, Camp Murray and McChord Air Force Base; and,

WHEREAS, there are many areas of municipal and military functions where cooperation and coordination between the City and the military would be beneficial to both and would benefit the general region; and,

WHEREAS, The inclusion of the Cantonment Area of Fort Lewis, Camp Murray and McChord Air Force Base into Lakewood's Urban Growth Area (UGA) is consistent with the Growth Management Act (GMA), County-Wide Planning Policies (CWPP), and the Lakewood Interim Comprehensive Plan; and,

WHEREAS, the inclusion of the military lands will not alter, in any manner, the autonomous authority of the federal government within the boundaries of the federal military installations nor would it impose state, county, or city planning regulations on the federal military installations; and,

WHEREAS, the inclusion of the military lands in Lakewood's UGA will facilitate compliance and consistency with GMA for the City of Lakewood and Pierce County by the inclusion of areas adjacent to urban areas, characterized by urban growth, and where urban growth will occur within an UGA; and,

WHEREAS, at the same time as the City's Interim Comprehensive Plan Maps and UGA Maps are amended to include military lands, it is appropriate to include the Arrowhead and Partridge Glen area, as that areas that were designated by Pierce County as a City of Lakewood and Town of Steilacoom Joint Urban Service Area (USA) in 1996 (Pierce County Ord. 96-111); and,

WHEREAS, it is also appropriate to provide for a "Military Lands" land use and zoning designation to identify land use criteria, since the unique character of the military installations should be addressed to provide consistency in comprehensive planning and related activities; and,

WHEREAS, since the Army Corps of Engineers have purchased approximately 22.64 acres in the City of Lakewood for the expansion of McChord AFB, it is appropriate to amend the Comprehensive Plan Map and Official Zoning Map of the City of Lakewood to change the land use designation and zoning of this property to the new "Military Lands" zone; and,

WHEREAS, following substantial work by numerous officials and representatives of the City of Lakewood, the City of Lakewood Planning Advisory Board and by interested citizens, a proposal was developed to address the issues involved in and related to the military lands; and,

WHEREAS, after public hearings to consider the proposal and its implications, the Planning Advisory Board of the City of Lakewood has recommended to the City Council adoption of the proposed amendments and changes.

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

Section 1. That the City of Lakewood Interim Comprehensive Plan Map is amended to show the Arrowhead and Partridge Glen

area as a Joint Lakewood and Steilacoom Urban Growth Area (UGA) as indicated on the map attached hereto, marked as Exhibit "A" and incorporated herein by this reference.

Section 2. That the City of Lakewood Interim Comprehensive Plan Map is amended to include the Cantonment Area of Ft. Lewis, McChord Air Force Base, and Camp Murray in the City of Lakewood UGA, as indicated on the attached Exhibit "A."

Section 3. That the City of Lakewood Interim Comprehensive Plan is amended to add Land Use Policies LU-ML Objective 85, LU-ML Objective 86, and to establish a "Military Lands" Land Use Designation, with the amendment being added on page 94, following LU-SW 84.2.1, to read as follows:

MILITARY LANDS

Military lands are the portions of the Federal and State Military Installations within 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. The autonomy and unique character of the Military Installations require special consideration by the City as a Host Community for the Installations.

LU-ML OBJECTIVE 85

Military installations, whether federal or state, are unique in character with operations and support structures not typical of civilian land uses. The legislative jurisdiction, unique character of the land uses, and installation planning processes require unique consideration and coordination by the City.

85.1 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 sub-area plans.

85.2 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 sub-area plans.

85.3 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 which are not addressed in the Installation Master Plans or this Plan.

LU-ML OBJECTIVE 86

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.

86.1 Provide for a variety of housing options in the City to support the unique housing requirements of the military personnel and their families.

86.2 Promote an active planning and funded mitigation effort to improve the gate communities adjacent to the Military Installations.

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Section 4. That Section 18.25.100 of the Lakewood Municipal Code is amended to add a new paragraph "H" thereto, providing for a Military Lands Zone, which paragraph "H" shall read as follows:

18.25.100 Zone Classifications and Use Table.

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H. Military Lands (ML)

1. Description and Purpose: The ML Zone provides for Federal and State Military Installations. 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 require special consideration by the City as the Host Community for the Installations.

2. Permitted Uses:

A. Federal Military Installation.

B. State Military Installation is permitted in accordance with the Administrative Use Permit for the adopted Master Plan of the Installation.

3. The ML zone is not included on the Zone Classification Table nor Development Standard sections of this Code. Federal Military Installations are autonomous and not subject to the Development Standards within this Code. State Military Installations are subject to the Development standard of this Code as provided in the Administrative Use Permit for the Installation Master Plan.

Section 5. That Section 18.25.100 of the Lakewood Municipal Code is amended to add new paragraphs "M" and "N" thereto, providing for Use Categories for Military Lands, which paragraphs "M" and "N" shall read as follows:

18.25.270 Civic Use Category - Description of Use Categories.

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M. Federal Military Installation. Refers to a U.S. Department of Defense owned and controlled property and facilities which support a full range of urban land uses to facilitate military operations. The autonomy associated with federal ownership and

control of the property, in combination with the unique character of the military operations and support structures, are not typical of civilian uses. Federal Military Installations do not include stand alone Reserve Armories, recruiting stations, or other similar stand alone military facility.

N. State Military Installation. Refers to a Washington State Department of the Military owned and controlled property and facilities which support a range of uses to facilitate military operations. The unique character of the military operations and support structures are not typical of civilian uses. State Military Installations do not include stand alone National Guard or Air National Guard Armories, recruiting stations, or other similar stand alone military facilities.

Section 6. That the Comprehensive Plan Map and Official Zoning Map of the City of Lakewood are amended to change the Land Use Designation from "Moderate Density Single Family" to "Military Lands" and zoning from MSF to ML for approximately 22.64 acres located in American Lake Gardens which were purchased by the Army Corps of Engineers for the expansion of McChord AFB. The parcels of property included in this purchase/expansion are as follows:

Tax Parcel # Approximate area

- 1) 0219232001 3.38 acres
- 2) 0219232022 .91 acres
- 3) 0219232018 4.02 acres
- 4) 0219232033 5.00 acres
- 5) 0219232019 4.55 acres
- 6) 0219232017 4.55 acres
- 7) number unknown .23 acres

Total 22.64 acres

The parcels of property included in this purchase/expansion would be reflected in the City of Lakewood Comprehensive Plan Map and Official Zoning Map essentially as follows:

Section 7. That if any portion of this ordinance or its application to any person or circumstances, is held invalid, the validity of the chapter as a whole, or any other portion thereof, and its application to other persons or circumstances, shall not be affected.

Section 8. That this Ordinance shall be in full force and effect five (5) days after publication of the Ordinance Summary as required by law, provided that Section 2 hereof shall not be effective until five (5) days after publication of the Ordinance Summary and after November 20, 1998.

ADOPTED by the City Council this 17th day of August, 1998.

CITY OF LAKEWOOD

Bill Harrison, Mayor

Attest:

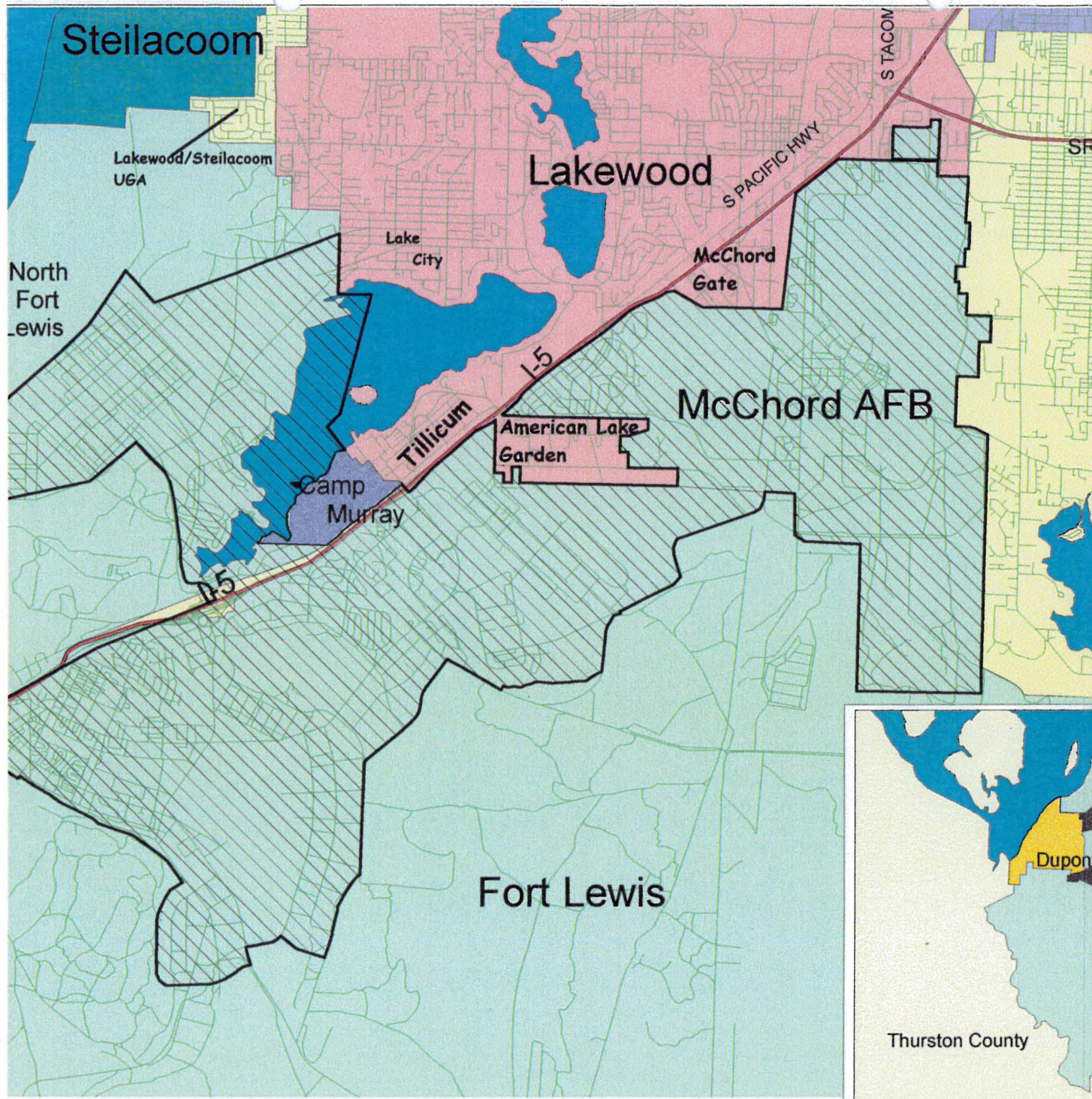
Alice M. Bush, CMC, City Clerk

Approved as to Form:

Daniel B. Heid, City Attorney

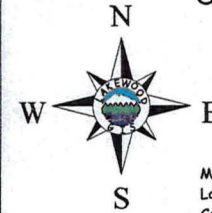
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Proposed Lakewood Urban Growth Area(UGA)



Proposed Lakewood UGA

-  Cantonment Area of Ft. Lewis and McChord AFB
-  Camp Murray Washington National Guard



Map created 3/98 from data supplied by Lakewood Community Development & Pierce County

