

Ordinance No. 00266

[Council Meeting Minutes of 01/11/19](#)

ORDINANCE NO. 266

AN ORDINANCE of the City Council of the City of Lakewood, Washington, amending the Comprehensive Plan and Zoning Maps of the City and amending Policies LU-5.2, PS-8.8 and 45.3 of Lakewood Comprehensive Plan and deleting Policy LU-5.7 of Lakewood Comprehensive Plan

WHEREAS, state law, including the Washington State Growth Management Act requires cities such as the City of Lakewood to prepare a comprehensive plan with certain required elements; and,

WHEREAS, according to the requirements for a comprehensive plan, it is to reflect the community's values and be an expression of its vision for the future, defining levels, intensity and geographic distribution of employment and residential growth; and

WHEREAS, the proposals for the Growth Management Act have been thoroughly reviewed and considered by citizen input, Planning Advisory Board Review and counsel consideration on almost 100 public hearings and meetings, and information solicited constitutes a significant volume of material so that the comprehensive planning process was able to incorporate issues and perspectives reflective of the entire community; and,

WHEREAS, in addition to the review of provisions and proposals, the comprehensive plan underwent environmental review consistent with the Washington State Environmental Policy Act, (SEPA) which review process was completed prior to the comprehensive plan's submission for final approval; and,

WHEREAS, after a significant public participatory process and thorough review, the Lakewood City Council adopt its first permanent Comprehensive Plan on the 20th day of July, 2000; and,

WHEREAS, following that Comprehensive Plan adoption, and in accordance with the statutory scheme for comprehensive plan amendments, the City, again engaged in a significant public participatory process and thorough review of requests and proposals for amendment of the Comprehensive Plan, including a hearing before the Lakewood Planning Advisory Board held on the 24th day of October, 2001, at which hearing the Planning Advisory Board heard and considered the comments of members of the public regarding possible amendments to the City's Comprehensive Plan; and,

WHEREAS, following the public hearing, the Lakewood Planning Advisory Board developed and approved its recommendations to the City Council for amendments to the City's Comprehensive Plan.

WHEREAS, in accordance with the issues and concerns considered by the Planning Advisory Board, as reflected in its recommendation, the City Council considered the recommendations of the Planning Advisory Board, and determined that it is appropriate to provide for the amendment of the City of Lakewood Comprehensive Plan; and,

WHEREAS, in order for the City to be able to address and implement the said amendments to the City of Lakewood Comprehensive Plan, it is appropriate to amend language of the City of Lakewood zoning and land use codes in conformity therewith.

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

Section 1 of the Ordinance amends the Comprehensive Plan Map and the Zoning Map of the City for the below referenced properties, as follows:

CPA-2001-01 - MAP AMENDMENT

1. Amending the comprehensive plan land-use map to designate the entire site Neighborhood Business District, as shown on Exhibit "A" hereto; and

2. Amending the zoning map to zone the entire site Neighborhood Commercial 2 (NC2) , as shown on Exhibit "B" hereto.

Property owner: Ronald & Katheryn Vatter; Timothy & Linda Cashman

: Ronald & Katheryn Vatter; Timothy & Linda Cashman

Location: 6115 and 6125 Steilacoom Boulevard SW

: 6115 and 6125 Steilacoom Boulevard SW

Assessor's tax parcel no: 0220353003 & 0220353035

: 0220353003 & 0220353035

Size of site: 1.33 acres

: 1.33 acres

CPA-2001-02 - MAP AMENDMENT

3. Amending the comprehensive plan land-use map to designate the entire site Residential Estate, as shown on Exhibit "C" hereto; and

4. Amending the zoning map to zone the entire site Residential 2 (R2) , as shown on Exhibit "D" hereto.

Property owner: Cecelia Davis

: Cecelia Davis

Location: 8521 Phillips Road SW

: 8521 Phillips Road SW

Assessor's tax parcel no: 0220341236

: 0220341236

Size of site: 1.96 acres

: 1.96 acres

CPA-2001-03 - MAP AMENDMENT

5. Amending the comprehensive plan land-use map to designate the property referred to as Lot 1, Single-Family, and the property referred to as Lot 2, Multi-Family, as shown on Exhibits "E" and "G" hereto; and

6. Amending the zoning map to zone the property referred to as Lot 1, Residential 2 (R2), and the property referred to as Lot 2, Multi-Family 1 (MF1), as shown on Exhibits "F" and "H" hereto.

Property owner: J&Z Development Co.

: J&Z Development Co.

Location: Eastern portion of 7422 Steilacoom Boulevard SW ("Lot 1"), and that portion of adjacent property immediately east of 7422 Steilacoom Boulevard SW ("Lot 2")

: Eastern portion of 7422 Steilacoom Boulevard SW ("Lot 1"), and that portion of adjacent property immediately east of 7422 Steilacoom Boulevard SW ("Lot 2")

Assessor's tax parcel no: 0220341000 & parcels formerly under #s 0220344045 & 4048, now attributable to the following parcels associated with Waters Edge Condominiums: 9000030010 through 0130 and 9383010010 through 0060

: 0220341000 & parcels formerly under #s 0220344045 & 4048, now attributable to the following parcels associated with Waters Edge Condominiums: 9000030010 through 0130 and 9383010010 through 0060

Size of site: 2.95 acres

: 2.95 acres

CPA-2001-04 - MAP AMENDMENT

7. Amending the comprehensive plan land-use map to designate the property referred to here as the "sliver" Air Corridor, as shown on Exhibit "I" hereto; and

8. Amending the zoning map to zone the property referred to here as the "sliver" Air Corridor 1 (AC1) , as shown on Exhibit "J" hereto.

Property owner: Silverwood Apartments

: Silverwood Apartments

Location: Parcel behind 3502 So. 92nd St.

: Parcel behind 3502 So. 92nd St.

Assessor's tax parcel no: 0320313092

: 0320313092

Size of site: 0.03 acre

: 0.03 acre

CPA-2001-05 - MAP AMENDMENT

9. Amending the comprehensive plan land-use map to designate the site Single Family, as shown on Exhibit "K" hereto; and

10. Amending the zoning map to zone the site Residential 3 (R3), as shown on Exhibit "L" hereto.

Property owner: Pierce County

: Pierce County

Location: 104th Street SW between 88th and 89th Avenues SW; addressed on assessor's record as 10202 Sharon St. SW

: 104th Street SW between 88th and 89th Avenues SW; addressed on assessor's record as 10202 Sharon St. SW

Assessor's tax parcel no: 0219041008

: 0219041008

Size of site: 4.74 acres

: 4.74 acres

CPA-2001-06 - MAP AMENDMENT

11. Amending the comprehensive plan land-use map to designate the site Public/Semi-Public Institutional, as shown on Exhibit "M" hereto; and

12. Amending the zoning map to zone the site Public/Institutional (PI) , as shown on Exhibit "N" hereto.

Property owner: Puget Sound Energy

: Puget Sound Energy

Location: 11705 - 83rd Avenue SW

: 11705 - 83rd Avenue SW

Assessor's tax parcel no: 0219102054

: 0219102054

Size of site: 7.24 acres

: 7.24 acres

Property owner: Puget Sound Energy

: Puget Sound Energy

Location: 11705 - 83rd Avenue SW

: 11705 - 83rd Avenue SW

Assessor's tax parcel no: 0219102054

: 0219102054

Size of site: 7.24 acres

: 7.24 acres

CPA-2001-07 - MAP AMENDMENT

13. Amending the comprehensive plan land-use map to designate the site Open Space & Recreation, as shown on Exhibit "O" hereto; and

14. Amending the zoning map to zone the site Open Space & Recreation (OSR1), as shown on Exhibit "P" hereto.

Property owner: City of Lakewood

: City of Lakewood

Location: Deepwood Drive SW and 112th Street SW

: Deepwood Drive SW and 112th Street SW

Assessor's tax parcel no: 4145200521

: 4145200521

Size of site: 1.37 acres

: 1.37 acres

CPA-2001-11 - MAP AMENDMENT

15. Amending the comprehensive plan land-use map to designate the entire site (both lots) Neighborhood Business District, as shown on Exhibit "Q" hereto; and

16. Amending the zoning map to zone the entire site (both lots) Neighborhood Commercial 2 (NC2) , as shown on Exhibit "R" hereto.

Lot 1 Lot 2

Property owner: Richard Rabisa Property owner: Henry G. & Evelyn Barrett

: Richard Rabisa **Property owner:** Henry G. & Evelyn Barrett

Address: 8308 Berkley Street SW Address: 8202 Berkley Street SW

: 8308 Berkley Street SW **Address:** 8202 Berkley Street SW

Assessor's tax parcel no: 2200000230 Assessor's tax parcel no: 2200000282

: 2200000230 **Assessor's tax parcel no:** 2200000282

Size of site: 0.58 acre Size of site: 0.62 acre

: 0.58 acre **Size of site:** 0.62 acre

Section 2. Improvement of Multi-family Residential Stock. Policy LU-5.2 the City of Lakewood Comprehensive Plan is amended via CPA-2001-12 (part) - TEXT AMENDMENT, to read as follows:

Improve existing multi-family housing stock by encouraging revitalization or replacement of existing apartment complexes in appropriate locations throughout the city Improve the existing multi-family housing stock by encouraging, through public-private partnerships, revitalization and replacement of existing apartment complexes in appropriate locations throughout the city.

Improve the existing multi-family housing stock by encouraging, through public-private partnerships, revitalization and replacement of existing apartment complexes in appropriate locations throughout the city.

Section 3. Consideration of School Impact Fees. Policy PS-8.8 of the City of Lakewood Comprehensive Plan is amended, via CPA-2001-14 - TEXT AMENDMENT, to read as follows:

Work with the Clover Park School District to consider authorization of ~~authorize~~ exaction of development impacts fees to finance new school facilities.

Section 4. Repeal of Policy LU-5.7. As per CPA-2001-12 (part) - TEXT AMENDMENT, Policy LU-5.7 the City of Lakewood Comprehensive Plan, is deleted in its entirety.

Section 5. Chambers Creek Properties Master Site Plan. Policy 45.3 the City of Lakewood Comprehensive Plan is amended, via CPA-2001-13 - TEXT AMENDMENT, to read as follows:

Continue to support the development of Pierce County's Chambers Creek Canyon Park in accordance with ~~t~~The May 1997 Chambers Creek Properties Master Site Plan formally acknowledged in the 2000. ~~Continue support for the Master Site Plan public process. Work with Pierce County to develop a mutually acceptable joint procedural agreement between Pierce County and the Cities of University Place and Lakewood addressing land use, infrastructure, and services for~~ and any related agreements needed to support the Master Site Plan. Encourage Pierce County's Chambers Creek Properties, which lie within both cities, is adopted by reference to this plan as an autonomous subarea plan for that portion of the Chambers Creek Properties falling within Lakewood's jurisdictional boundaries ~~to complete identified Master Site Plan projects in a timely manner and in consultation with adjacent cities and neighborhoods.~~

The May 1997 Chambers Creek Properties Master Site Plan formally acknowledged in the 2000. ~~Continue support for the Master Site Plan public process. Work with Pierce County to develop a mutually acceptable joint procedural agreement between Pierce County and the Cities of University Place and Lakewood addressing land use, infrastructure, and services for~~ and any related agreements needed to support the Master Site Plan. Encourage Pierce County's Chambers Creek Properties, which lie within both cities, is adopted by reference to this plan as an autonomous subarea plan for that portion of the Chambers Creek Properties falling within Lakewood's jurisdictional boundaries ~~to complete identified Master Site Plan projects in a timely manner and in consultation with adjacent cities and neighborhoods.~~

Section 6. Remainder Unchanged. The rest and remainder of the City of Lakewood Comprehensive Plan shall be unchanged and shall remain in full force and effect.

Section 7. 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 8. Effective Date. That this Ordinance shall be in full force and effect on the 27th day of November, 2001, and five (5) days after publication of the Ordinance Summary.

ADOPTED by the City Council this 19th day of November, 2001.

CITY OF LAKEWOOD

Bill Harrison, Mayor

Attest:

Alice M. Bush, CMC, City Clerk

Approved as to Form:

Daniel B. Heid, City Attorney

.....



Amend the CP designation from MF to NBD
 for CPA-2001-01
 6115 & 6125 Steilacoom Blvd SW

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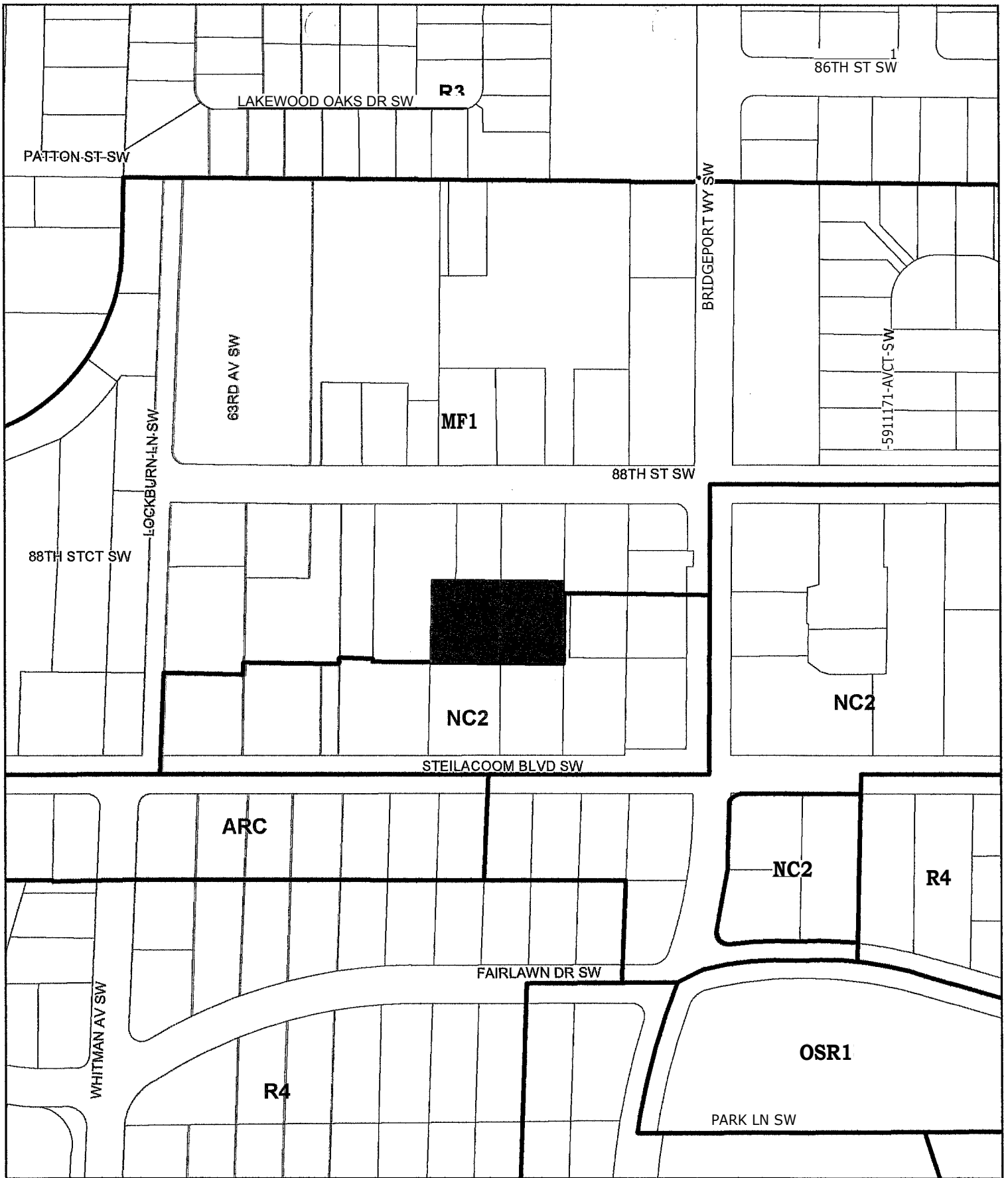
-  Tax Parcel
-  CP Designation
-  Portion of properties to be changed



Exhibit A



Amend the Zoning from MF-1 to NC2
 for CPA-2001-01
 6115 & 6125 Steilacoom Blvd SW

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


-  Tax Parcel
-  Zoning
-  Portion of properties to be changed



Exhibit B



- Creeks
- Lakes
- Tax Parcel
- CP Designation
- Portion of property to be exchanged

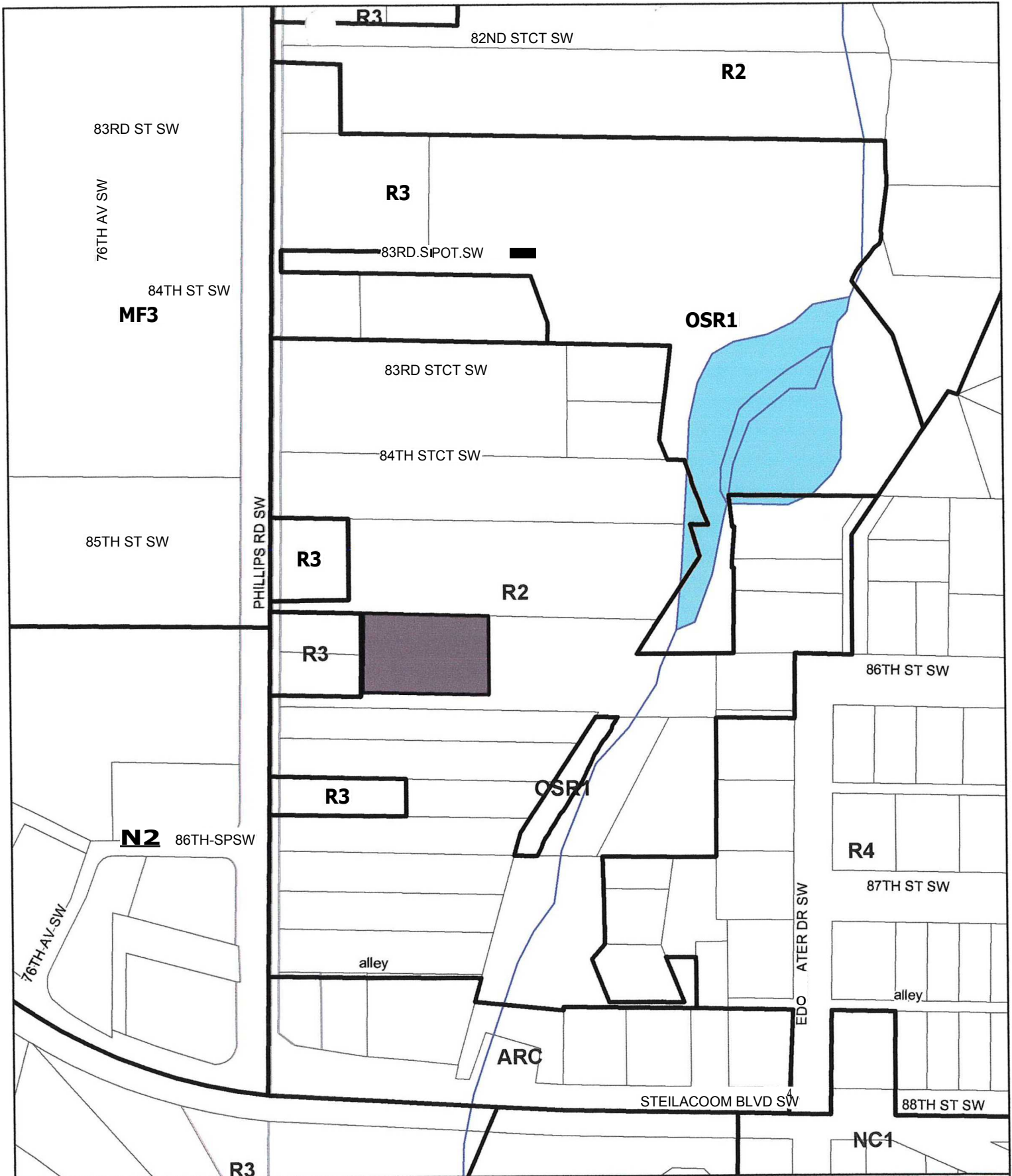


Amend the designation SF to RE
for CPA-2001-02
8521 Phillips Rd SW

Exhibit C

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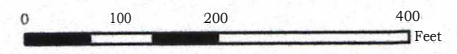


- Creeks
- Lakes
- Tax Parcel
- Zoning
- gm Portion of property to be changed



Amend the Zoning to R2
for CPA-2001-02
8521 Phillips Rd SW
Exhibit D

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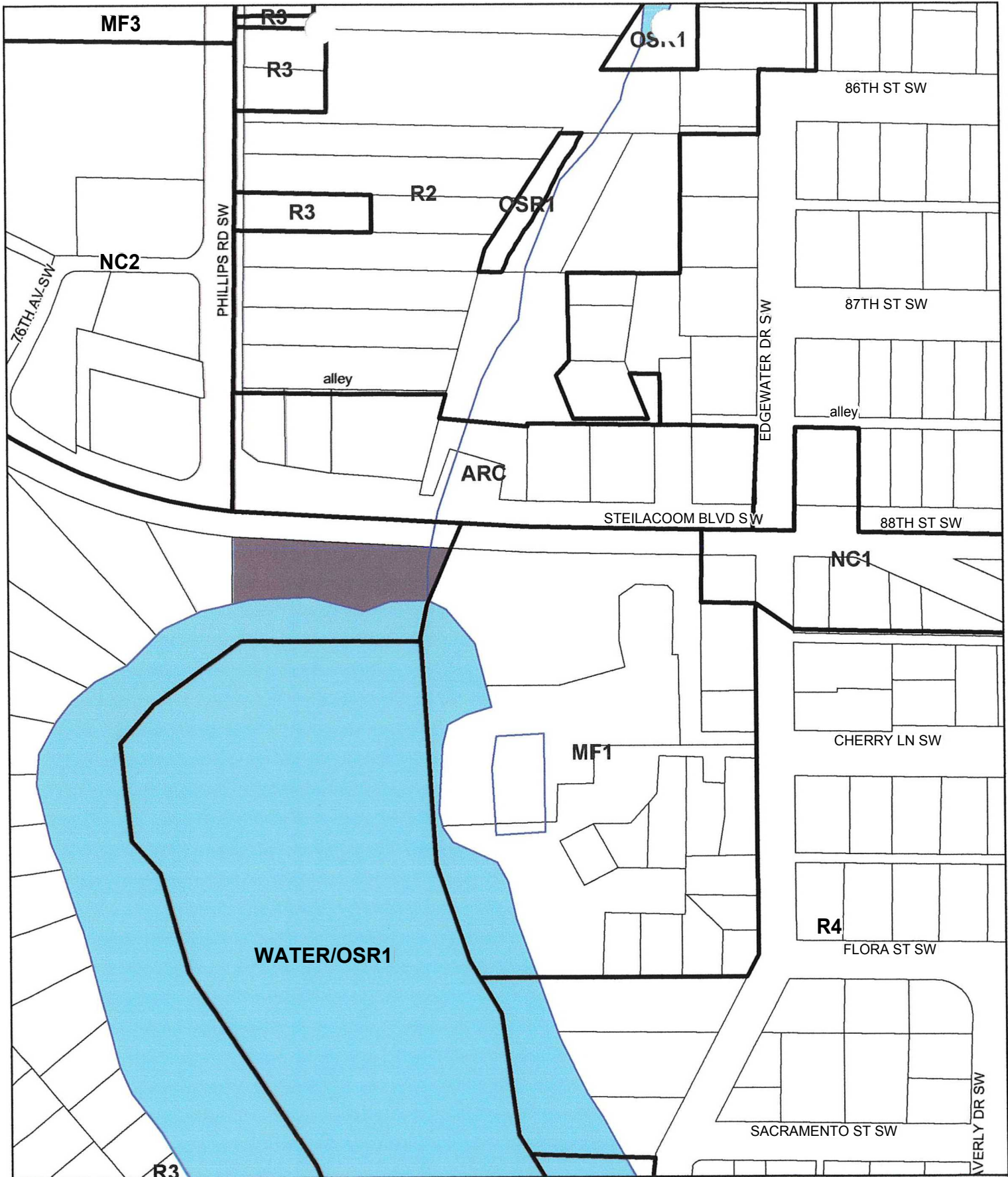
.1.1 Portion of property to be changed
 Creeks
 Lakes
 Tax Parcel
 CP Designation

Amend the CP designation from Undesignated to SF
 for CPA-2001-03
 7422 Steilacoom Blvd SW

Exhibit E

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100 200 400
 Feet



- Creeks
- Lakes
- Tax Parcel
- Zoning

Portion of the property to be changed



Amend the zoning from Unzoned to R3
for CPA-2001-03
7422 Steilacoom Blvd SW

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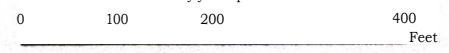
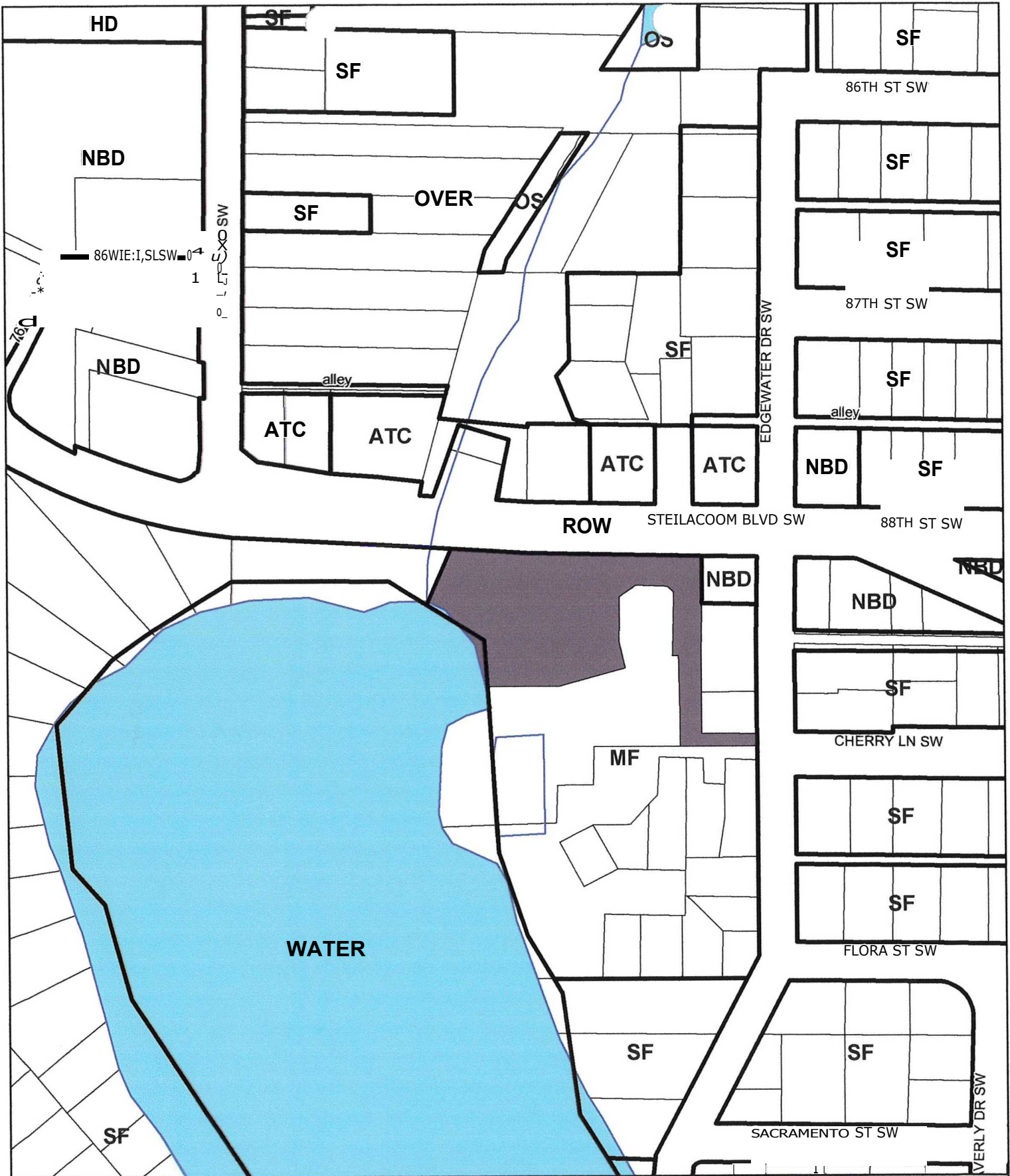
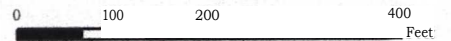


Exhibit F



Amend the CP designation from Undesignated to MF
 for CPA-2001-03
 7422 Steilacoom Blvd SW

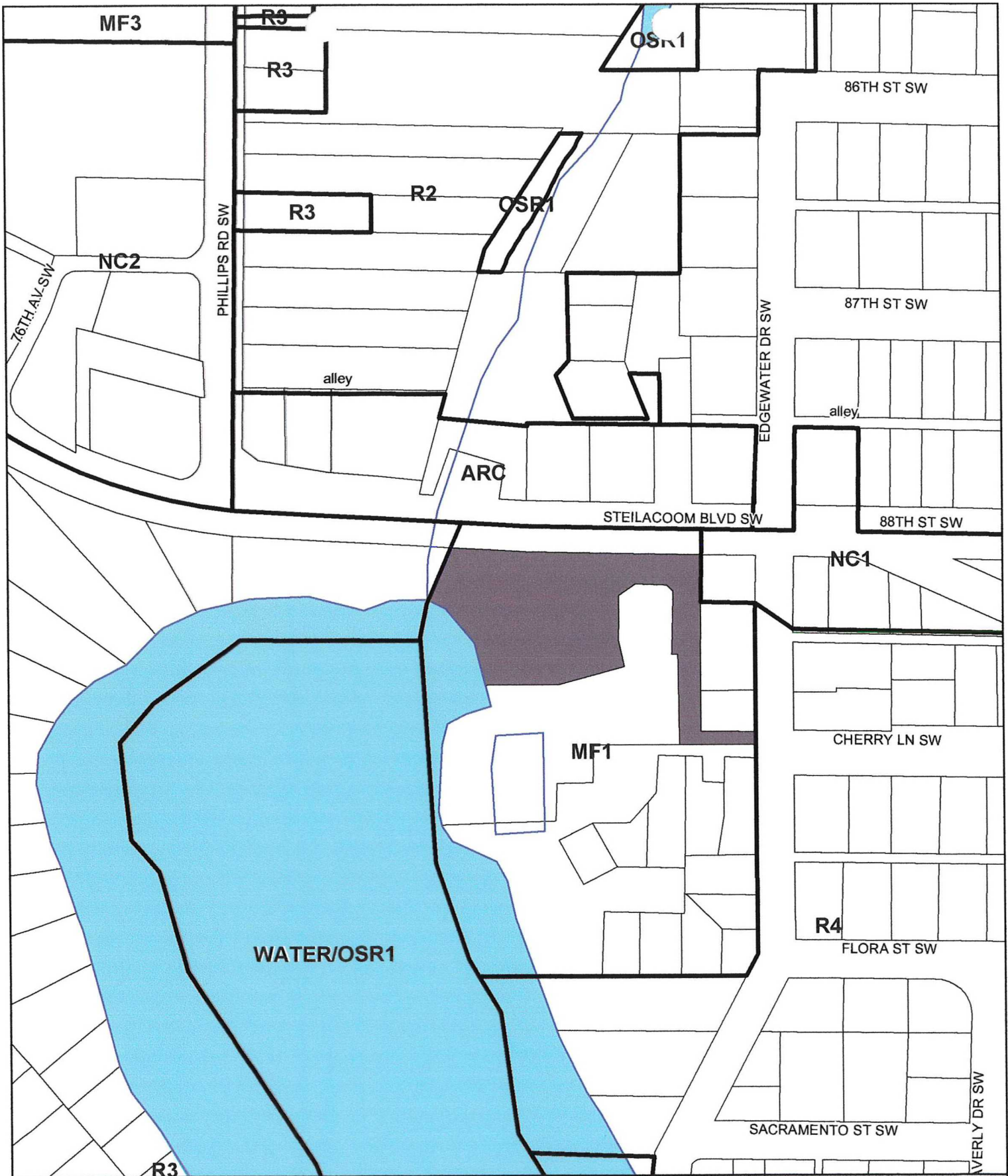
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MI Portion of Property to be changed

Exhibit G

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- Creeks
- Lakes
- Tax Parcel
- Zoning



MEI Portion of property to be changed

Amend the zoning from Unzoned to MF1
 for CPA-2001-03
 7422 Steilacoom Blvd SW

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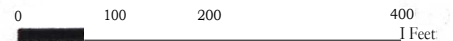


Exhibit H

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91ST ST SW CC

CC

92ND ST(SW)

92ND ST S

TS
VC
RDA
33

CC

SOUTH TACOMA WY SW

34TH AV S

AIR1

AIR1

94:1.11 ST SW

CC

ROW

94TH ST S

AIR1

1NST

INST

Amend the CP Designation from CC to Air Corridor
for CPA-2001-04
3502 S 92nd St

Subject Property
Tax Parcel
CP Designation

Exhibit I

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0 100 200 400 Feet
MEM

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91ST ST SW

A 2

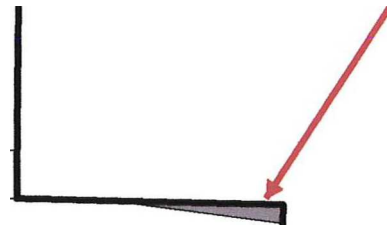
11

92ND ST SW

92ND ST S

C2

SOUTH TACOMA WY SW



33RD AVCT S

AC1

0

94TH ST SW

AC1

94TH ST-S

PI

AC1

Subject Property

Tax Parcel

Zoning

Amend the Zoning from C2 to AC
 for CPA-2001-04
 3502 S 92nd St

Exhibit J

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 Feet

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OSR1

100TH ST SW

CRESTWOOD DR SW

WOODLAWN PL SW

101ST ST SW

86TH AV SW

R4

SHARON ST SW

alley

89TH AV SW

R4

OSR1

88TH AV SW

87TH AV SW

104TH ST SW

89TH AV SW

alley

R3

GLENWOOD DR SW



Subject Property



Tax Parcels



Zoning



Amend the Zoning from OSR1 to R3
for CPA-2001-05
104th St SW

Exhibit L

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SF

11611 ST SW

SF

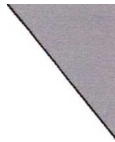
SF

SF

FOREST AV SW

83RD AV SW

SF



alley

WILDWOOD AV SW

11705 83RD AV SW

OS

SF

- Creeks
- Subject Property
- Tax Parcel
- CP Designation



Amend the CP Des. from SF to Public & SemiPublic/Inst.
 for CPA-2001-06
 11705 83rd Ave SW

Exhibit M

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100 200 400
 Feet



WILDWOOD AV SW

R4

118TH ST SW

-  Creeks
-  Subject Property
-  Tax Parcel
-  Zoning



Amend the Zoning from R3 to PI
 for CPA-2001-06
 11705 83rd Ave SW

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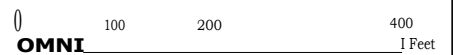
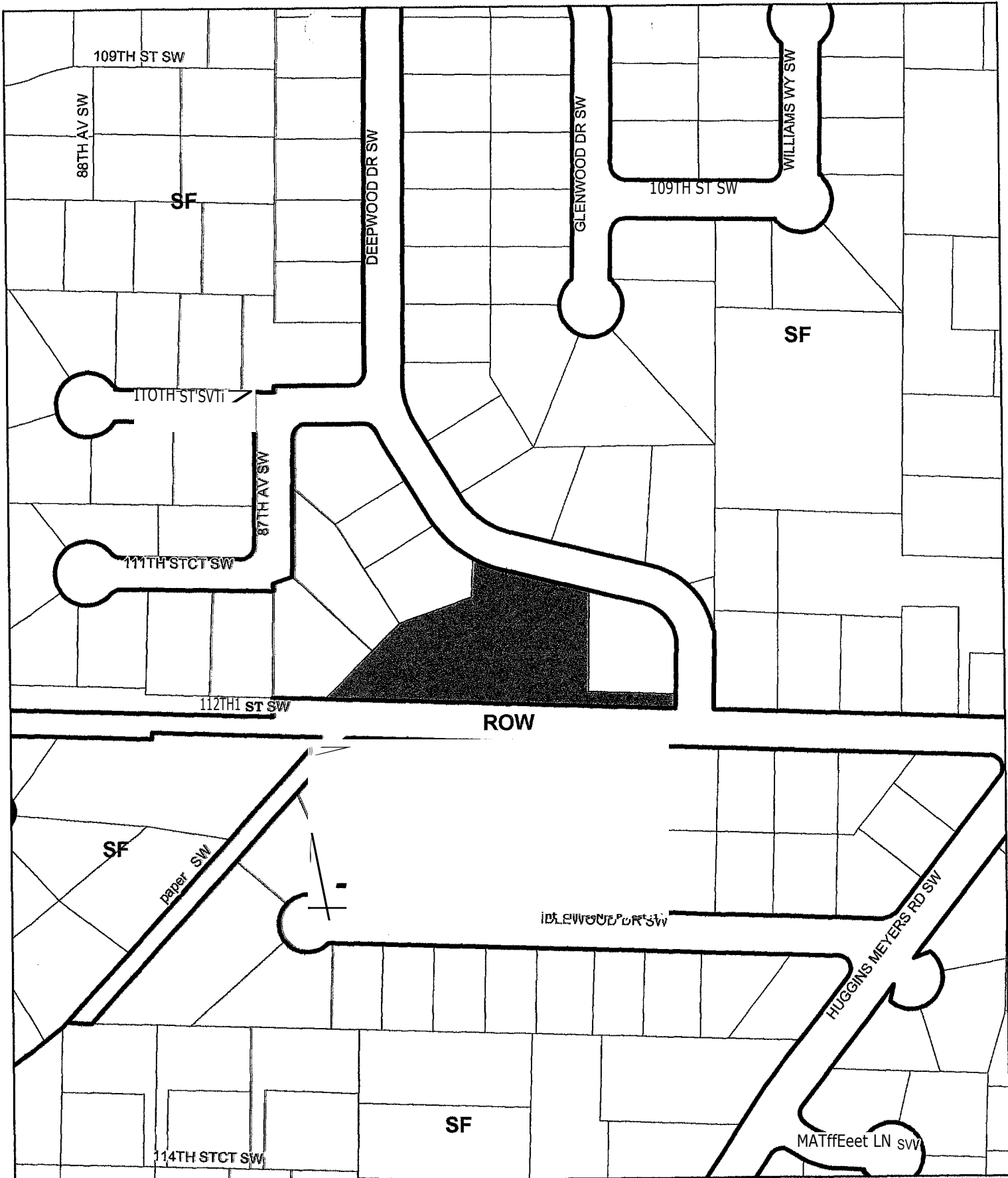


Exhibit N




14 November 2001 Y: \projectstd\DanP \CPA6Zf tas.mxd



**Amend the CP Designation from SF to Open Space & Rec.
for CPA-2001-07**

Deepwood Dr SW & 112th St SW

Exhibit 0

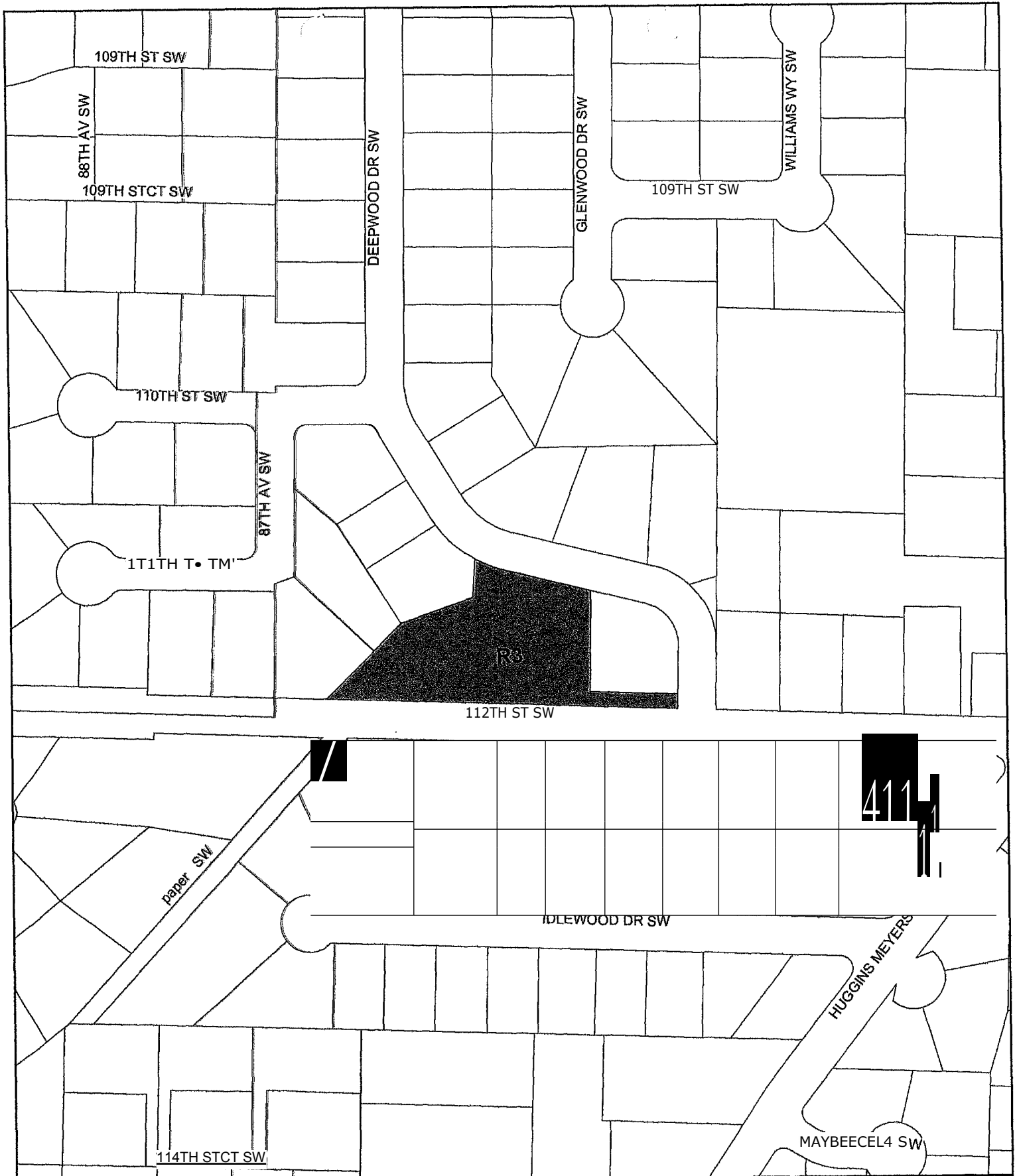
-  Subject Property
-  Tax Parcel
-  CP Designation






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-  Subject Property
-  Tax Parcel
-  Zoning



Amend the Zoning from R3 to OSR2
for CPA-2001-07
Deepwood Dr SW & 112th St SW





Exhibit P

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-  City Limit
-  Subject Properties
-  Tax Parcel
-  CP Designation







Amend the CP Designation from SF to NBD
for CPA-2001-11
8202 & 8308 Berkley St SW

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Exhibit Q



-  City Limit
-  Subject Properties
-  Tax Parcel
-  Zoning



Amend the Zoning from R3 to NC2
for CPA-2001-11
8202 & 8308 Berkley St SW

Exhibit R

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