

Ordinance No. 00357

[Council meeting minutes of Nov 1 2004](#)

ORDINANCE NO. 357

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON, AUTHORIZING SUBMITTAL OF THE GMA COMPLIANCE REPORT TO THE STATE, AMENDING AND UPDATING THE CITY'S COMPREHENSIVE PLAN AND LMC 18A.20.400(D) PURSUANT TO COMPLIANCE REVIEW, AND MAKING CERTAIN AMENDMENTS TO THE CITY'S FUTURE LAND-USE AND ZONING MAPS

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

WHEREAS, following 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, following abundant public outreach and involvement, the Lakewood City Council adopted Title 18A, Land Use and Development Code, of the Lakewood Municipal Code via Ordinance No. 264 on August 20, 2001; and

WHEREAS, the Lakewood City Council, based on review and recommendations of the Lakewood Planning Advisory Board following public input, has subsequently amended Lakewood's comprehensive plan annually; and

WHEREAS, the Lakewood City Council, based on review and recommendations of the Lakewood Planning Advisory Board 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, local governments are called upon to periodically assess the ability of the adopted plan and development regulations to adequately address changing conditions and state policies and rules; and

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

WHEREAS, RCW 36.70A.130(4)(a) requires that the City of Lakewood, as well as numerous other jurisdictions, perform a review of, and if necessary revise, its comprehensive plan to ensure that the plan complies with the requirements of the GMA by December 1, 2004; and

WHEREAS, under the provisions of RCW 36.70A.130(6), the City of Lakewood is not at this time similarly bound to perform such a review of or revise its development regulations adopted pursuant to the GMA; and

WHEREAS, the Lakewood Planning Advisory Board, acting as the City's designated planning agency, has conducted a comprehensive plan review as required by RCW 36.70A.130(3)(a); and

WHEREAS, the 2004 comprehensive plan review/amendment package reviewed by the Lakewood Planning Advisory Board includes the following components:

1. Compliance Report, GMA Required Review of Comprehensive Plan and Development Regulations, Planning Advisory Board-Recommended Draft, September 2004. The report generally finds that the City's comprehensive plan complies with the GMA, with a few necessary amendments identified.
2. Text amendments to Chapters 1.0 through 10.0 of the City of Lakewood Comprehensive Plan. Some proposed amendments are responsive to findings in the compliance report; others represent general updating or are merely editorial (such as replacing references to "Lakewood Mall" with "Lakewood Towne Center," etc.); together with amendments to figures contained within the comprehensive plan.

3. Text amendment to LMC 18A.20.400(D), updating definition of "Essential Public Facilities" for consistency with state law per the compliance report.

4. Map amendments no. CPA-2004-01 through 09. These would change the land-use designation and corresponding zoning of specific areas throughout the city. Some of these actions were initiated by the property owner or representative, while others were initiated by the City, including those included by the Planning Advisory Board in its resolution of intent no. 2004-01.
and

WHEREAS, public participation opportunities, as required by RCW 36.70A.130(2)(a), appropriate to the level of the review being performed have been afforded to interested parties via a kick-off workshop, numerous open public meetings, mailings and site postings, and public comment/hearing periods, and public input received through these channels has been duly considered by the Lakewood Planning Advisory Board; and

WHEREAS, while there are no required findings relative to comprehensive plan map or text amendments, or zoning text amendments, LMC 18A.02.415 sets forth required findings for zoning map amendments; and

WHEREAS, the Lakewood Planning Advisory Board has affirmed that it has found that each independent zoning map amendment meets the required findings in LMC 18A.02.415 as if fully set forth herein; and

WHEREAS, environmental review as required under the state Environmental Policy Act has resulted in the issuance of a determination of environmental nonsignificance; and

WHEREAS, legally required notice has been provided to state agencies, and state agencies have been afforded the opportunity to comment per RCW 36.70A.106(1); and

WHEREAS, following public hearing, the Lakewood Planning Advisory Board has forwarded a set of recommendations relative to the 2004 review/amendments package to the Lakewood City Council via its resolution no. 2004-04; and

WHEREAS, the Lakewood City Council has reviewed materials relevant to the process, review, public input, and Planning Advisory Board recommendations leading up to the proposed 2004 review/amendments package; and

WHEREAS, in accordance with the issues and concerns considered by the Lakewood Planning Advisory Board, as reflected in its recommendations, the Lakewood City Council considered the recommendations of the Lakewood Planning Advisory Board and determined that it is appropriate to finalize the compliance report and provide it to the state Department of Community, Trade and Economic Development, and to provide for the amendment of certain portions of the City of Lakewood Comprehensive Plan, Lakewood Municipal Code, the Future Land-Use Map, and the Zoning Map as herein specified; and

WHEREAS, the Lakewood City Council has considered the required findings in LMC 18A.02.415 as related to each independent zoning map amendment, and finds that each meets the required findings as if fully set forth herein; and

WHEREAS, after review of the record and recommendations of the Planning Advisory Board, the Lakewood City Council finds that the amendments to the City's 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, DOES ORDAIN AS FOLLOWS:

Section 1:

Compliance Report Action. The September 2004 Planning Advisory Board-Recommended Draft of the Compliance Report, GMA Required Review of Comprehensive Plan and Development Regulations is accepted, as set forth in the 2004 City of Lakewood Comprehensive Plan Periodic Review and Proposed Amendments Decision Package, Vol. 2, incorporated by reference as if fully set forth herein. The City Manager is directed to ensure that staff provides this report, together with the entire amendment package and adopting ordinance, to the state Department of Community, Trade and Economic Development no later than December 1, 2004, as required by RCW 36.70A.130(4)(a).

Section 2:

Comprehensive Plan Amendments. Proposed text amendments are approved to Chapters 1.0 through 10.0 of the City of Lakewood Comprehensive Plan, together with amendments to figures contained within the comprehensive plan, as set forth in the 2004 City of Lakewood Comprehensive Plan Periodic Review and Proposed Amendments Decision Package, Vol. 2, incorporated by reference as if fully set forth herein. The City Manager is directed to ensure that staff reintegrates updated text and figures with the existing photos and unamended figures. updates the publication information contained in the front of the document. and reformats and republishes the

and amended figures, updates the publication information contained in the front of the documents, and reformats and republishes the document within the first quarter of 2005.

Section 3:

Municipal Code Amendment. Pursuant to the need for amendment identified in the compliance report, Section 18A.20.400(D) of the Lakewood Municipal Code is amended to read as follows:

Essential Public Facilities. Under the state Growth Management Act, essential public facilities include those facilities that are typically difficult to site such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140; state and local correctional facilities; solid waste handling facilities; and in-patient facilities including substance abuse facilities, mental health facilities, ~~and~~ group homes, and secure community transition facilities as defined in RCW 71.09.020. For the purposes of and within this title, essential public facilities are treated as listed or substantially similar to listed use types, thereby affirming their siting in appropriate areas; except as applied to public lands, where they are liberally construed to include a broad array of public services. Essential public facilities do not include wireless telecommunications facilities.

Section 4.

Map Amendments. The official Future Land-Use Map and Zoning Map of the City for the below-referenced properties are amended as set forth in the 2004 City of Lakewood Comprehensive Plan Periodic Review and Proposed Amendments Decision Package, Vol. 2, incorporated by reference as if fully set forth herein, described as follows:

CPA-2004-01 ? MAP AMENDMENT

1. Amend the comprehensive plan land-use map designate the subject properties Neighborhood Business District; and
2. Amend the zoning map to zone the subject properties Neighborhood Commercial 2 (NC2).

Location: NE corner of Union Ave. SW and Maple St. SW in Tillicum
Assessor's tax parcels no: 2200002212 & 13
Size of site: 0.38 acre

CPA-2004-02 ? MAP AMENDMENT

1. Amend the comprehensive plan land-use map designate the subject properties Neighborhood Business District; and
2. Amend the zoning map to zone the subject properties Neighborhood Commercial 2 (NC2).

Location: South of Steilacoom Blvd. SW between Elwood Dr. and Terrace Rd.
Assessor's tax parcels no: 0220331015 & 22
Size of site: 1.67 acres

CPA-2004-03 ? MAP AMENDMENT

1. Amend the comprehensive plan land-use map designate the subject properties Multifamily; and
2. Amend the zoning map to zone the subject properties Multifamily 2 (MF2).

Location: The block bounded by 78th St. W to the north, 79th St. W to the south, Grange St. W to the west, and 59th Ave. W to the east.
Assessor's tax parcels no: 3905000981, 86, 87, 91, 93, & 94
Size of site: 1.76 acres

CPA-2004-04 ? MAP AMENDMENT

1. Amend the comprehensive plan land-use map designate the subject properties Neighborhood Business District; and

2. Amend the zoning map to zone the subject properties Neighborhood Commercial 2 (NC2).

Location: Along the east side of Union Ave. SW in Tillicum, roughly bounded by Maple St. SW to the south and the Thorne Lane interchange to the north; with I-5 to the east.

Assessor's tax parcels no: 0219222020, 21, 23, 24, 36, 39, 43, & 62; & 0219211000, 19, 28, 55, 62, 63, 67, 78, 85, & 86

Size of site: 4.52 acres

CPA-2004-05? MAP AMENDMENT

1. Amend the comprehensive plan land-use map designate the subject properties, variously, Arterial Commercial and Neighborhood Business District; and
2. Amend the zoning map to correspondingly zone the subject properties, variously, Arterial Residential Commercial and Neighborhood Commercial 2 (NC2).

Location: Upper Gravelly Lk. Dr. SW, generally between Bridgeport Way and Steilacoom Blvd.

Assessor's tax parcels no: 5130001551 (portion), 1660, 1670, 1680, 1690, 1700, 1710, 1720, 1730, 1740, 1750, 1760, 1870, & 1880

Size of site: Approx. 5.37 acres

CPA-2004-06 ? MAP AMENDMENT

1. Amend the comprehensive plan land-use map designate the subject properties, variously, Arterial Commercial and Single-Family; and
2. Amend the zoning map to correspondingly zone the subject properties, variously, Arterial Residential Commercial and Residential 4 (R4).

Location: Either side of proposed map amendment no. CPA-2004-02 and bounded by Elwood Dr. SW to the east and the rear property line of lots fronting onto Terrace Rd. SW to the west

Assessor's tax parcels no: 0220331006, 10, 11, 15, 22, 26, 27, & 28; & 6090000070, 080, 090, 160, 170, 180, & 190

Size of site: 5.21 acres

CPA-2004-07 ? MAP AMENDMENT

1. Amend the comprehensive plan land-use map designate the subject properties, variously, Public/Semi-Public Institutional, Corridor Commercial, and Multifamily; and
2. Amend the zoning map to correspondingly zone the subject properties, variously, Public/Institutional (PI), Transit-Oriented Commercial (TOC) and Multifamily 2 (MF2).

Location: Springbrook neighborhood

Assessor's tax parcels no: 0219122028, 033, 144, 156, & 160; 0219123000, 005, 017, 024, 025, 029, 046, 054, 064, 081, 082, 084, 090, 091, 105, 108, 109, 112; & 0219127012, 13, 14, & 15

Size of site: Approx. 76.95 acres

CPA-2004-08 A-D ? MAP CORRECTIONS

1. Amend the comprehensive plan land-use and zoning maps to include the subject property in the Open Space designation and Open Space/Recreation 1 (OSR1) zoning district; and
2. Amend the comprehensive plan land-use and zoning maps to include the subject property in the Single-Family designation and

2. Amend the comprehensive plan and use and zoning maps to include the subject property in the Single-Family designation and Residential 4 (R4) zoning district; and

3. Amend the comprehensive plan land-use and zoning maps to include the subject property in the Single-Family designation and Residential 3 (R3) zoning district; and

4. Amend the comprehensive plan land-use and zoning maps to include the subject property in the Multifamily designation and Multifamily 1 (MF1) zoning district.

Location: Greenbelt behind properties fronting onto 65th Ave. W; south of Tillicum Elementary School; south of Wildaire Rd. SW; and south of Lakeview Elementary School

CPA-2004-09 ? MAP AMENDMENT

1. Amend the comprehensive plan land-use map designate the subject properties, variously, Public/Semi-Public Institutional and Corridor Commercial; and

2. Amend the zoning map to correspondingly zone the subject properties, variously, Public/Institutional (PI) and Commercial 2 (C2).

Location: NE corner of 96th & South Tacoma Way
Assessor's tax parcels no: 5000700010, 20, 30, 41, 51, 61, 71, 81, & 91
Size of site: 15.62 acres

Section 5:
Remainder Unchanged. The rest and remainder of the City of Lakewood Comprehensive Plan, Title 18A of the Lakewood Municipal Code, and the Future Land-Use and Zoning Maps shall be unchanged and shall remain in full force and effect.

Section 6:
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 7:
Effective Date. This Ordinance shall be in full force and effect on the 1st day of November, 2004, and five (5) days after publication of the Ordinance Summary.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF LAKEWOOD THIS 1ST DAY OF NOVEMBER, 2004.

CITY OF LAKEWOOD

Douglas G. Richardson, Mayor

Attest:

Alice M. Bush, CMC, City Clerk

Approved as to Form:

Heidi Ann Wachter, City Attorney