

Ordinance No. 00425

[City Council meeting minutes of Sept 18 2006](#)

ORDINANCE NO. 425

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON, AMENDING THE COMPREHENSIVE PLAN AND ZONING MAPS OF THE CITY, AND AMENDING TITLE 18A OF THE LAKEWOOD MUNICIPAL CODE

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 public meetings and discussions, 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 that incorporated public input has subsequently amended Lakewood's comprehensive plan annually, including a periodic review required by law in 2004; and

WHEREAS, the Lakewood City Council, based on review and recommendations of the Lakewood Planning 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, it is appropriate for local governments to adopt needed amendments to ensure that the plan and implementing regulations provide appropriate policy and regulatory guidance for growth and development; and

WHEREAS, the Lakewood Planning Advisory Board, acting as the City's designated planning agency, has reviewed a series of proposed amendments to both the comprehensive plan and development regulations for the current year; 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 Advisory Board; 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, 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, following public hearing, the Lakewood Planning Advisory Board forwarded a set of recommendations relative to the 2006 amendments package to the Lakewood City Council via its resolution no. 2006-02; and

WHEREAS, the Lakewood City Council has reviewed materials relevant to public input and staff and Planning Advisory Board

recommendations leading up to the proposed 2006 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 provide for the amendment of certain portions of the City of Lakewood Comprehensive Plan Future Land-use Map, Lakewood Municipal Code, 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, DO ORDAIN AS FOLLOWS:

Section 1. The official Future Land-use Map and Zoning Map of the City for the below-referenced properties are hereby amended as follows, as shown in Exhibit A hereto:

CPA-2006-01 ? MAP AMENDMENT

1. Amend the comprehensive plan land-use map to designate the subject property Public/ Institutional; and
2. Amend the zoning map to zone the subject properties Public/Institutional (PI).

Location: Vacant land at the NW corner of Lakewood Industrial Park fronting onto Lakewood Dr. SW and immediately north of 95th St. SW
Assessor's tax parcel no: 4002220020

CPA-2006-02 ? MAP AMENDMENT

1. Amend the comprehensive plan land-use map to designate the subject property Corridor Commercial; and
2. Amend the zoning map to zone the subject properties Commercial 2 (C2).

Location: North and south of Steilacoom Blvd. SW between the railroad tracks to the west and So. Tacoma Way to the east
Assessor's tax parcels no: 0220364041, 8010, 8011, 8021, 8022, 4045, & 4101; & 6990000012, 14, 22, & 30

CPA-2006-03 ? MAP AMENDMENT

1. Amend the comprehensive plan land-use map to designate the subject property Corridor Commercial; and
2. Amend the zoning map to zone the subject properties Commercial 2 (C2).

Location: Adjacent to properties included in proposed CPA-2006-02, wrapping to the east to property fronting on So. Tacoma Way
Assessor's tax parcels no: 0220368008, 8009, 8012, 8013, 8017, & 4051

CPA-2006-04 ? MAP CORRECTION

1. Amend the comprehensive plan land-use map to redesignate the subject property which is currently designated Single Family to Open Space & Recreation; and
2. Amend the zoning map to rezone the all of subject properties, which are variously zoned as Residential 3 (R3) or Open Space & Recreation 1 (OSR1), to Open Space & Recreation 2 (OSR2).

Location: Mountain View Cemetery north of Steilacoom Blvd. SW & vacant property to the north of the cemetery
Assessor's tax parcels no: 0220361004, 1025, 1036, 1037, 1039, 1041, 1042, 1045, 2002, 2024, 2800 & 4068; & 0220253041, 3042, 4017, & 4021

CPA-2006-05 ? MAP AMENDMENT

1. Amend the comprehensive plan land-use map to designate the subject property Corridor Commercial; and
2. Amend the zoning map to zone the subject properties Commercial 1 (C1).

Location: East corner of Kline St. SW & 100th St. SW, between Kline & Lakeview_
Assessor's tax parcels no: 5400300510 & 20

CPA-2006-07 ? MAP AMENDMENT

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

Location: 6403-6413 Steilacoom Blvd. SW, plus vacant lot to the east
Assessor's tax parcels no: 0220353033 & 0220353065

Section 2. All map amendments proposed under no. CPA-2006-06 are hereby denied.

~~**Section 3.** Section 18A.30.630 of the Lakewood Municipal Code is hereby amended as follows:~~

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~~**18A.30.630 – Primary Permitted Uses – Industrial Zoning Districts**~~

~~The following uses are permitted within the Industrial zoning districts, subject to approval of a zoning certification and all applicable development permits:~~

A. Industrial Business Park (IBP)

1. Outdoor Recreation (Level 1/2)
2. Postal Services (Level 1/3)
3. Public Maintenance Facilities (Level 1/2)
4. Transportation (Level 1/2/3)

5. Communication Facilities (Level 1/2/3/4)
6. Electrical Facilities (Level 1/2)
7. Natural Gas Facilities (Level 1)
8. Sewage Collection Facilities
9. Stormwater Facilities (Level 1/2)
10. Waste Transfer Facilities (Level 1)
11. Water Supply Facilities (Level 1/2/3)

12. Business Services
13. Convenience Commercial (Level 4)
14. Drive-Through Facilities, limited to coffee kiosks
15. Eating and Drinking Establishment (Level 1/2)
16. Motor Vehicle Sales and Rental (Level 2/3)
17. Motor Vehicle Service and Repair (Level 3)
18. Pet Sales and Services (Level 4)
19. Private Training School (Level 1/2)
20. Professional Offices (Level 1/2/3)
21. Rental and Repair Services (Level 1/2)

22. Sales of General Merchandise (Level 1), limited to that which is accessory and related to on-site manufacturing and production.

23. Secondary Manufacturing and Major Assembly (Level 1)
24. Limited Manufacturing/Assembly (Level 1/2/3)
25. Contractor Yards (Level 1)
26. Flex Space (Level 1/2/3)
27. Food and Related Products (Level 1)
28. Industrial Services
29. Motion Picture Production Studios
30. Printing and Publishing (Level 1/2)
31. Research, Development, and Laboratories (Level 1/2)
32. Warehousing, Distribution and Freight Movement (Level 1/2/3)

33. Commercial Accessory Uses
34. Industrial Accessory Uses

B. Industrial 1 (I1)

1. Outdoor Recreation (Level 1/2)
2. Postal Services (Level 3)
3. Public Maintenance Facilities (Level 1/2/3)
4. Public Safety Services (Level 1/2)
5. Transportation (Level 1)

6. Communication Facilities (Level 1/2/3)
7. Electrical Facilities (Level 1/2)
8. Natural Gas Facilities (Level 1/2)
9. Sewage Collection Facilities
10. Stormwater Facilities (Level 1/2)
11. Waste Transfer Facilities (Level 1/2/3)
12. Water Supply Facilities (Level 1/2/3)

13. Bulk Fuel Dealers
14. Buy-Back Recycling Center
15. Convenience Commercial (Level 4)
16. Drive-Through Facilities, limited to coffee kiosks
17. Eating and Drinking Establishment (Level 1/2)
18. Funeral Services (Level 2)
19. Manufactured and Modular Homes Sales
20. Motor Vehicle Sales and Rental (Level 4)
21. Motor Vehicle Service and Repair (Level 3/4/5)

22. Pet Sales and Services (Level 4)
23. Private Training School (Level 1/2)
24. Rental and Repair Services (Level 3/4)
25. Storage (Level 1/2/3)

26. Primary Manufacturing (Level 1)
27. Secondary Manufacturing and Major Assembly (Levels 1/2)
28. Limited Manufacturing/Assembly (Level 1/2/3)
29. Contractor Yards (Level 1/2)
30. Flex Space (Level 1/2/3)
31. Food and Related Products (Level 1/2)
32. Industrial Services
33. Motion Picture Production Studios
34. Outdoor Distribution and Freight Movement

- ~~35. Printing and Publishing (Level 1/2)~~
- ~~36. Research, Development, and Laboratories (Level 1/2)~~
- ~~37. Warehousing, Distribution and Freight Movement (Levels 1/2/3)~~
- ~~38. Commercial Accessory Uses~~
- ~~39. Industrial Accessory Uses~~

~~C. Industrial 2 (I2)~~

- ~~1. Outdoor Recreation (Level 1/2)~~
- ~~2. Postal Services (Level 3)~~
- ~~3. Public Maintenance Facilities (Level 1/2/3)~~
- ~~4. Public Safety Services (Level 1/2)~~
- ~~5. Transportation (Level 1)~~
- ~~6. Communication Facilities (Level 1/2/3)~~
- ~~7. Electrical Facilities (Level 1/2)~~
- ~~8. Natural Gas Facilities (Level 1/2)~~
- ~~9. Sewage Collection Facilities~~
- ~~10. Stormwater Facilities (Level 1/2)~~
- ~~11. Waste Transfer Facilities (Level 1/2/3)~~
- ~~12. Water Supply Facilities (Level 1/2/3)~~
- ~~13. Bulk Fuel Dealers~~
- ~~14. Buy-Back Recycling Center~~
- ~~15. Eating and Drinking Establishments (Level 1/2)~~
- ~~16. Funeral Services (Level 2)~~
- ~~17. Manufactured and Modular Homes Sales~~
- ~~18. Motor Vehicle Sales and Rental (Level 4)~~
- ~~19. Motor Vehicle Service and Repair (Level 3/4/5)~~
- ~~20. Private Training Schools (Level 1/2)~~
- ~~21. Rental and Repair Services (Level 3/4)~~
- ~~22. Storage (Level 2/3)~~
- ~~23. Primary Manufacturing (Level 1/2)~~
- ~~24. Secondary Manufacturing and Major Assembly (Levels 1/2)~~
- ~~25. Limited Manufacturing/Assembly (Level 1/2/3)~~
- ~~26. Contractor Yards (Level 1/2)~~
- ~~27. Flex Space (Level 2/3)~~
- ~~28. Food and Related Products (Level 1/2)~~
- ~~29. Industrial Services~~
- ~~30. Motion Picture Production Studios~~
- ~~31. Outdoor Distribution and Freight Movement~~
- ~~32. Printing and Publishing (Level 1/2)~~
- ~~33. Research, Development, and Laboratories (Level 1/2/3)~~
- ~~34. Warehousing, Distribution and Freight Movement (Levels 2/3)~~
- ~~35. Commercial Accessory Uses~~
- ~~36. Industrial Accessory Uses~~

~~(Ord. 397 ? 12, 2005; Ord. 264 ? 1 (part), 2001.)~~

~~Section 4. Section 18A.30.650 of the Lakewood Municipal Code is hereby amended as follows:~~

~~**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)~~
 - ~~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 Yards/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 Yards/Vehicle Storage Facilities (Level 1/2)

(Ord. 358 ? 3, 2004, Section 18A.30.650B(11) that was in Ord. 277 was repealed and replaced with Ord. 358; Ord. 277 ? 1(part), 2002; Ord. 264 ? 1 (part), 2001.)

Section 3. 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 4. 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 5. Effective Date. This Ordinance shall be in full force and effect five (5) days after publication of the Ordinance Summary.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF LAKEWOOD THIS 18TH DAY OF SEPTEMBER, 2006.

CITY OF LAKEWOOD

Claudia Thomas, Mayor

Attest:

Alice M. Bush, MMC, City Clerk

Approved as to Form:

Heidi Ann Wachter, City Attorney