

# Resolution No. 1997-20

[\(Council Minutes 97/06/16\)](#)

## RESOLUTION NO. 1997-20

A RESOLUTION of the City Council of the City of Lakewood, Washington, adopted pursuant to RCW 35.63.200, a moratorium relating to land use and short plats, long plats/subdivisions and planned development districts, establishing the moratorium for a period of up to three (3) months upon the receipt of applications and issuance of permits for short plats, long plats/subdivisions and planned development districts, in certain areas of the City, and adopting findings of fact, and setting a public hearing therefor

WHEREAS, Washington State Law in RCW 35.63.200, authorizes the City to adopt moratoriums on such land uses as short plats and subdivisions and other land use matters; and,

WHEREAS, RCW 35.63.200 further provides that a public hearing shall be held in connection with such a moratorium within 60 days of the adoption of such moratorium; and,

WHEREAS, since the incorporation of the City of Lakewood, and in connection with the attempts by the City to utilize Pierce County Land Use Regulations on an interim basis, some problems have surfaced with respect to the siting of subdivisions and short plats in certain locations of the City; and,

WHEREAS, some neighborhoods in Lakewood were historically comprised of uniformed larger lots, and that had been reflected in the zoning regulations in place in the past; and,

WHEREAS, prior to the incorporation of the City of Lakewood, Piece County charged the zoning regulations for these neighborhoods, providing, instead, for much greater density than had existed in these neighborhoods; and,

WHEREAS, the need to preserve the lower density neighborhoods deserves study and possible incorporation in City zoning regulations and comprehensive plans; and,

WHEREAS, there is currently a lack of continuity with respect to the implementation of zoning regulations in relation to the interim Comprehensive Plan that exacerbates the difficulties of siting subdivisions and short plats in certain parts of the City; and,

WHEREAS, a moratorium would be valuable to allow the City the opportunity to develop consistent regulations to interface zoning and land use regulations with comprehensive planning, with due recognition of the neighborhoods of the City.

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

Section 1. That the City Council makes the following findings of fact:

A. The City of Lakewood is growing, diverse community with approximately 63,000 citizens, incorporated as of February 28, 1996. The City is currently evaluating its relationship with surrounding areas and with its own geographic composition to determine how it can best fit within the regional community and best serve the citizens who depend upon it for commercial, residential, government and community services.

B. The placement of short plats, long plats/subdivisions and planned development districts in certain residential neighborhoods is something that may intrude and detract from the quality of residential neighborhoods.

C. The location of short plats, long plats/subdivisions and planned development districts in residential neighborhoods is something about which the City should study so that the siting and regulatory provisions applicable to short plats, long plats/subdivisions and planned development districts can be determined in a way that best meets the needs of the City and its citizens.

D. There are current inconsistencies and difficulties in interfacing the provisions of interim Land Use and Zoning regulations with the interim comprehensive Plan Regulations of the City of Lakewood, and time to develop better linkages between those regulatory and planning resources would benefit the City and its citizens regarding the placement of short plats, long plats/subdivisions and planned development districts in the City of Lakewood.

E. A moratorium on short plat, long plats/subdivision and planned development district development within those areas of the City that are not clearly adversely affected would give the City time to develop regulations which would assist in avoiding the negative impacts resulting from inappropriately located short plats and subdivisions in certain residential neighborhoods and time to develop regulations which ensure protection of the citizens of the City of Lakewood and property values of the City.

F. Such moratorium could be extended if more time is needed at the end of the three (3) months to complete the needed study and evaluation, and conversely, it could be canceled sooner if the needed regulations and process are developed, as to residential short-plats in certain areas of the City, although it is hoped that an early cancellation could be achieved.

Section 2. That there is hereby established a moratorium on the acceptance of applications and issuance of permits for acceptance of applications and issuance of permits for residential short plats, long plats/subdivisions and planned development districts in those area of the City identified and shown on the attached Exhibit "A", provided that the moratorium shall not include lot line adjustments or parcel mergers, and provided that the moratorium shall be in place for a period of three (3) months from the effective date of this Resolution, unless otherwise modified, extended or terminated by the City Council.

Section 3. That a Public Hearing on the above identified moratorium is hereby scheduled to be heard at the Lakewood City Hall Council Chambers, at 10510 Gravelly Lake Drive, S.W., Lakewood, Washington, in conjunction with the Regular Meeting of the Lakewood City Council set for the 7th day of July, 1997, at 7:00 p.m., or as soon thereafter as the matter may be heard.

Section 3. That the City Council finds that this Resolution is immediately necessary for the preservation of public, peace, health, safety and welfare and declares this Resolution to be an emergency Resolution, to be in full force and effect immediately upon adoption of the Resolution by a majority plus one of the City Council.

PASSED by the City Council this 16th day of June, 1997.

CITY OF LAKEWOOD

Attest: \_\_\_\_\_

Bill Harrison, Mayor

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Alice M. Bush, CMC, City Clerk

Approved as to Form:

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Daniel B. Heid, City Attorney

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