

Resolution No. 2000-29

[Council Meeting Minutes of 00/11/16](#)

RESOLUTION NO. 2000 -29

A RESOLUTION of the City Council of the City of Lakewood, Washington, taking final action on the appeal of the Hearing Examiner's decision on Lakewood Meadows Senior Housing Planned Development District and short plat, Case No. LU 200051

WHEREAS, in connection with the application by the proponents of the Lakewood Meadows Senior Housing PDD and short plat, filed under case number LU 200051, a decision was previously rendered by the Hearing Examiner for the City of Lakewood, Washington, on issues involved with the proposal; and,

WHEREAS, following the decision of the Hearing Examiner, wherein he ruled that the project would be permitted on certain conditions and in accordance with necessary criteria set forth in the City's zoning and land use codes, two separate appeals were filed from the decision of the Hearing Examiner; and,

WHEREAS, in accordance with the procedures of the Lakewood Municipal Code, appeals regarding planned development district (PDD) applications are to be heard on the closed record by the City Council, and a consolidated hearing on the two appeals was scheduled before the City Council commencing on October 9, 2000; and,

WHEREAS, during the appeal hearing, the City Council, acting in its quasi-judicial capacity, received and considered the materials, information and arguments of the closed record as presented by the representatives of the parties to the appeals; and,

WHEREAS, the City Council, in its quasi-judicial capacity, deliberated on the issues raised in the separate appeals and reached a decision thereon which decision is hereby presented in accordance with the provisions of section 1.36.260 of the Lakewood Municipal Code.

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

Section 1. The decision of the City Council is to uphold the decision of the Hearing Examiner and the conditions set forth in his decision except as specifically modified hereinbelow.

MODIFICATION OF HEARING EXAMINER'S DECISION AND CONDITIONS:

Condition 17h of the Examiner's conditions of approval shall be amended to read:

Prior to final approval and recordation of the short plat map, the applicant shall add a note to the face of the plat which reads; "Lot 3 may not be developed separately from either Parcel 1 or 2. Any uses or structures on Lot 3 must be consistent with the PDD (Case #LU200051) kept on file with the City of Lakewood, and must be constructed in accordance with all applicable regulations and standards."

In addition, any necessary and appropriate modifications shall be made to Lots 2 and 3 to ensure that the senior housing project contains sufficient area so that the project density does not exceed the density limitations of the City's zoning

ordinance. A reduction in the number of dwelling units will not remove the requirement that the full 6.72 acres be devoted to this PDD. Any proposal to reduce the PDD below 6.72 acres in size (even if accompanied by a reduction in dwelling units) shall be deemed a major amendment following the same procedure required for the initial application. See LMC 18.85.040 and Condition 17j.

The applicant shall file with the Community Development Director redesigned site and landscaping plans and system of ownership of Lot 3 to establish to the satisfaction of the Director that the full 6.72 acres of the proposal are available for the use of the residents of the senior housing project including use as open space and parking. The revised site plan shall include off street parking for at least 199 vehicles to accommodate 168 dwelling units, three employees, and 28 visitors. If the total number of dwelling units is reduced, the parking space requirements may be reduced accordingly.

Section 2. Condition 17e. shall be amended to permit interior finish work (after roofing and wall sheeting has been installed) on Saturdays between 9 a.m. and 3 p.m.

Section 3. The appeal of Dr. and Mrs. Samuel Wilson challenging the project approval and the SEPA determination is hereby denied.

Section 4. All other provisions and conditions of the decision of the Hearing Examiner shall remain in full force and effect.

Section 5. This Resolution shall be in full force and effect upon passage and signatures hereon.

PASSED by the City Council this 16th day of October, 2000.

CITY OF LAKEWOOD

Bill Harrison, Mayor

Attest:

Alice M. Bush, CMC/AAE, City Clerk

Approved as to Form:

Daniel B. Heid, City Attorney

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