

Resolution No. 2000-35

[Council Meeting Minutes 00/12/18](#)

RESOLUTION NO. 2000-35

A RESOLUTION of the City Council of the City of Lakewood, Washington, adopting a moratorium relating to certain land use and higher density short plats, long plats/subdivisions and planned development districts in certain areas of the City, establishing the moratorium for a period of up to six (6) months regarding the receipt of applications and issuance of permits for certain 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 Section 35A.63.220 of the Revised Code of Washington (RCW), authorizes the City to adopt moratoriums on land uses such as short plats, subdivisions and other land use matters; and,

WHEREAS, RCW 35A.63.220 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, some neighborhoods in Lakewood were historically comprised of uniform larger lots, and that was reflected in the zoning regulations in place in the past; and,

WHEREAS, prior to the incorporation of the City of Lakewood, Pierce County changed 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 has been recognized as a desirable policy, and that need has been incorporated into the Lakewood Comprehensive Plan adopted in July 2000; and,

WHEREAS, there is currently a lack of continuity with respect to the implementation of zoning regulations in relation to the recently adopted Comprehensive Plan that jeopardizes the large lot character of certain parts of the City; and,

WHEREAS, a moratorium on short plats and subdivisions with higher density in the identified neighborhoods would be valuable to allow the City the opportunity to develop and refine consistent regulations to integrate zoning and land use regulations with the Comprehensive Plan, and to protect the established character of existing 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 higher density 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, and undermine the explicit goals and policies of the Comprehensive Plan adopted in July 2000.

C. The location and design of short plats, long plats/subdivisions and planned development districts in residential neighborhoods is something which the City should regulate so as to meet the needs of the City and its citizens, and implement the city's Comprehensive Plan.

D. There are current inconsistencies and difficulties in integrating the provisions of interim Land Use and Zoning regulations with the recently adopted Comprehensive Plan, and better integration 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 higher density short plat, long plats/subdivision and planned development district development within those areas of the City designated as "Estate Residential" in the 2000 Comprehensive Plan would preserve the status quo and give the City time to develop regulations which are consistent with the goals and policies embodied in the Comprehensive Plan, and would assist in avoiding the negative impacts resulting from short plats and subdivisions being created which are inconsistent with the Comprehensive Plan.

F. State law allows the extension of moratoriums if more time is needed at the end of the six (6) months to complete 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 for subdivisions including but not limited to short plats, preliminary plats and planned development districts containing residential lots smaller than 30,000 square feet per lot, as determined by and in the discretion of the Community Development Director, in those area of the City designated as "Residential Estate" in the Lakewood Comprehensive Plan as adopted in July 2000, and shown on the attached Exhibit "A." The moratorium shall not include lot line adjustments or parcel mergers, and shall be in place for a period of six (6) 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 5th day of February, 2001, at 7:00 p.m., or as soon thereafter as the matter may be heard.

Section 3. That this Resolution shall be in full force and effect immediately upon adoption of the Resolution and signatures hereon.

PASSED by the City Council this 18th day of December, 2000.

CITY OF LAKEWOOD

Bill Harrison, Mayor

Attest:

Alice M. Bush, CMC/AE, City Clerk

Approved as to Form:

Daniel B. Heid, City Attorney

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