

RESOLUTION NO. 2019-22 (AMENDED)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD,
WASHINGTON, ESTABLISHING THE 2020 DOCKET OF COMPREHENSIVE PLAN
LAND USE/ ZONING MAP AND POLICY AMENDMENTS**

WHEREAS, under RCW 36.70A.130(2), Comprehensive Plan policy or map amendments may be initiated by the City or by other entities, organizations, or individuals through petitions filed with the City on or before the last business day of July of each year; and

WHEREAS, the City of Lakewood received the following timely applications to amend the Comprehensive Plan and Land Use & Development Regulations:

CITY-INITIATED TEXT AMENDMENT APPLICATION

CPA 2020-01. Amend Comprehensive Plan Table 2.3.14 (Application of Designations and Population Densities) for consistency with LMC 18A.40.580 related to Planned Development Districts (PDDs.)

Table 2.3.14 Lakewood’s plan provides for the following densities under its Comprehensive Plan future land-use designations:

Land-Use Designation	Major Housing Types Envisioned	Density ^{1,2}		Acres
		Low	High	
Residential Districts:				
Residential Estate	Larger single-family homes	1	24	1044.97
Single-Family Residential	Single-family homes	4	69	4,080.77
Mixed Residential	Smaller multi-unit housing	8	14	344.07
Multi-Family Residential	Moderate multi-unit housing	12	22	313.59
High Density Multi-Family	Larger apartment complexes	22	40	442.82
Mixed Use Districts:				
Downtown	High-density urban housing	30	80-100	318.69
Neighborhood Business District	Multi-family above commercial	12	40	287.30
Arterial Corridor	Live/work units	6	6	18.85
Air Corridor 2	Single-family homes	2	2	235.77
Non-Residential Districts:				
Corridor Commercial	N/A	--	--	471.48
Industrial	N/A	--	--	752.48
Public/Semi-Public Institutional	N/A	--	--	807.18
Air Corridor 1	N/A	--	--	376.18
Open Space & Recreation	N/A	--	--	1945.26
Military Lands	N/A	--	--	24.95
Total designated area	N/A			11464.36
Excluded: Water & ROW	N/A	--	--	1172.14
TOTAL:				12636.5

1 As expressed in the Comprehensive Plan for new development; existing densities are unlikely to match and may already exceed maximums in some cases.

2 Based on density in PDD per LMC 18A.40.580.

PRIVATELY-INITIATED DESIGNATION/ZONE APPLICATIONS

CPA 2020-02. Custer & Bridgeport A

1. Amend the Comprehensive Plan land-use map to designate the subject property Multi-Family (MF); and
2. Amend the zoning map to zone the subject property Multi-Family 2 (MF2).

Location: 7811 & 7815 Custer Rd. West

Assessor's Tax Parcel Nos.: 6940000020, 6940000010, 0220263023

CITY-INITIATED MAP DESIGNATION/ZONE APPLICATIONS

CPA 2020-03. Custer & Bridgeport B

1. Scrivener correction to amend the Comprehensive Plan land-use map to designate the subject property Multi-Family (MF); and
2. No change to zoning is required.

Location: 8008 to 8248 Bridgeport Wy SW

Assessor's Tax Parcel Nos.: 0220352151

CPA 2020-04. 111th and Bridgeport Way West

1. Amend the Comprehensive Plan land-use map to designate the subject property Multi-Family (MF); and
2. Amend the zoning map to zone the subject property Multi-Family 3 (MF3).

Location: 4808 - 4812 112TH ST SW, 4718 111TH ST SW, and 11102 & 11106 47TH AV SW

Assessor's Tax Parcel Nos.: 5080000396, 5080000420, 5080000431, 5080000432.

CPA 2020-05. 59th Ave. W& Steilacoom Blvd.

1. Amend the Comprehensive Plan land-use map to designate the subject property High Density Multi-Family (HD); and
2. Amend the zoning map to zone the subject property Multi-Family 1 (MF1).

Location: 8801 59TH Av SW, 5515 Steilacoom Blvd SW, 5503 to 5495 Steilacoom Blvd SW, 5495 Steilacoom Blvd SW UNIT A, XXX Steilacoom Blvd SW, 5485 Steilacoom Blvd SW, 5475 Steilacoom Blvd SW, 5473 A to 5473 D Steilacoom Blvd SW, 5471 Steilacoom Blvd SW, 5469 Steilacoom Blvd SW, 5453 Steilacoom Blvd, 5449 Steilacoom Blvd SW, 5437 Steilacoom Blvd SW, 5433 to 5435 Steilacoom Blvd SW, 8920 Gravelly Lk Dr SW, 8933 Gravelly Lk Dr, 8931 Gravelly Lk Dr, 8919 Gravelly Lk Dr, 8911 Gravelly Lk Dr SW, 5408 Steilacoom Blvd SW, 5404 Steilacoom Blvd SW

Assessor's Tax Parcel Nos.: 0220354099, 0220354098, 0220354008, 0220354013, 0220354074, 0220354073, 0220354012, 0220354055, 0220354054, 0220354006, 0220354017, 0220354009, 0220354018, 0220354015, 0220354016, 5130001551, 5130001880, 5130001870, 5130001913, 5130001912, 0220354091, 0220354046 & 5130001914

CPA 2020-06. Springbrook Neighborhood

1. Amend the Comprehensive Plan land-use map to designate the subject property per the outcome of the 2019 flood plain mapping update effort; and
2. Amend the zoning map to zone the subject property per the outcome of the 2019 flood plain mapping update effort.
3. Remove the Lakewood Station District boundary located within Springbrook.

Location: 4901 123rd St SW, XXX 123rd St SW, XXX 47th Av SW, 4800 to 4815 122nd St SW, 4804 121st St SW, 4801 121st St SW, 4715 to 4717 121st SW, 12018 TO 12020 47th Av SW, 4710 120th St SW, XXX 120th St SW, XXX 47th Av SW, XXX 123rd St SW, 12315 Bridgeport Wy W, 4828 123rd St SW, 4828 123rd St SW, 4702 to 4731 124th SW, XXX 47th Av SW, 12511 47th Av SW, 12517 47th Av SW

Assessor's Tax Parcel Nos.: 0219127015, 0219123105, 0219123017, 0219127013, 0219127012, 0219123005, 0219123000, 0219123064, 0219123024, 0219122033, 0219122028, 0219123108, 0219123109, 0219123084, 0219123025, 0219123081, 0219123116, 0219123113, 0219123114

CPA 2020-07. Bridgeport & 123rd

1. Amend the Comprehensive Plan land-use map to designate the subject property Industrial (I); and
2. Amend the zoning map to zone the subject property to Industrial Business Park (IBP)

Location: 12413 Bridgeport Wy SW
Assessor's Tax Parcel No.: 0219123054

CPA 2020-08. Washington Blvd & Interlaaken Blvd.

1. Amend the Comprehensive Plan land-use map to designate the subject property Mixed Residential (MR); and
2. Amend the zoning map to zone the subject property Mixed Residential 2 (MR2).

Location: 7907 WASHINGTON BLVD SW
Assessor's Tax Parcel Nos.: 0219102072

CPA-2020-09. Lakewood Transit Station

1. Amend the Comprehensive Plan land-use map to designate the subject property Public & Semi-Public Institutional (INST); and
2. Amend the zoning map to zone the subject property Public Institutional (PI).

Location: XXX PACIFIC HWY SW, 11402, 11424 & 11602 PACIFIC HWY SW
Assessor's Tax Parcel Nos.: 0219122165, 0219122166;

CITY-INITIATED TEXT AMENDMENT APPLICATIONS

CPA-2020-10. Amend the Land Use Policy Chapter of the Comprehensive Plan, adding a new policy:

LU-2.43: Encourage Planned Development District development with higher residential densities provided this type of development incorporates innovative site design, conservation of natural land features, protection of critical area buffers, the use of low-impact development techniques, conservation of energy, and efficient use of open space.

CITY-INITIATED TEXT AMENDMENT APPLICATION

CPA-2020-11. Delete a freight mobility policy from the Comprehensive Plan Transportation Chapter:

~~T-18.4: Examine the potential of unused or underutilized rail lines in Lakewood for freight rail.~~

CITY-INITIATED TEXT AMENDMENT APPLICATION

CPA-2020-12. Revise an existing freight mobility policy to the Comprehensive Plan Transportation Chapter:

T-18.6: Promote the continued operation of existing rail lines to serve the transportation needs of Lakewood businesses and Joint Base Lewis McChord.

CITY-INITIATED TEXT AMENDMENT APPLICATION

CPA-2020-13.

T-18.10: The City discourages increased freight traffic along this corridor that is above and beyond the activity already in place and does not have a destination within Lakewood or Joint Base Lewis-McChord. With the opening of the Point Defiance Bypass project in support of Amtrak passenger rail coupled with increasing demands on freight rail, there is concern that the Point Defiance Bypass project could eventually lead to increased freight traffic in addition to new passenger rail.

WHEREAS, August 2, 2019, the Community and Economic Development Department published a Notice of Application Availability on the City’s website and in the City Manager’s Bulletin; and

WHEREAS, on September 13, 2019, the Community and Economic Development Department published a Notice of Public Hearing in The News Tribune; and

WHEREAS, On October 2, 2019 the Planning Commission held a duly noticed public hearing on the proposed 2020 Comprehensive Plan Zoning Map and Text Amendment docket; and

WHEREAS, on October 16, 2019, the Lakewood Planning Commission reviewed the applications, docketing recommendations, and public comment; and

WHEREAS, also on October 16, 2019, the Lakewood Planning Commission passed Resolution No. 2019-05 making docketing recommendations to the Lakewood City Council; and

WHEREAS, amendment proposals placed on the docket will undergo further public, agency, and environmental review, consideration by the Planning Commission, and final consideration by the Lakewood City Council; however, placing a proposal on the docket does not guarantee or imply its ultimate approval.

NOW, THEREFORE BE IT RESOLVED by the Lakewood City Council:

The Council finds that each of the following applications sufficiently meet the docketing criteria and are hereby included in the 2020 Lakewood Comprehensive Plan and Land Use & Development Code docket (see **EXHIBIT A** and related **ADDENDUM**.)

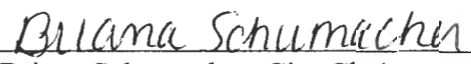
PASSED by the City Council this 2nd day of December, 2019.

CITY OF LAKEWOOD




Don Anderson, Mayor

Attest:



Briana Schumacher, City Clerk

Approved as to Form:



Heidi Ann Wachter, City Attorney

EXHIBIT A

CITY-INITIATED TEXT AMENDMENT APPLICATION

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CPA 2020-02. Custer & Bridgeport A

1. Amend the Comprehensive Plan land-use map to designate the subject property Multi-Family (MF); and
2. Amend the zoning map to zone the subject property Multi-Family 2 (MF2).

Location: 7811 & 7815 Custer Rd. West

Assessor's Tax Parcel Nos.: 6940000020, 6940000010, 0220263023

Tax descriptions (in order of tax parcel no.):

Section 26 Township 20 Range 02 Quarter 34 PONTON ACRE TRACTS TR 1 EXC FOLL BEG SW COR TR 1 TH ON WLY LIN 112 FT TH N 67 DEG 41 MINE 414.7 FT TO WLY LI BRIDGEPORT WAY TH WLY ALG NLY LIP T CO ABAND R/W TO BEG ALSO EXC TRI IN NE COR MEAS 20 FT ON BRIDGEPORT WAY BY 35 FT ON CUSTER RD PER 1871527 ALSO EXC POR CYD TO CY OF LAKEWOOD FOR ADD'L R/W FOR CUSTER RD & BRIDGEPORT WY PER ETN 1041918 ALSO EXC POR CYD TO CY OF LAKEWOOD PER 4314725 FOR ADD R/W DC/BL10-20- 00BL DC00336144 8/28/13/KG

Section 26 Township 20 Range 02 Quarter 34 PONTON ACRE TRACTS PART OF TR 1 BEG SW COR TR 1 TH ON WLY LIN 112 FT TH N 67 DEG 41 MINE 414.7 FT TO WLY LI BRIDGEPORT WAY TH S 2 DEG 49 MINE TO NLY LI ABAND R/W PT CO TH WLY ALG NLY LIP T CO ABAND R/W TO BEG EXC POR CYD TO CY OF LAKEWOOD PER 4314725 FOR ADD R/W DC00336144 8/28/13/KG



Section 26 Township 20 Range 02 Quarter 34 THAT PART OF OLD PT CO R/W LY IN FRONT OF LOT 1 PONTON AC TRS EXC POR CYD TO CY OF LAKEWOOD PER 4314721 FOR ADD R/W DC00336146 8/30/13/KG

2020 Comprehensive Plan Amendment 2020-02



Map Date: November 18, 2019

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-  Amendment Area
-  Tax Parcel

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CITY-INITIATED MAP DESIGNATION/ZONE APPLICATIONS
CPA 2020-03. Custer & Bridgeport B

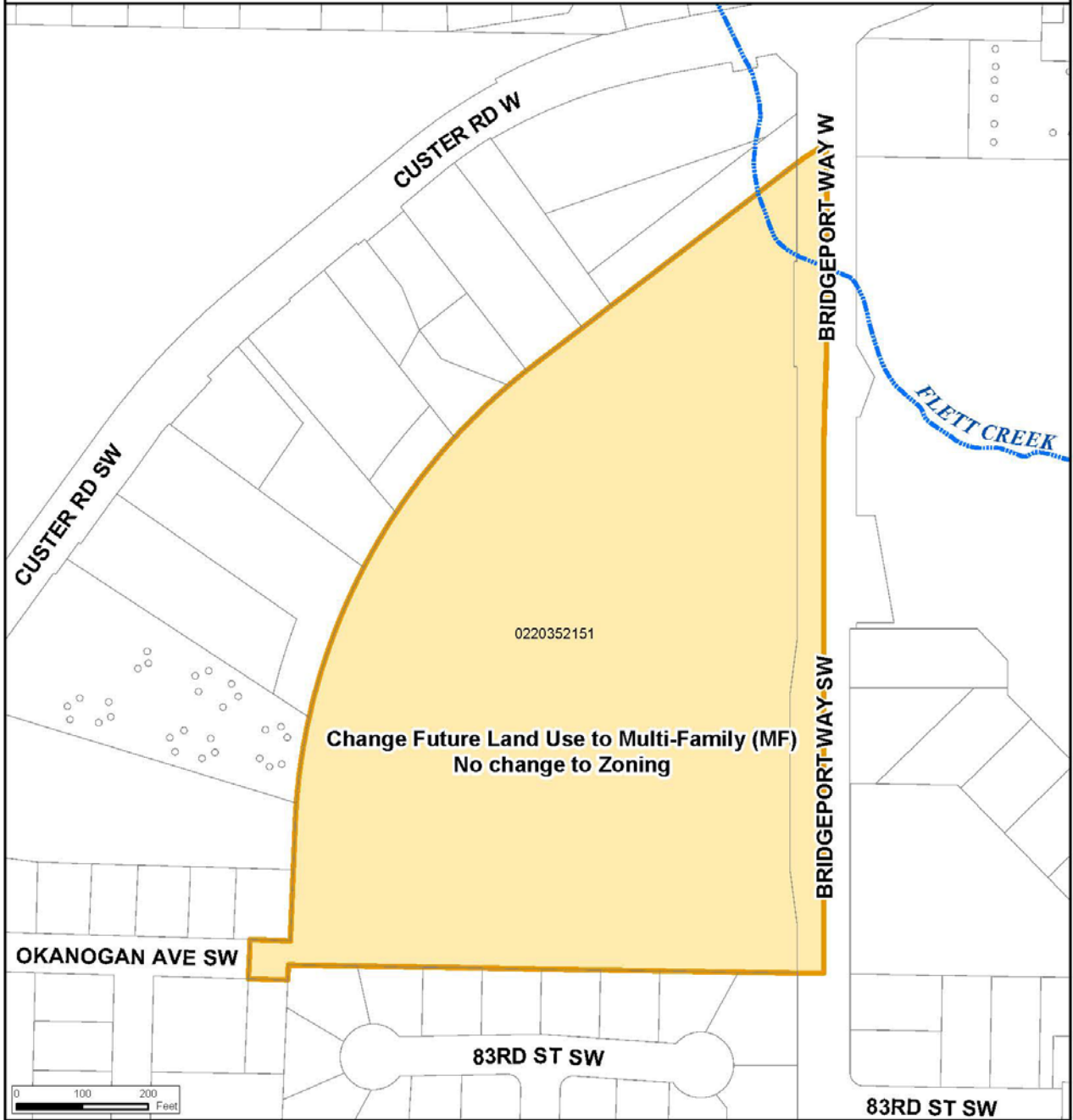
1. Scrivener correction to amend the Comprehensive Plan land-use map to designate the subject property Multi-Family (MF); and
2. No change to zoning is required.

Location: 8008 to 8248 Bridgeport Wy SW
Assessor's Tax Parcel Nos.: 0220352151

Tax descriptions (in order of tax parcel no.):



Section 35 Township 20 Range 02 Quarter 21 PARCEL A BEG AT NW COR OF LOCHBURN ESTATES THE ALG N LI SD PLAT TOW LI OF BRIDGEPORT WAY TH N ALG SD W LI OF BRIDGEPORT WAY TO INTER SELY LI OF ABAND TAC & LK CY RR & NAV CO R/W TH SWLY ALG SD SELY LI TO POB EXC POR CYD TOP COP ARCEL B THAT POR OF ABAND TAC & LK CY RR & NAV CO R/W LY WITHIN NW DESC AS FOLL BEG AT NE COR OF L 1 B 1 LEONA PARK TH NON EXT OF ELI SD L 1 A DIST OF 60 FT M/L TO SECOR OF L 12 PONTON AC TR THE ALG EXT OF S LI SD L 12 TOE LI OF ABAND TAC & LK CY RR & NAV CO R/W TH S ALG SD E R/W LI 60 FT M/L TO INTERN LI OF L 1 B 1 LEONA PARK EXT ETH W ALG SD EXT N LI TO POB EXC THAT POR CYD TO CY OF LAKEWOOD FOR R/W PER CT CAUSE 14-2-05553-1 EASE OF REC SEG F 5799 DC00458772 05/18/16 JP

2020 Comprehensive Plan Amendment 2020-03



Map Date: November 18, 2019

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-  Amendment Area
-  Tax Parcel

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CPA 2020-04. 111th and Bridgeport Way West

1. Amend the Comprehensive Plan land-use map to designate the subject property Multi-Family (MF); and
2. Amend the zoning map to zone the subject property Multi-Family 3 (MF3).

Location: 4808 - 4812 112TH ST SW, 4718 111TH ST SW, and 11102 & 11106 47TH AV SW
Assessor's Tax Parcel Nos.: 5080000396, 5080000420, 5080000431, 5080000432

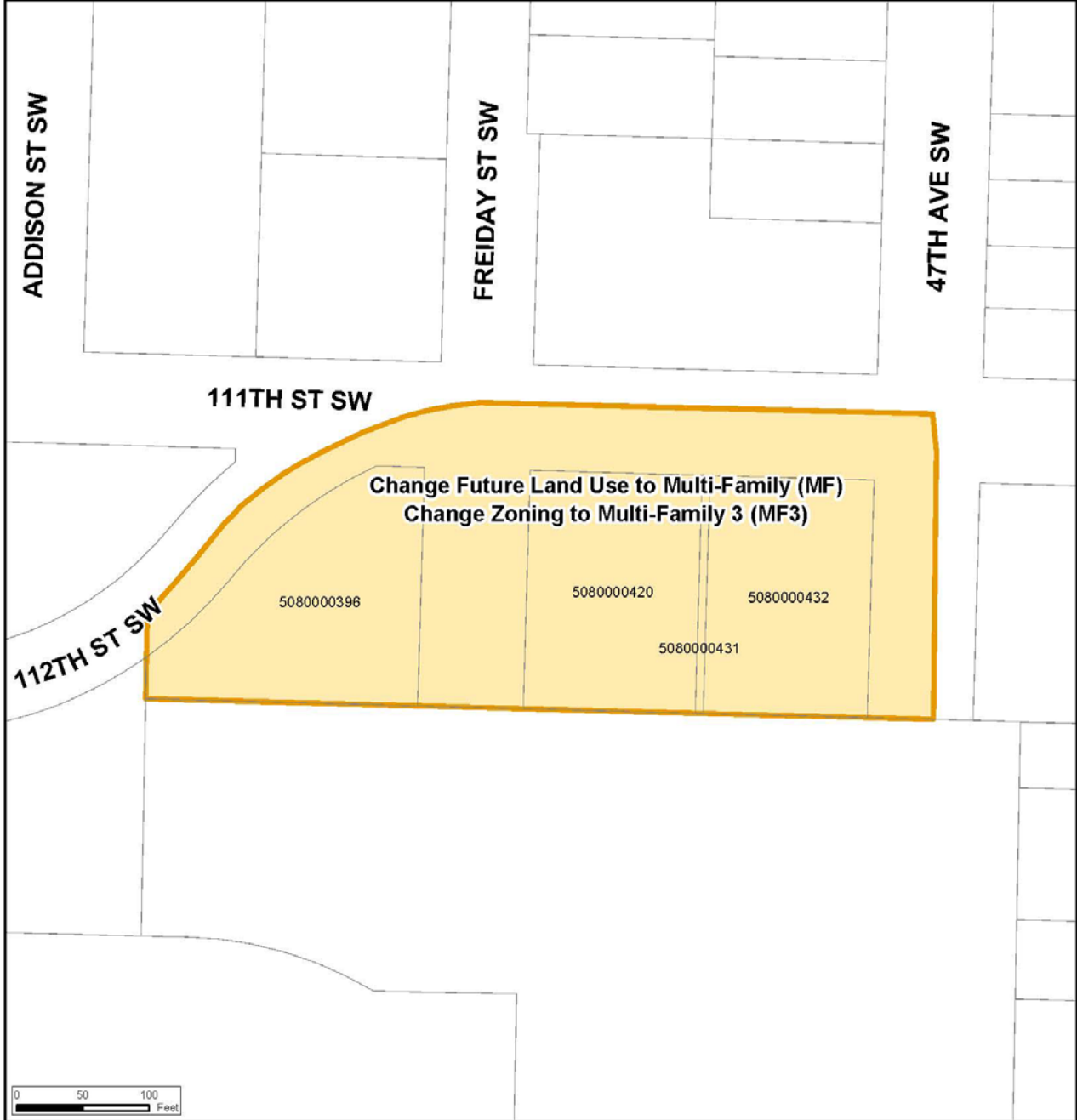
Tax descriptions (in order of tax parcel no.):

Section 01 Township 19 Range 02 Quarter 33 LAKE VIEW PIERCE CO: LAKE VIEW PIERCE COL 8 THRU 14 B 46 TOG/W 1/2 ALLEY VAC

Section 01 Township 19 Range 02 Quarter 33 LAKE VIEW PIERCE CO: LAKE VIEW PIERCE CO W 6 FT OF E 1/2 OF VAC ALLEY ABUTT L 1 THRU 6 B 46 SEG F 7460



Section 01 Township 19 Range 02 Quarter 33 LAKE VIEW PIERCE CO: LAKE VIEW PIERCE COL 1 THRU 7 B 46 TOG/WE 4 FT OF VAC ALLEY ABUTT L 1 THRU 6 & TOG/W 1/2 ALLEY VAC ABUTT L 7 B 46 SEG F 7460

2020 Comprehensive Plan Amendment 2020-04



Map Date: November 26, 2019

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-  Amendment Area
-  Tax Parcel

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CPA 2020-05. 59th Ave. W& Steilacoom Blvd.

1. Amend the Comprehensive Plan land-use map to designate the subject property High Density Multi-Family (HD); and
2. Amend the zoning map to zone the subject property Multi-Family 1 (MF1).

Location: 8801 59TH Av SW, 5515 Steilacoom Blvd SW, 5503 to 5495 Steilacoom Blvd SW, 5495 Steilacoom Blvd SW UNIT A, XXX Steilacoom Blvd SW, 5485 Steilacoom Blvd SW, 5475 Steilacoom Blvd SW, 5473 A to 5473 D Steilacoom Blvd SW, 5471 Steilacoom Blvd SW, 5469 Steilacoom Blvd SW, 5453 Steilacoom Blvd, 5449 Steilacoom Blvd SW, 5437 Steilacoom Blvd SW, 5433 to 5435 Steilacoom Blvd SW, 8920 Gravelly Lk Dr SW, 8933 Gravelly Lk Dr, 8931 Gravelly Lk Dr, 8919 Gravelly Lk Dr, 8911 Gravelly Lk Dr SW, 5408 Steilacoom Blvd SW, 5404 Steilacoom Blvd SW

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Tax descriptions (in order of tax parcel no.):

Section 35 Township 20 Range 02 Quarter 42 SEG'D FOR TAX PURPOSES ONLY CANNOT BE SOLD OR SUBD W/OUT PARCEL 4-098 N 40.5 FT OF FOLL DESC PARCEL BEG 30 FT E OF INTER OF N LI OF STEILACOOM BLVD & W LI OF SE TH ALG SD N LI OF BLVD E 201.26 FT TH N 296 FT TH W 202.44 FT TO A PT 30 FT E OF W LI OF SE TH S 296 FT TO BEG OUT OF 4- 005 SEG 2014-0052 DX7/18/13DX

Section 35 Township 20 Range 02 Quarter 42 SEG'D FOR TAX PURPOSES ONLY CANNOT BE SOLD OR SUBD W/OUT PARCEL 4-099 BEG 30 FT E OF INTER OF N LI OF STEILACOOM BLVD & W LI OF SE TH ALG SD N LI OF BLVD E 201.26 FT TH N 296 FT TH W 202.44 FT TO A PT 30 FT E OF W LI OF SE TH S 296 FT TO BEG EXC N 40.5 FT THEREOF OUT OF 4-005 SEG 2014-0052 DX7/18/13DX

Section 35 Township 20 Range 02 Quarter 42 : BEG 1000 FT W OF NE COR NW OF SE TH W 100 FT S 296 FT TO N LI STEILACOOM BLVD TH E 100 FT N 296 FT TO BEG

Section 35 Township 20 Range 02 Quarter 42 : BEG 900 FT W OF NE COR NW OF SE TH S 296 FT W 100 FT N 296 FT TON LI SD NW OF SE THE 100 FT TO BEG

Section 35 Township 20 Range 02 Quarter 42 : N 196 FT OF FOLL DESC PROP BEG AT A PT 800 FT W OF NE OF NW OF SE OF SEC 35 TH W 100 FT TH SPAR/WE LI SD SUBD 296 FT TON LI STEILACOOM BLVD TH E ALG SD N LI 100 FT TH N 296 FT TO POB OUT OF 4-014 SEG T- 0808 DLES

Section 35 Township 20 Range 02 Quarter 42 : S 100 FT OF FOLL DESC PROP BEG AT A PT 800 FT W OF NE OF NW OF SE OF SEC 35 TH W 100 FT TH S PAR/WE LI SD SUBD 296 FT TON LI STEILACOOM BLVD TH E ALG SD N LI 100 FT TH N 296 FT TO POB OUT OF 4-014 SEG T- 0808 DLES

Section 35 Township 20 Range 02 Quarter 42 : BEG 700 FT W OF NE COR OF NW OF SE TH W 100 FT S 296 FT E 100 FT N 296 FT TO BEG

Section 35 Township 20 Range 02 Quarter 42 : W 1/2 OF FOLL THAT PART OF NW OF SE DESC AS FOLL

BEG 600 FT W OF NE COR OF NW OF SE TH W 100 FT TH S 296 FT TON LI OF STEILACOOM BLVD THE ALG SD N LI 100 FT TH N 296 FT TO BEG SUBJ TO DRIVEWAY EASE SEG F 9859

Section 35 Township 20 Range 02 Quarter 42 : E 1/2 OF FOLL THAT PART OF NW OF SE DESC AS FOLL BEG 600 FT W OF NE COR OF NW OF SE TH W 100 FT TH S 296 FT TON LI OF STEILACOOM BLVD THE ALG SD N LI 100 FT TH N 296 FT TO BEG SUBJ TO DRIVEWAY EASE SEG F 9859

Section 35 Township 20 Range 02 Quarter 42 : BEG 500 FT W OF NE COR NW OF SE TH W 100 FT TH S 296 FT TON LI TAC STEILACOOM CO RD THE 100 FT N 296 FT TO BEG SUBJ TO EASE LESS S 10 FT FOR ADD R/W FOR STEILACOOM BLVD SW PER 665313 (DC4083SG12-11-86)

Section 35 Township 20 Range 02 Quarter 42: BEG 400 FT W OF NE COR NW OF SE TH W 100 FT TH S 296 FT TO CO RD THE 100 FT N 296 FT TO BEG LESS S 10 FT FOR ADD R/W FOR STEILACOOM BLVD SW PER 665313 (DC4085SG12-11-86)

Section 35 Township 20 Range 02 Quarter 42 : BEG 300 FT W OF NE COR NW OF SE TH W 100 FT TH S 296 FT TON LI STEILACOOM BLVD THE 100 FT TH N 296 FT TO BEG LESS S 10 FT FOR ADD RD R/W FOR STEILACOOM BLVD SW PER 665313 (DC4084SG12-11-86)

Section 35 Township 20 Range 02 Quarter 42 : BEG 200 FT W OF NE COR NW OF SE TH W 100 FT S 296 FT TON LI STEILACOOM BLVD E 100 FT N 296 FT TO BEG

Section 35 Township 20 Range 02 Quarter 42 : BEG 100 FT W OF NE COR NW OF SE TH W 100 FT S 296 FT E 100 FTN 296 FT TO POB

Section 35 Township 20 Range 02 Quarter 42 : BEG 30 FT W OF NE COR OF NW OF SE TH W 70 FT TH S 296 FT TH E 70 FT TH N 296 FT TO BEG

Section 35 Township 20 Range 02 Quarter 42 LAKEWOOD PARK: L 1 & 2 ALSO L 24 & 25 B 42 ALSO FOLL COM SW COR OF NW OF SE TH N 138.82 FT TO NLY LI GRAVELLY LK DR TH N 63 DEG 23 MINE ALG SD NLY LI 1170.18 FT TO POB TH N 26 DEG 37 MIN W 338.20 FT TO S LI STEILACOOM BLVD THE ALG SD S LI 336.95 FT TH S 209.22 FT TH S 63 DEG 23 MIN W 207.38 FT TO POB EXC POR CYD TO CY OF LAKEWOOD FOR ADD'L PJW BY ETN 4098214 TOG/W POR VAC GRAYELLY LK DR VAC BY ORD NO 448 & POR VACF AIRLAWN AVE SW VAC BY ORD NO 447 OUT OF 155-0, 177-0 & 02-20-35-4-061 SEG S-0104 HB EMS DC/BL 01-12- 06BL DC/BL 06-13-07BL

Section 35 Township 20 Range 02 Quarter 42 LAKEWOOD PARK WLY 21/2 FTOF L 9, L 10 B 43 SUBJ TO EASE

Section 35 Township 20 Range 02 Quarter 42 LAKEWOOD PARK ELY 77 1/2 FT OF L 9 B 43 SUBJ TO EASE

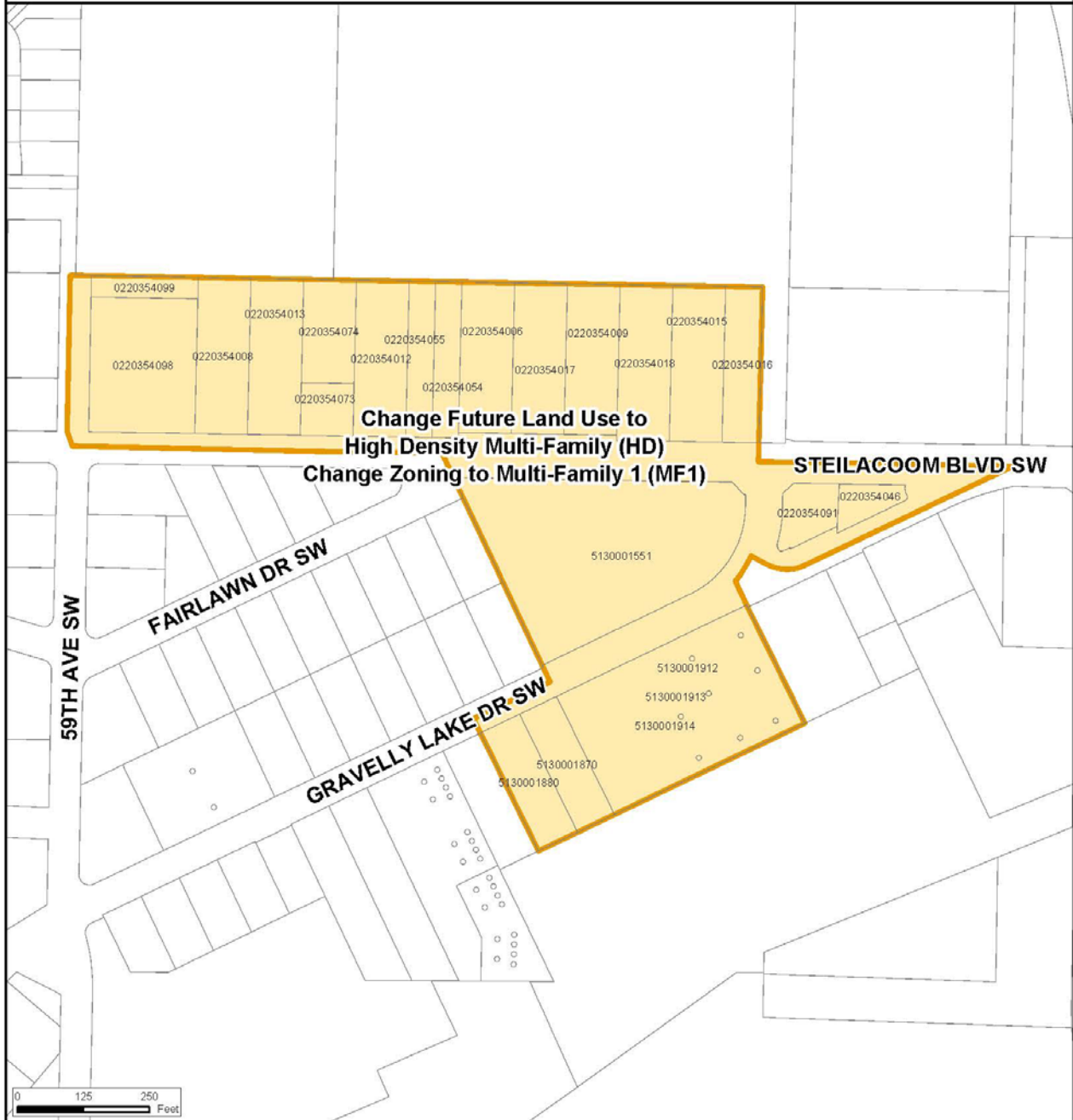
Section 35 Township 20 Range 02 Quarter 42 LAK.EWOOD PARK SEG'D FOR TAX PURPOSES ONLY CANNOT BE SOLD OR SUBD W/O PARCEL 191-2 & 191-4 PARCEL "A" OF PARCEL MERGER 2015-04-20-0159 DESC ASL 4, 5, 6, 7 & 8 B 43 BLDGS EXEMPT UNDER APPLICATION NO 2191706 ASSESSED UNDER 191-2 TAXABLE IMPROVEMENTS ASSESSED UNDER 191-4 COMB OF 184-0 & 191-1 SEG 2016-0391 SD/BB 5/18/16 BB

Section 35 Township 20 Range 02 Quarter 42 Plat LAKEWOOD PARK BLDG ONLY - SEG'D FOR TAX PURPOSES ONLY CANNOT BE SOLD OR SUBD W/O PARCEL 191-3 & 191-4 BLDGS NOT EXEMPT UNDER APPLICATION 2187639 LOCATED ON PARCEL A OF LOT COMB 2015- 04-20-0159 DESC ASL 4 THRU 8 B 43 SUBJ TO EASE LAND & BLDGS DETER EXEMPT UNDER APPLICATION 2187639 ASSESSED UNDER PARCEL 191-3 SEG 2015-0109 DX9/12/11DX DC00470087 5/18/16 BB

Section 35 Township 20 Range 02 Quarter 41 COM AT INTER OF S LI OF STEILACOOM BLVD WITH NLY LI OF GRAVELLY LK DR TH W ALG SD S LI OF STEILACOOM BLVD 191.70 FT TO POB TH CONT W ALG SD S LI 75 FT TH S 06 DEG 26 MIN 30 SEC W 142.85 FT TO NLY LI OF GRAVELLY LK DR TH ALG SD NLY LIN 63 DEG 20 MIN 101.73 FT TH N 96.27 FT TO POB EXC N 14 FT THEREOF APPROP BY CY OF LAKEWOOD BY SUP CT 03-2-11080-4 TO G/W FOLL DESC PROP COM AT INTER OF S LI OF STEILACOOM BLVD WITH NLY LI OF GRAVELLY LK DR TH W ALG S LI OF STEILACOOM BLVD 266.70 FT TH S 07 DEG 23 MIN 34 SEC W 14.08 FT TO A LI PAR/W & 14 FT SAS MEAS AT PJA TO SD S LI OF STEILACOOM BLVD & POB TH S 07 DEG 23 MIN 34 SEC W 126.35 FT TO A LIP APJW & 2 FT NLY OF NLY LI OF GRAVELLY LK DR TH S 64 DEG 17 MIN 34 SEC W 16.42 FT TO BEG OF CURVE CONCAVE TO NE HAYING RAD OF 5.5 FT TH NWLY 8.64 FT ALG SD CURVE THRU CENTRAL ANGLE OF 90 DEG 00 MIN 33 SEC TH N 25 DEG 31 MIN 22 SEC W 5.67 FT TO BEG OF COMPOUND CURVE CONCAVE TO NE HAYING RAD OF 3 FT TH NWLY 1.08 FT ALG SD CURVE THRU CENTRAL ANGLE OF 20 DEG 34 MIN 50 SEC TO BEG OF CURVE CONCAVE TO SE HAYING RAD OF 24.5 FT TH NELY 8.87 FT ALG SD CURVE THRU CENTRAL ANGLE OF 20 DEG 45 MIN 12 SEC TO BEG OF REVERSE CURVE CONCAVE TO NW HAYING RAD OF 254.50 FT TH NELY 65.99 FT ALG SD CURVE THRU CENTRAL ANGLE OF 14 DEG 51 MIN 26 SEC TH N 00 DEG 57 MIN 16 SEC E 24.79 FT TO BEG OF CURVE CONCAVE TO NE HAYING RAD OF 25.50 FT TH NLY 6.57 FT ALG SD CURVE THRU CENTRAL ANGLE OF 14 DEG 45 MIN 56 SEC TH ON NON-TANG LIN 45 DEG 57 MIN 13 SEC E 25.68 FT TO BEG OF NON-TANG CURVE CONCAVE TO SHAVING RAD OF 25.50 FT TO WHICH PT RADIAL LI BEARS N 13 DEG 48 MIN 46 SEC W TH ELY 6.57 FT ALG SD CURVE THRU CENTRAL ANGLE OF 14 DEG 45 MIN 56 SEC TH S 89 DEG 02 MIN 49 SEC E 4.35 FT TO POB OUT OF 4-004 & 4-010 SEG 2004-1033 JU 4/23/04JU

Section 35 Township 20 Range 02 Quarter 41 : BEG AT INTER OF SLY LI OF STEILACOOM BLVD & NLY LI OF GRAVELLY LK DR TH W ALG S LI OF STEILACOOM BLVD 191.70 FT TH S AT RIA 96.27 FT TO NLY LI OF GRAVELLY LK DR TH ALG SD NLY LIN 63 DEG 20 MIN 214.50 FT TO BEG

2020 Comprehensive Plan Amendment 2020-05



- Amendment Area
- Tax Parcel

Map Date: November 19, 2019

:\Projects\CD\CompPlan\Amendments\2020\5.mxd

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CPA 2020-06. Springbrook Neighborhood

1. Amend the Comprehensive Plan land-use map to designate the subject property per the outcome of the 2019 flood plain mapping update effort; and
2. Amend the zoning map to zone the subject property per the outcome of the 2019 flood plain mapping update effort.
3. Remove the Lakewood Station District boundary located within Springbrook.

Location: 4901 123rd St SW, XXX 123rd St SW, XXX 47th Av SW, 4800 to 4815 122nd St SW, 4804 121ST St SW, 4801 121ST St SW, 4715 to 4717 121ST SW, 12018 TO 12020 47TH Av SW, 4710 120TH St SW, XXX 120th St SW, XXX 47TH Av SW, XXX 123RD St SW, 12315 Bridgeport Wy W, 4828 123RD St SW, 4828 123RD St SW, 4702 to 4731 124TH SW, XXX 47TH Av SW, 12511 47TH Av SW, 12517 47TH Av SW

Assessor's Tax Parcel Nos.: 0219127015, 0219123105, 0219123017, 0219127013, 0219127012, 0219123005, 0219123000, 0219123064, 0219123024, 0219122033, 0219122028, 0219123108, 0219123109, 0219123084, 0219123025, 0219123081, 0219123116, 0219123113, 0219123114

Tax descriptions (in order of tax parcel no.):

Section 12 Township 19 Range 02 Quarter 32: POR OF L 1 & 2 OF SP 77-204 TOG/W FOLL DESC PROP THAT POR OF NW OF NW OF SW LY ELY OF STATE HWY AS APPROP PER SUP CT #132035 ALSO S 30 FT OF L 1 & 2 & SO 30 FT OF W 73.58 FT OF L 3 OF SP 81-03-25-0133 ALSON 25 FT OF SW OF NW OF SW EXC E 130 FT THEREOF EXC THAT POR LY WLY OF STATE HWY AS APPROP PER SUP CT #132035 ALSO NW OF SE OF NW OF SW LESS W 10 FT & LESS ELY 30 FT ALSO EXC 123RD ST SW EXC THAT POR CYD TO STATE OF WASH PER ETN 857127 TOG/W VAC 49TH AVE SW VAC BY ORD NO 395 10-17-05 SUBJ TO EASE OUT OF 7-009 SEG F-0825 JU 3/16/94JU DC/BL 01-11- 06BL

Section 12 Township 19 Range 02 Quarter 32 E 30 FT OF NW OF SE OF NW OF SW EXC THAT POR CYD TOP CO FOR R/W FOR 123RD ST SW PER AFN 1649767 SEG P-6620 PP ES DC00569543 05/08/18 JP

Section 12 Township 19 Range 02 Quarter 32: SE OF NE OF NW OF SW & NE OF SE OF NW OF SW LESS N 15 FT CO RD & EXC POR DEEDED TOP CO UND ETN 456717 ALSO LESS AN ADDITIONALN 5 FTFORR/W OF 121ST ST SWPERETN 637264 ALSO EXC THAT PORCYD TO CY OF LAKEWOOD FOR ADD'L R/W PER ETN 4498037 (DCD1039MS10-24-85) 6856005DC 10/02/19 JP

Section 12 Township 19 Range 02 Quarter 32: L 2 OF AMENDED SHORT PLAT 86-02-18-0349 FORMERLY L 1, 2 & 3 OF SHORT PLAT 81-03-25-0133 TOG/WEASE & RESTRICTIONS OF RECORD EXC S 30 FT THEREOF CYD UNDER ETN 55674 & 55677 OUT OF 7-005, 7-006 & 7- 007 SEG X-0629 PP ES

Section 12 Township 19 Range 02 Quarter 32: L 1 OF AMENDED SP 86-02-18-0349 FORMERLY L 4 OF SP 81-03-25-0133 TOG/WEASE & RESTRICTIONS OF RECORD OUT OF 7-008 SEG X-0629 PP ES

Section 12 Township 19 Range 02 Quarter 32 : NW OF NE OF NW OF SW EXC THAT POR DEEDED TO STATE OF WASH FOR STATE HWY & EXC W 30 FT FOR RD

Section 12 Township 19 Range 02 Quarter 32: W 1/2 OF NE OF NE OF NW OF SW LESS S 15 FT CORD

Section 12 Township 19 Range 02 Quarter 32: COM NE COR OF E 1/2 OF NE OF NE OF NW OF SW TH S 157 FT TO POB TH W 164.01 FT TOW LI OF SD SUBD TH S 175.3 FT TO S LI OF SD SUBD THE 164.03

FT TOE LI OF SUBD TH N 175.16 FT TO POB EXC E 15 FT & S 15 FT FOR RDS EASE OF RECORD

Section 12 Township 19 Range 02 Quarter 32 : BEG NE COR OF NW OF SW TH S 157 FT TH W
164.01 FT TH N 157 FT THE 164.01 FT TO BEG EXC E 15 FT

Section 12 Township 19 Range 02 Quarter 23 : COM AT NE COR LOT 2 TH S 1285 FT TO POB TH S 30 FT
TH N 89 DEG 53 MIN W 626.45 FT TOE LI OF A 30 FT RD TH N 282.38 FT TH S 89 DEG 53 MINE TO
INTER A LI 40 DEG 51 MIN W FROM POB TH S 40 DEG 51 MINE TO POB LESS CARLYLE CO RD EXC
STATE HWY# 1 SCOTT RD TO TAC LESS ACCESS RIGHTS EXC THAT POR THEREOF LY NWLY OF
SD HWY

Section 12 Township 19 Range 02 Quarter 23 : A TRIANGULAR TR IN SW OF NW LY W OF CARLYLE
RD, ELY OF STATE HWY & NELY OF FOLL DESC LI COM AT INTER OF ELI OF LOT 2 WITH SELY
LI OF PACIFIC HWY TH S 49 DEG 09 MIN W 828.16 FT TO POB TH S 40 DEG 51 MINE TO A PT ONE
LI OF LOT 2 1285 FT S OF NE COR THEREOF LESS ACCESS RIGHTS

Section 12 Township 19 Range 02 Quarter 32 : THAT POR OF FOLL DESC PROP LY NWLY OF A LI
DRAWN 30 FT SELY WHEN MEAS AT RIA AND/OR RADIALLY FROM B LI SURVEY BRIDGEPORT
WAY INTERCHANGE COM 1666.20 FT N OF SW COR OF SW ALSO BEING NW COR OF S 1/2 OF SW OF
NW OF SW TH S 30 FT THE 65 FT TO POB TH CONTE ALG SLY MAR OF 123RD ST SW 200 FT TH S
341.97 FT TH N 76 DEG 49 MIN 22 SEC W 205.79 FT TOE MAR OF BRIDGEPORT WAY TH N 294.84 FT
TO POB APPROP PER SUP CT 91-2-08086-6 OUT OF 3-085 SEG F-0706 m 2/8/94m

Section 12 Township 19 Range 02 Quarter 32 : COM 1666.20 FT N OF SW COR OF SW ALSO BEING NW
COR OF S 1/2 OF SW OF NW OF SW TH S 30 FT THE 65 FT TO POB TH CONTE ALG SLY MAR OF
123RD ST SW 200 FT TH S 341.97 FT TH N 76 DEG 49 MIN 22 SEC W 205.79 FT TOE MAR OF
BRIDGEPORT WAY TH N 294.84 FT TO POB EXC THAT POR LY NWLY OF A LI DRAWN 30 FT SELY
WHEN MEAS AT RIA AND/OR RADIALLY FROM B LI SURVEY BRIDGEPORT WAY INTERCHANGE
APPROP PER SUP CT 91-2-08086-6 WETLAND & BUFFER REC UNDER AFN 93-11-02-0443 OUT OF 3-
085 SEG F-0706 m 02-08-94m DC10246SG 03-29-94SG

Section 12 Township 19 Range 02 Quarter 32: COM 1666.20 FT N OF SW COR OF SW ALSO BEING NW
COR OF S 1/2 OF SW OF NW OF SW TH S 30 FT THE 265 FT TO POB TH N 20 FT THE ALG SLY
MARGIN OF 123RD ST SW 386.44 FT M/L TOE LI OF S 1/2 OF SW OF NW OF NW TH S 451.97 FT TH
N 76 DEG 49 MIN 22 SEC W 392.92 FT TH N 341.97 FT TO POB EXC N 20 FT DEEDED TOP CO UND
ETN 456080 SEG G-7154 SP

Section 12 Township 19 Range 02 Quarter 32: COM SW COR SEC THE 656.5 FT TH N 1074.6 FT TO C/L
CLOVER CREEK & POB TH N 550 FT THE 268.6 FT TH S 659 FT TO C/L SD CREEK TH NWLY ALG C/L
SD CREEK TO BEG ETN 4415447 PROBLEM WITH LEGAL WORKED ON INTENT 12/07/2016MC

Section 12 Township 19 Range 02 Quarter 32 : PER ROS 2009-10-22-5003 FOR BLA PER RCW 58.04.007(1)
COM AT SW COR OF SEC 12 TH N 331 FT THE 805.8 FT TH N 726.8 FT TO C/L OF CLOVER CREEK &
POB FOR THIS DESC TH S 54 DEG E 147.46 FT ALG C/L OF SD CREEK TH N 688.6 FT THE 388 FT TH S
980 FT TO C/L OF CLOVER CREEK TH N 54 DEG W ALG C/L OF CREEK TO POB EXC N 30 FT FOR
R/W TO CY OF LAKEWOOD ALSO EXC POR LY S OF FOLL DESC LI COM AT SW COR OF SD SEC TH
ALG S LI OF SEC 1312.57 FT TO SECOR OF
SWOF SWTHN ALG ELI OF SD SUBD 1111.40FTTHW30FTTO WLYMAROF47THAVE SW & POB
TH S 83 DEG 57 MIN 52 SEC W 152.29 FT TH N 89 DEG 18 MIN 08 SEC W 207.04 FT SEG G 6038 TP
DC6/3/10BB

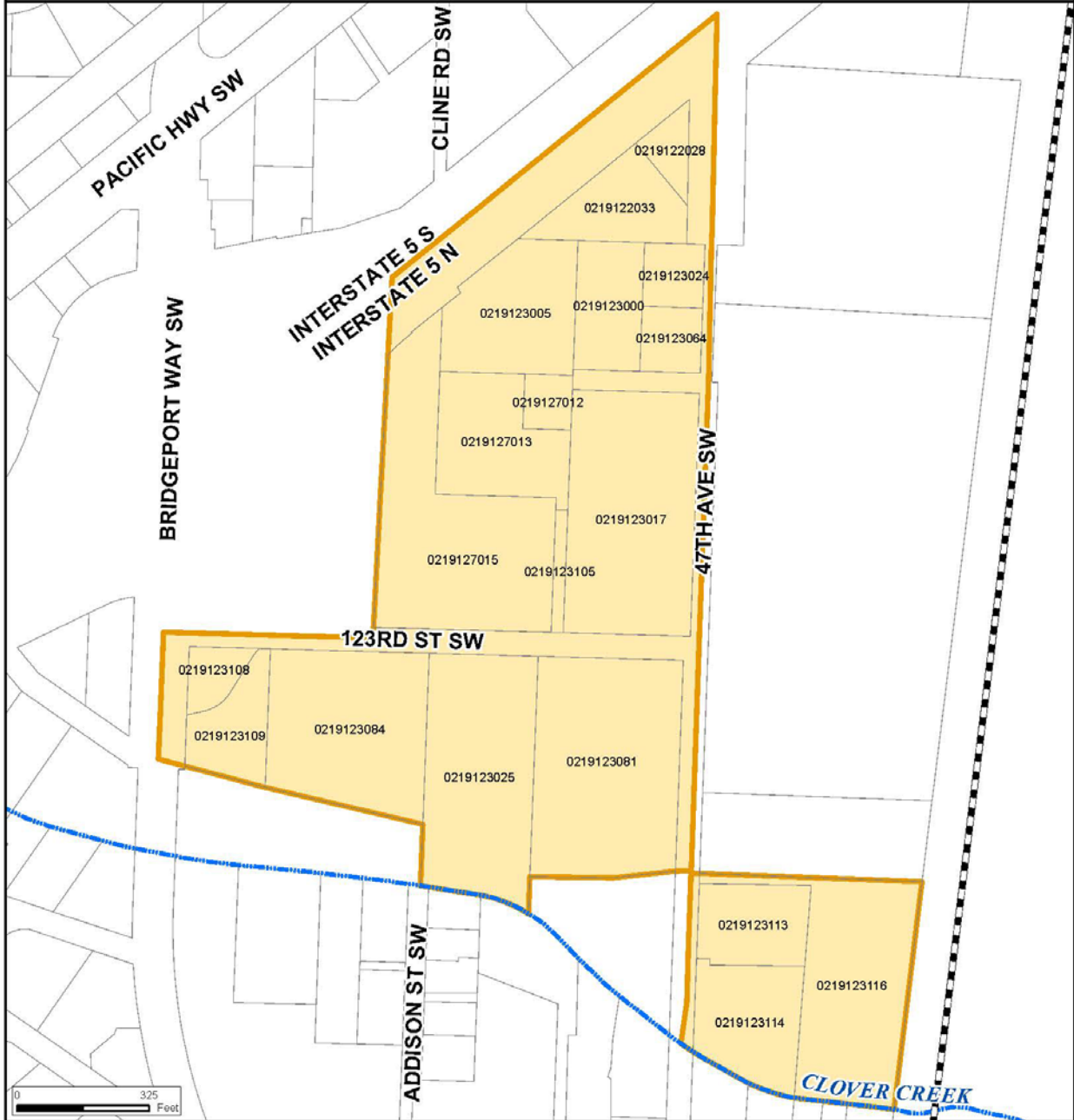
Section 12 Township 19 Range 02 Quarter 34 PARCEL B OF BLA 2012-10-16-5003 DESC AS COM AT SW
COR OF SE OF SW TH N 88 DEG 43 MIN 04 SEC E 256.4 FT TH N 01 DEG 46 MIN 54 SEC E 559.10 FT

TO POB TH CONT THN 01 DEG 46 MIN 54 SEC E 519.32 FT TH S 88 DEG 34 MIN 12 SEC W 258.05 FT M/L TO ELYR/WLI OF 47TH AV SW AT PT WHICH IS 1078 FT FROM SW COR OF SE OF SW TH NLY ALG SD R/W 24.99 FT TO PT WHICH IS 2003 FT S OF SE COR OF GOVT LOT 2 THE AT RIA 547.29 FT M/L TO WLY LI OF NPRR R/W TH S 05 DEG 00 MIN 47 SEC W ALG SD R/W 563.85 FT M/L TO C/L OF CLOVER CREEK TH N 84 DEG 24 MIN 56 SEC W 257.46 FT TO POB EASE OF RECORD OUT OF 3-029 & 3047 SEG 2013-0270 BB 2/15/13 BB

Section 12 Township 19 Range 02 Quarter 34 PARCEL A DBLR 2005-10-19-5006 DESC AS FOLL COM AT A PT LOC N 02 DEG 09 MIN 15 SEC E 669 FT & 30 FT E OF SW COR OF SE OF SW SEC 12 SD PT BEING ON C/L OF CLOVER CR TH ALG BDRY OF CO RD N 02 DEG 09 MIN 15 SEC E 407.86 FT M/L TON LI OF PROP DESC IN AFN 1522243 & POB TH S 87 DEG 56 MIN 34 SEC E 275.5 FT TH S 04 DEG 23 MIN 59 SEC W 200.17 FT TH N 87 DEG 56 MIN 34 SEC W 234.66 FT THN 02 DEG 09 MIN 15 SEC E 15 FT THN 87 DEG 56 MIN 34 SEC W 33 FT M/L TO E BDRY CO RD TH N 02 DEG 09 MIN 15 SEC E 185.01 FT TO POB OUT OF 3-091 SEG 2006-0878BL 03-02-06BL

Section 12 Township 19 Range 02 Quarter 34 PARCEL B DBLR 2005-10-19-5006 DESC AS FOLL BEG AT PT LOC N 02 DEG 09 MIN 15 SEC E 669 FT & 30 FT E OF SW COR OF SE OF SW SEC 12 SD PT BEING ON C/L OF CLOVER CR TH ALG BDRY OF CO RD N 02 DEG 09 MIN 15 SEC E 222.85 FT TH S 87 DEG 56 MIN 34 SEC E 33 FT M/L TH S 02 DEG 09 MIN 15 SEC W 15 FT TH S 87 DEG 56 MIN 34 SEC E 234.66 FT M/L TO WLY LI PROP DESC IN AFN 1959979 TH S 04 DEG 23 MIN 59 SEC W 318.35 FT TO C/L OF CLOVER CR TH NWLY ALG SD C/L TO POB OUT OF 3-090 & 3-091 SEG 2006-0878BL 03-02-06BL

2020 Comprehensive Plan Amendment 2020-06



Map Date: November 19, 2019

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-  Amendment Area
-  Tax Parcel
-  Lakewood City Limit

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CPA 2020-07. Bridgeport & 123rd

1. Amend the Comprehensive Plan land-use map to designate the subject property Industrial (I); and
2. Amend the zoning map to zone the subject property to Industrial Business Park (IBP)

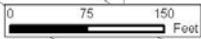
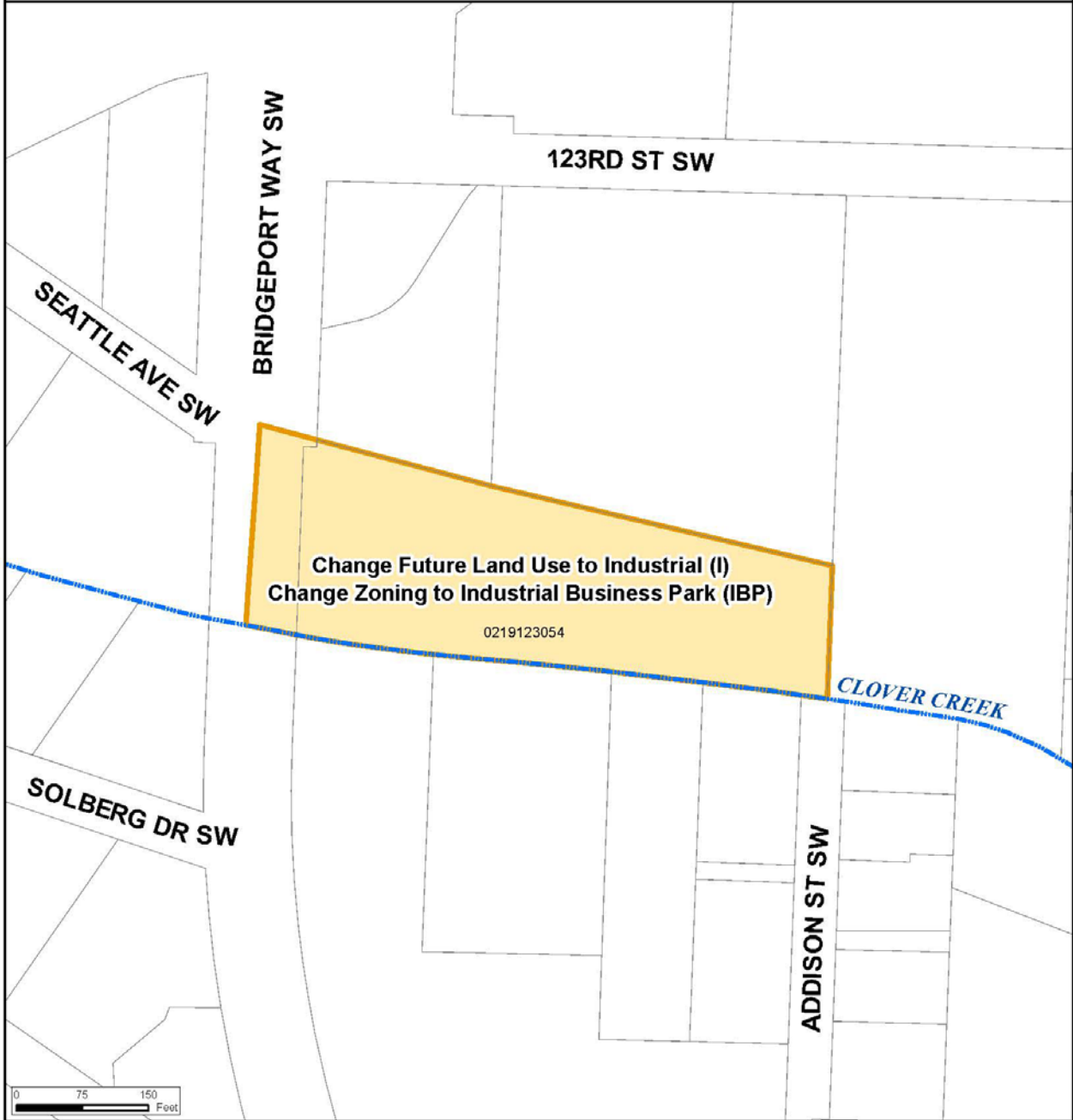
Location: 12413 Bridgeport Wy SW

Assessor's Tax Parcel No.: 0219123054

Tax descriptions (in order of tax parcel no.):



Section 12 Township 19 Range 02 Quarter 33 : COM 1666.20 FT N OF SW COR OF SW ALSO BEING NW COR OF S 1/2 OF SW OF NW OF SW TH S 30 FT THE 265 FT TH N 20 FT THE ALG SLY MARGIN OF 123RD ST SW 386.44 FT MIL TOE LI OF S 1/2 OF SW OF NW OF SW TH S 451.97 FT TO POE TH CONT S TO C/L OF CLOVER CREEK TH NWLY ALG SD C/L OF CREEK TOE LI OF BRIDGEPORT WAY TH N ALG SD ELI OF BRIDGEPORT WAY TO A PT N 76 DEG 49 MIN 22 SEC W OF POE TH S 76 DEG 49 MIN 22 SEC E TO POE EXC THAT POR APPROP BY STATE OF WASH PER SUP CT 132330 SEG E 8912 DC6/16/97JU

2020 Comprehensive Plan Amendment 2020-07



Map Date: November 19, 2019

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-  Amendment Area
-  Tax Parcel

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CPA 2020-08. Washington Blvd & Interlaaken Blvd.

1. Amend the Comprehensive Plan land-use map to designate the subject property Mixed Residential (MR); and
2. Amend the zoning map to zone the subject property Mixed Residential 2 (MR2).

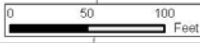
Location: 7907 WASHINGTON BLVD SW

Assessor's Tax Parcel Nos.: 0219102072

Tax descriptions (in order of tax parcel no.):



Section 10 Township 19 Range 02 Quarter 23 PARCEL A OF ELA 2018-10-31-5003 DESC AS FOLL BEG 30 FTW & 55 FTNOF SECOROFE 1/2 OF SEOF SWOFNWTHN00 DEG01 MINE 278.96 FT TH S 89 DEG 59 MIN W 301.71 FT TH S 00 DEG 01 MINE 273.87 FT TH N 89 DEG 59 MINE 170.62 FT TH S 00 DEG 01 MIN W 5 FT TH N 89 DEG 59 MINE 131.1 FT TO POE EASE OF REC COMB OF 02-19-10-2-017, 2-018, 2-022 & 2-028 SEG 2019-0214 JP 12/06/18 JP

2020 Comprehensive Plan Amendment 2020-08



Map Date: November 19, 2019

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-  Amendment Area
-  Tax Parcel

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CPA-2020-09. Lakewood Transit Station

1. Amend the Comprehensive Plan land-use map to designate the subject property Public & Semi-Public Institutional (INST); and
2. Amend the zoning map to zone the subject property Public Institutional (PI).

Location: XXX PACIFIC HWY SW, 11402, 11424 & 11602 PACIFIC HWY SW

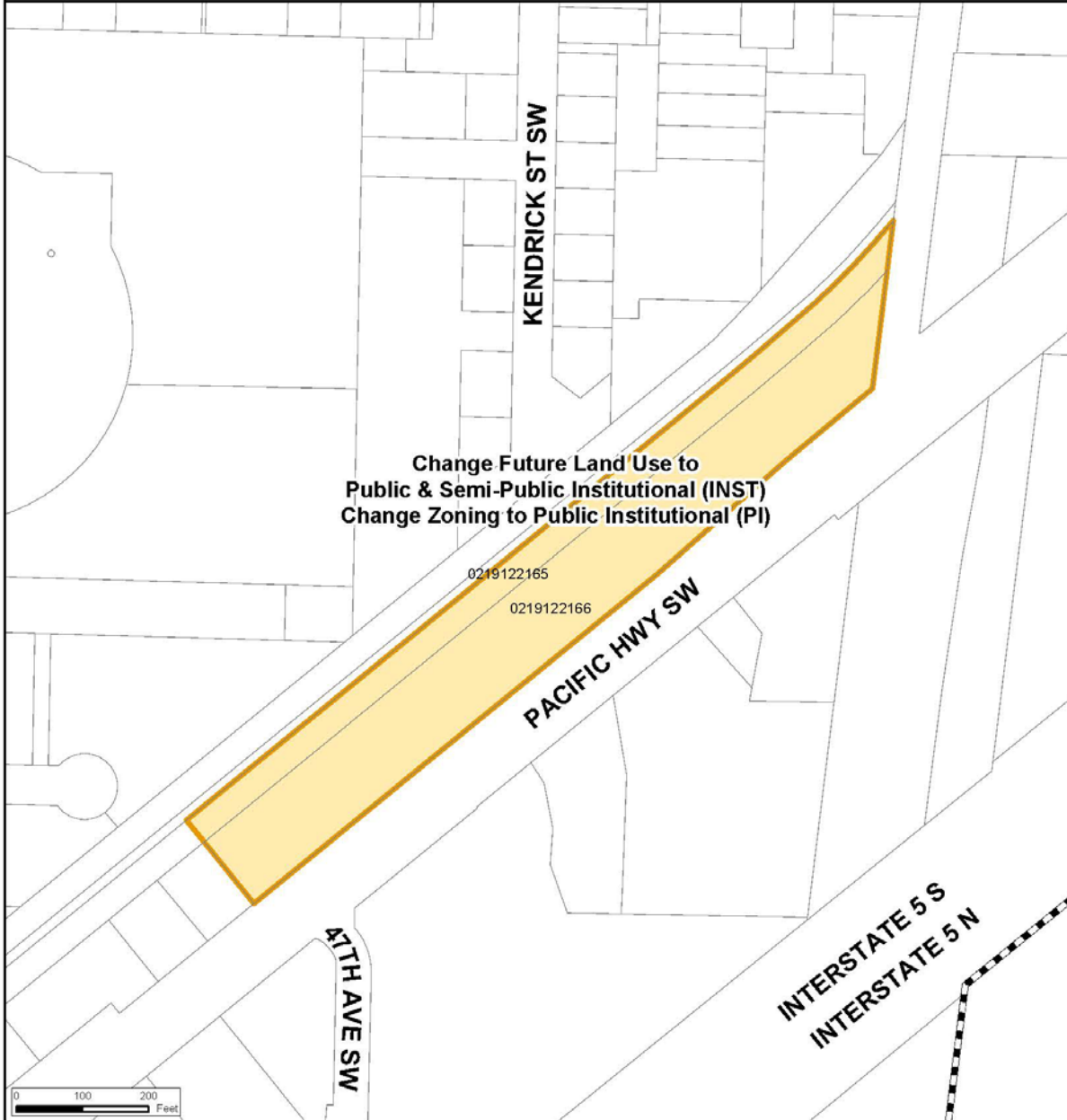
Assessor's Tax Parcel Nos.: 0219122165, 0219122166

Tax descriptions (in order of tax parcel no.):

Section 12 Township 19 Range 02 Quarter 21 : ALL THAT POR OF BNSF 100 FT WIDE LAKEVIEW TO NISQUALLY BR LIR/W BEING 50 FT WIDE ON EACH SIDE OF MAIN TRACK C/L IN NW BOUNDED ON NE BY A LI DRAWN PAR/W & 200 FT WLY OF SD RR CO LAKEVIEW TO TENINO MAIN TRACK C/L & BOUNDED ON S BYE R/W LI OF BRIDGEPORT WAY SW EXC A 15 FT WIDE CORRIDOR BEING 7.5 FT WIDE ON EACH SIDE SD MAIN TRACK C/L ALSO THAT POR OF BNSF RR 400 FT WIDE STATION GROUND PROP BEING 200 FT WIDE ON EACH SIDE LAKEVIEW TO TENINO MAIN TRACK C/L IN E 1/2 OF NW LY BET 2 LI DRAWN PAR/W DIST 25 FT & 200 FT WLY MEAS AT RIA FROM SD MAIN TRACK C/L BOUNDED ON S BY NWLY R/W LI OF PACIFIC HWY SW & BOUNDED ON N BY A LI DRAWN ATRIA TO SD C/L FROM APT 155 FT SLY OF N LI OF SEC EXCA 15 FT WIDE CORRIDOR BEING 7.5 FT ON EACH SIDE SD C/L TOG/W THOSE POR ORIG CYD TO STATE OF WAPERETNS 4192495, 4200183 & 4200184 PICKUP SEG 2009-0583 JU 3/6/09JU DC00292882 3/22/13 BB

Section 12 Township 19 Range 02 Quarter 21 COMB FOR TAX PURPOSES ONLY COM AT INTER OF S LIOFNW OF NW & SELY LIOFNPRRR/W OLYMPIA BR TH ALG 1/16 SEC LI 183.65 FT TO NWLY R/W LI OF PACIFIC HWY & POB TH NELY ON SD HWY R/W LI TO INTER WLY R/W LI OF NPRR R/W PORTLAND BR TH N ALG SD R/W TO INTER SELY LI OF NPRR R/W OLYMPIA BR TH SWLY ALG SD SELY R/W LI TO APT N 40 DEG 35 MIN W OF POB TH S 40 DEG 35 MINE 120 FT TO POB COMB OF 2-106, 2-107 & 2-108 SEG 2010-0219 JU 11/0/09JU

2020 Comprehensive Plan Amendment 2020-09



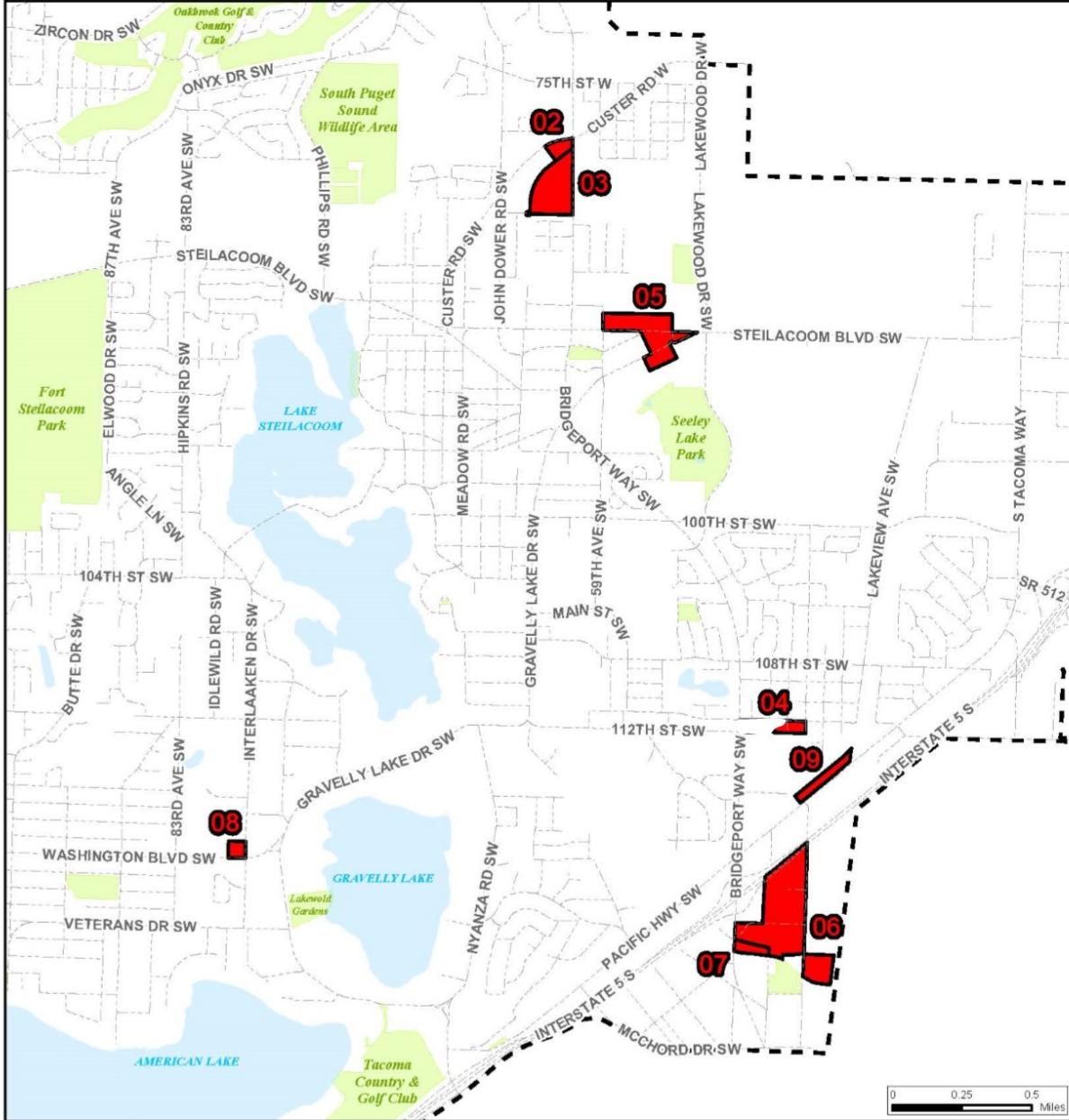
Map Date: November 19, 2019

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-  Amendment Area
-  Tax Parcel
-  Lakewood City Limit

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2020 Comprehensive Plan Amendments Vicinity Map



Map Date: October 08, 2019

:Projects\CD\CompPlan\Amendments\2020\VM.mxd

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--- Lakewood City Limit

“2020 COMPREHENSIVE PLAN DOCKET ADDENDUM”

CITY-INITIATED TEXT AMENDMENT APPLICATION

CPA-2020-10. Amend the Land Use Policy Chapter of the Comprehensive Plan, adding a new policy:

LU-2.43: Encourage Planned Development District development with higher residential densities provided this type of development incorporates innovative site design, conservation of natural land features, protection of critical area buffers, the use of low-impact development techniques, conservation of energy, and efficient use of open space.

CITY-INITIATED TEXT AMENDMENT APPLICATION

CPA-2020-11. Delete a freight mobility policy from the Comprehensive Plan Transportation Chapter:

~~T-18.4: Examine the potential of unused or underutilized rail lines in Lakewood for freight rail.~~

CITY-INITIATED TEXT AMENDMENT APPLICATION

CPA-2020-12. Revise an existing freight mobility policy to the Comprehensive Plan Transportation Chapter:

T-18.6: Promote the continued operation of existing rail lines to serve the transportation needs of Lakewood businesses and Joint Base Lewis McChord.

CITY-INITIATED TEXT AMENDMENT APPLICATION

CPA-2020-13.

T-18.10: The City discourages increased freight traffic along this corridor that is above and beyond the activity already in place and does not have a destination within Lakewood or Joint Base Lewis-McChord. With the opening of the Point Defiance Bypass project in support of Amtrak passenger rail coupled with increasing demands on freight rail, there is concern that the Point Defiance Bypass project could eventually lead to increased freight traffic in addition to new passenger rail.