

RESOLUTION NO. 2019-01

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF LAKEWOOD, WASHINGTON, AMENDING THE 2019
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, on July 26, 2018, the Community and Economic Development Department published a Notice of Application Availability in *The News Tribune*; and

WHEREAS, Notice of Application Availability was also published on the City's website and in the City Manager's Bulletin; and

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

CPA/ZOA-2019-01– MAP AMENDMENT (Maas)

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

Location: 15511 Maas Ln SW

Assessor's Tax Parcel Nos.: 2200000-150, 160, 172, 173, 174, 175, 176, & 192.

CPA/ZOA-2019-02– MAP AMENDMENT (Nielsen Pacific)

1. Amend the Comprehensive Plan land-use map to designate the subject property Corridor Commercial (CC); and
2. Amend the zoning map to zone the subject property Commercial 2 (C2).

Location: 7121 Bridgeport Way West

Assessor's Tax Parcel Nos.: 0220262057, 0220263153

CPA/ZOA-2019-03– MAP AMENDMENT (Phoenix Capital)

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 Industrial Business Park (IBP).

Location: 7203 146th St SW

Assessor's Tax Parcel Nos.: 021922-1023, 1002, 1042, 1003, 1034, & 1035.

CPA/ZOA-2019-04– MAP AMENDMENT (Clover Park School District)

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 Industrial Business Park (IBP).

Location: 14721 Murray Rd SW

Assessor's Tax Parcel Nos.: 219222002.

WHEREAS, additionally, the Community and Economic Development Department proposes the following City-initiated amendments:

CPA/ZOA-2019-05– MAP AMENDMENT

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 Industrial Business Park (IBP).

Location: No address.

Assessor's Tax Parcel Nos.: 0219222010, 0219222013, 0219222014, 0219222040, 0219222044, 0219222045, 0219222056, 0219222057, 0219222058, 0219222060, & 0219226001.

CPA/ZOA-2019-06– MAP AMENDMENT

1. Amend the Comprehensive Plan land-use map to designate the subject property Open Space (OS); and
2. Amend the zoning map to zone the subject property Open Space & Recreational 1 (OSR1).

Location: No address.

Assessor's Tax Parcel Nos.: 0320311051, 0320311060, 0320315005, 0320315006, & 0320315018.

CPA/ZOA-2019-08– MAP AMENDMENT

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 Industrial 2 (I2).

Location: No address.

Assessor's Tax Parcel Nos.: 0220264111.

CPA/ZOA-2019-09– MAP AMENDMENT

1. Amend the Comprehensive Plan land-use map to designate the subject property Open Space (OS); and
2. Amend the zoning map to zone the subject property Open Space & Recreational 1 (OSR1).

Location: No address.

Assessor's Tax Parcel Nos.: 0219123016, 0219123031, & 0219123032.

CPA/ZOA-2019-10 – MAP & TEXT AMENDMENT

1. Amend Lakewood Municipal Code (LMC) Chapter 18A.30.700, Military-Related Zoning Districts, and other sections of the LMC, in addition to the Comprehensive Plan, as appropriate, to be consistent with the December 2015 Air Installations Compatible Use Zones (AICUZ) Program Air Force Instruction (AFI) 32-7063. The proposed amendment may adjust Air Corridor and North Clear Zone boundaries, in addition to removing land use types and levels in the Clear Zone. Draft language pending.

CPA/ZOA-2019-11 – TEXT AMENDMENT

1. Amend Lakewood Municipal Code (LMC) Chapter 18A.30.800, Public/Institutional Zoning District, and other sections of the LMC in addition to the Comprehensive Plan, as appropriate, to address the use of buildings in the PI District. The proposal would examine current P/I code regulations, but also address master plan requirements, and the reuse and/or vacant, unused buildings and structures. Draft language pending.

CPA-2019-12 – TEXT AMENDMENT

1. Amend the Comprehensive Plan Economic Development Element to reflect updated data (e.g., population and employment statistics in Lakewood), and actions (e.g., adoption of the Downtown Subarea Plan.) Draft language pending.

WHEREAS, on October 17, 2018 and November 7, 2018, the Lakewood Planning Commission reviewed the applications, docketing recommendations, and public comment; and

WHEREAS, also on November 7, 2018, the Lakewood Planning Commission passed Resolution No. 2018-09 making docketing recommendations to the Lakewood City Council; and

WHEREAS, the Lakewood City Council reviewed the recommendations of the Lakewood Planning Commission and added three amendments as follows:

CPA/ZOA-2019-13-MAP AMENDMENT

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 Industrial Business Park (IBP).

3. Remove the Lakewood Station District boundary located in the Springbrook Neighborhood.

Location: Triangular section of the Springbrook Neighborhood bounded by I-5, McChord Field, Clover Creek, and Bridgeport Way.

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/ZOA-2019-14-TEXT AMENDMENT

1. Amend the Comprehensive Plan text as appropriate, designating a higher density for the Residential Estate designation, specific to the R2 zoning classification; and
2. Amend the zoning text designating higher densities (4 dwelling units per acre) and new minimum lot size (9,350 square feet) for properties located in the R2 zone.

Location: No address, area wide amendment.

Assessor's Tax Parcel Nos.: Not Applicable.

CPA/ZOA-2019-15-TEXT AMENDMENT

1. Amend the zoning text, LMC 18A.50.231 (C.) (1.) (o.) (2.). increasing the open space requirements for multifamily development.

Location: No address, area wide amendment.

Assessor's Tax Parcel Nos.: Not Applicable.

WHEREAS, on December 3, 2018 the Lakewood City Council adopted Resolution No. 2018-20 adopting the 2019 Docket of Comprehensive Plan Land Use/Zoning Map and Policy Amendments; and

WHEREAS, the Lakewood City Council received an additional report on January 7, 2019 proposing to delete amendments CPA/ZOA-2019-13-MAP AMENDMENT and CPA/ZOA-2019-14-TEXT AMENDMENT.

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:

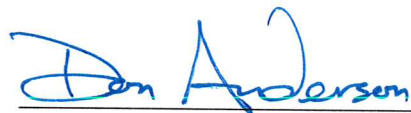
1. Affirms CPA/ZOA-2019-13-MAP AMENDMENT; and

2. Deletes CPA/ZOA-2019-14-TEXT AMENDMENT;
3. Affirms EXHIBIT A attached hereto; and
4. Directs the Lakewood Planning Commission to review land use residential densities citywide and return with a report to the City Council in the 4th quarter of 2019.

BE IT FURTHER RESOLVED by the Lakewood City Council, that CPA/ZOA amendment proposals placed on the 2019 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.

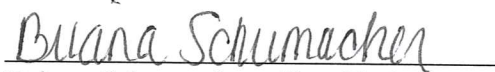
PASSED by the City Council this 22nd day of January, 2019.

CITY OF LAKEWOOD



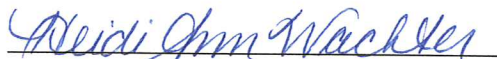
Don Anderson, Mayor

Attest:



Briana Schumacher, City Clerk

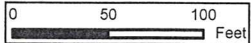
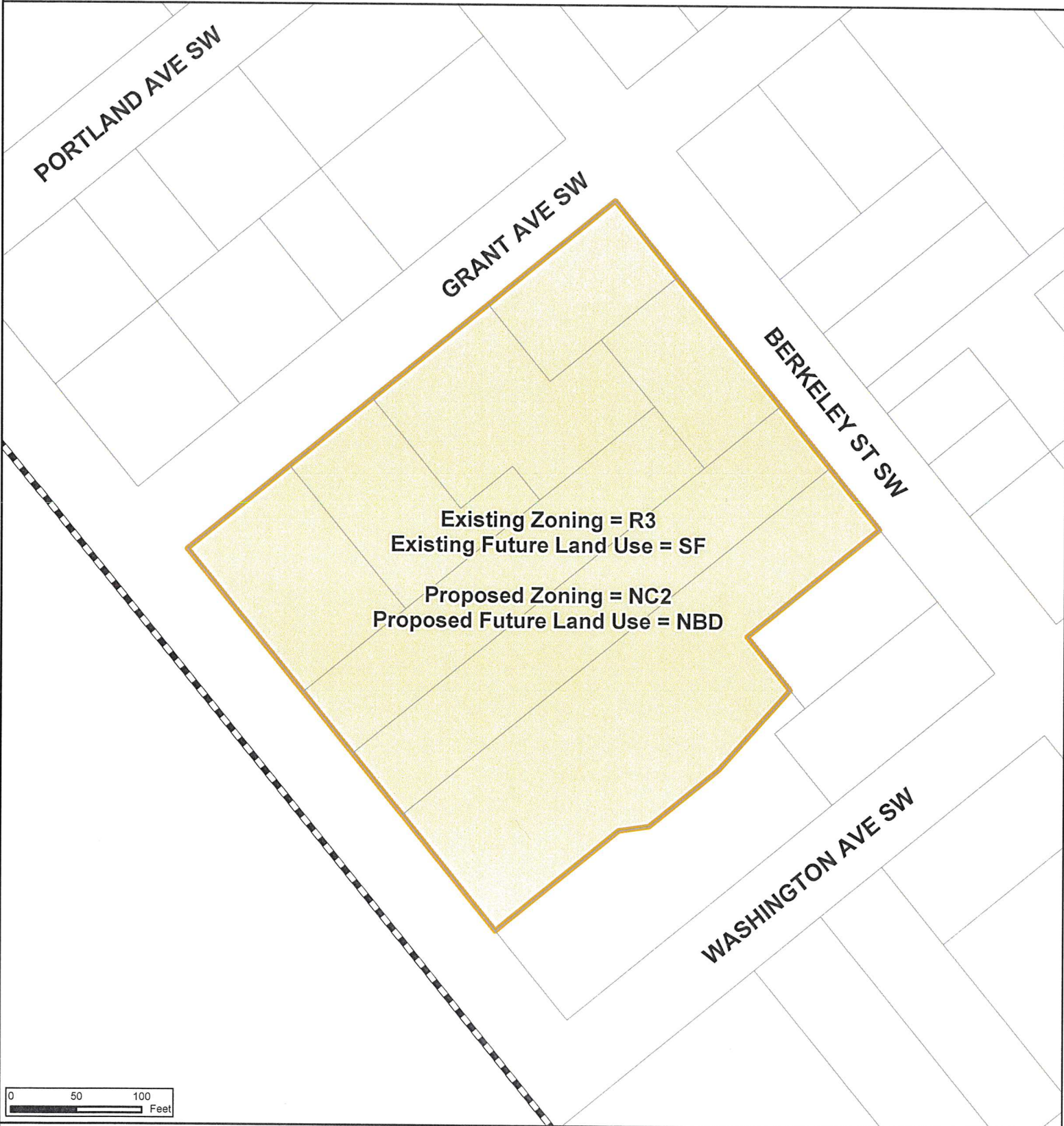
Approved as to Form:



Heidi Ann Wachter, City Attorney

MAPS ATTACHED HERETO CONSTITUTE EXHIBIT A.

2019 Comprehensive Plan Amendment CPA/ZOA-2019-1



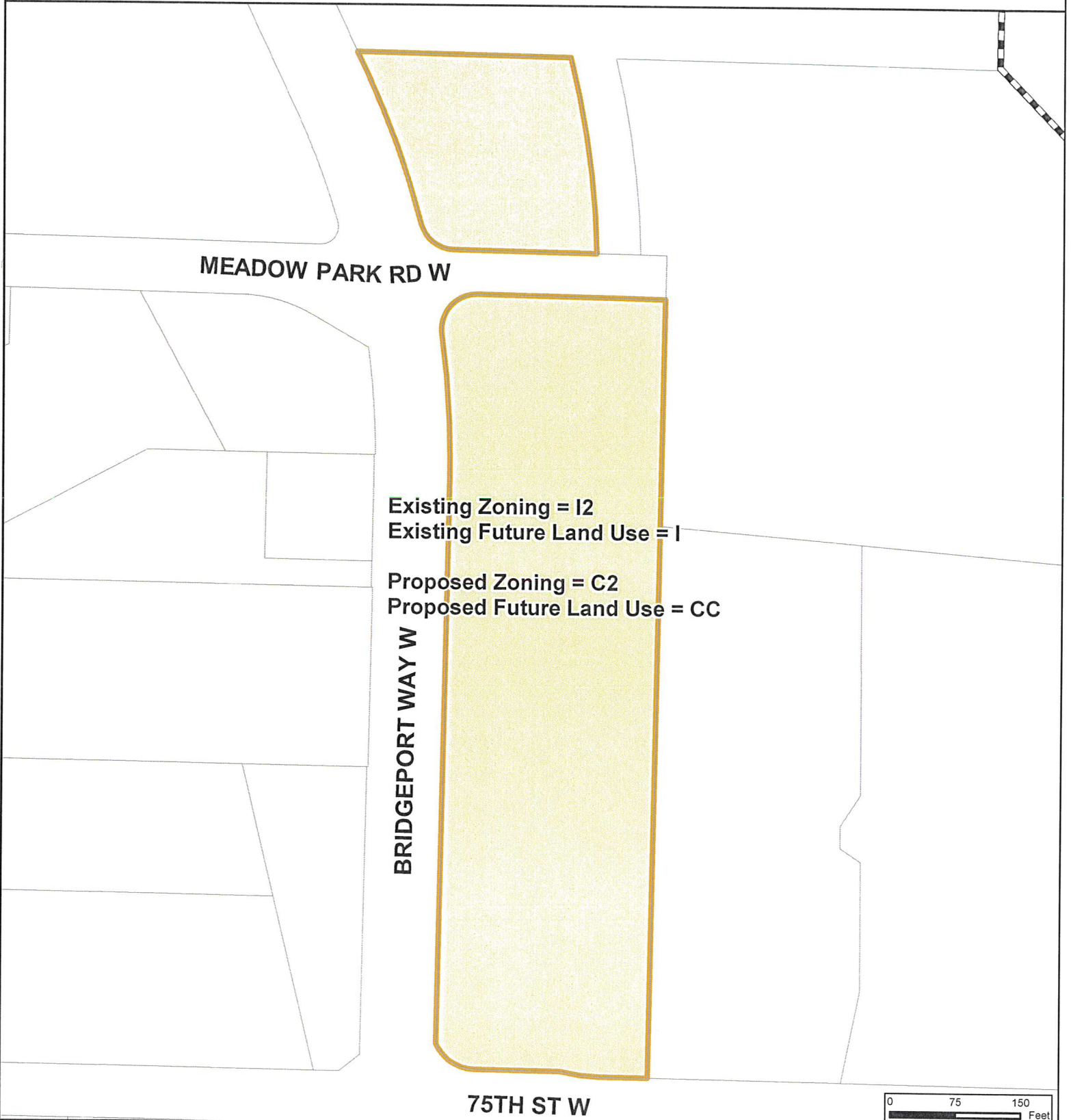
Map Date: December 04, 2018

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- Amendment Area Tax Parcels
- Tax Parcel
- Lakewood City Limit

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2019 Comprehensive Plan Amendment CPA/ZOA-2019-2

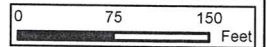


MEADOW PARK RD W

Existing Zoning = I2
Existing Future Land Use = I
Proposed Zoning = C2
Proposed Future Land Use = CC

BRIDGEPORT WAY W

75TH ST W



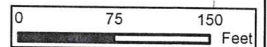
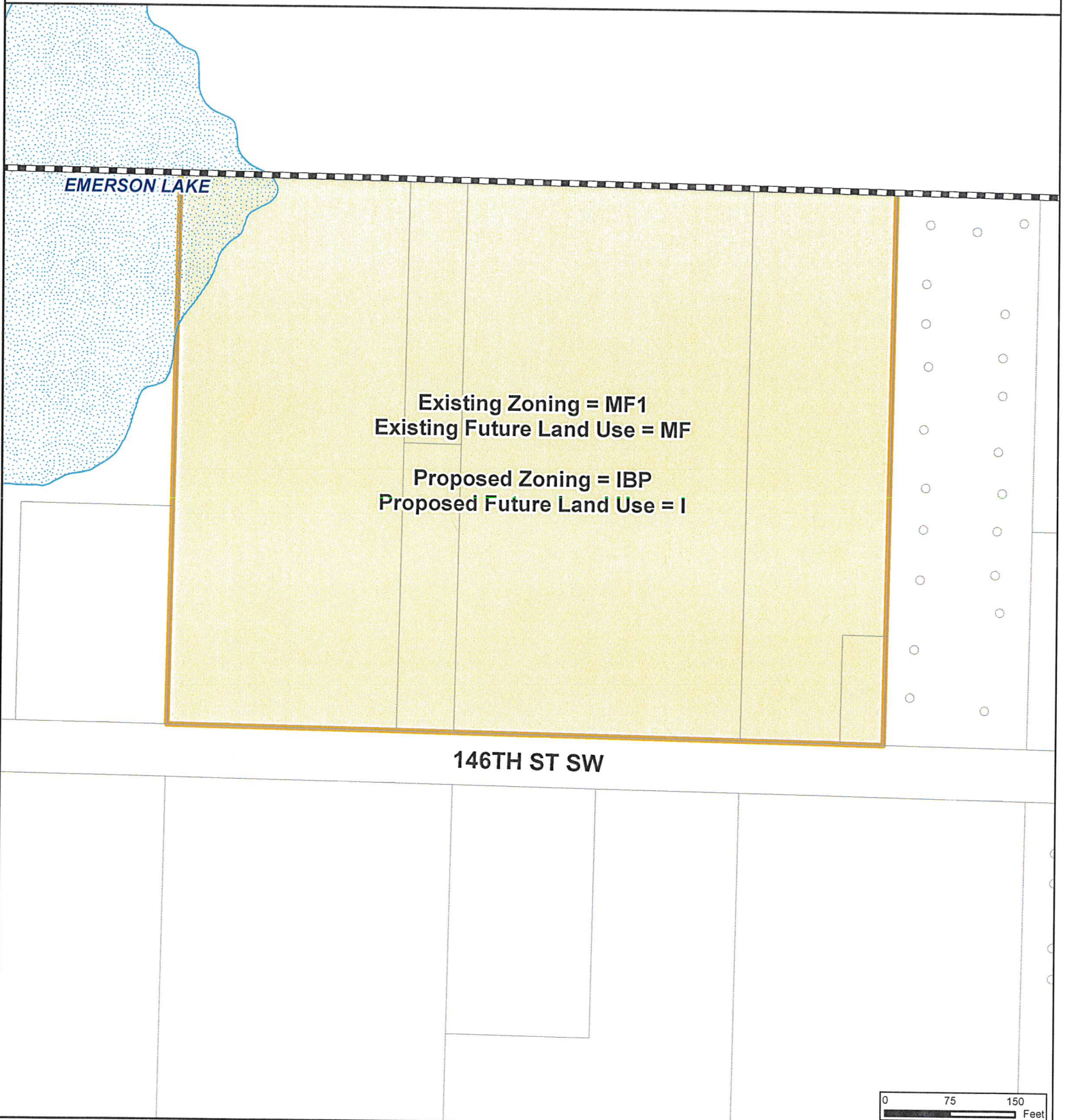
Map Date: November 28, 2018

- Amendment Area Tax Parcels
- Tax Parcel
- Lakewood City Limit

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2019 Comprehensive Plan Amendment CPA/ZOA-2019-3



Map Date: November 28, 2018

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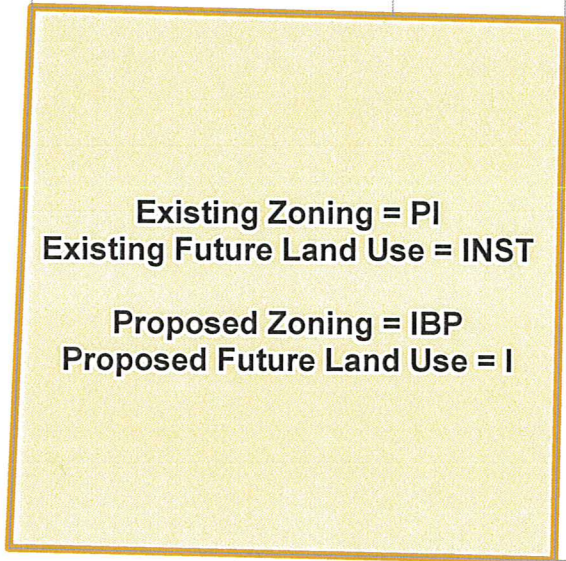
- Amendment Area Tax Parcels
- Tax Parcel
- Lakewood City Limit

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2019 Comprehensive Plan Amendment CPA/ZOA-2019-4



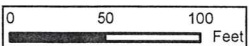
MURRAY RD SW






Existing Zoning = PI
Existing Future Land Use = INST

Proposed Zoning = IBP
Proposed Future Land Use = I

148TH ST SW



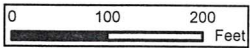
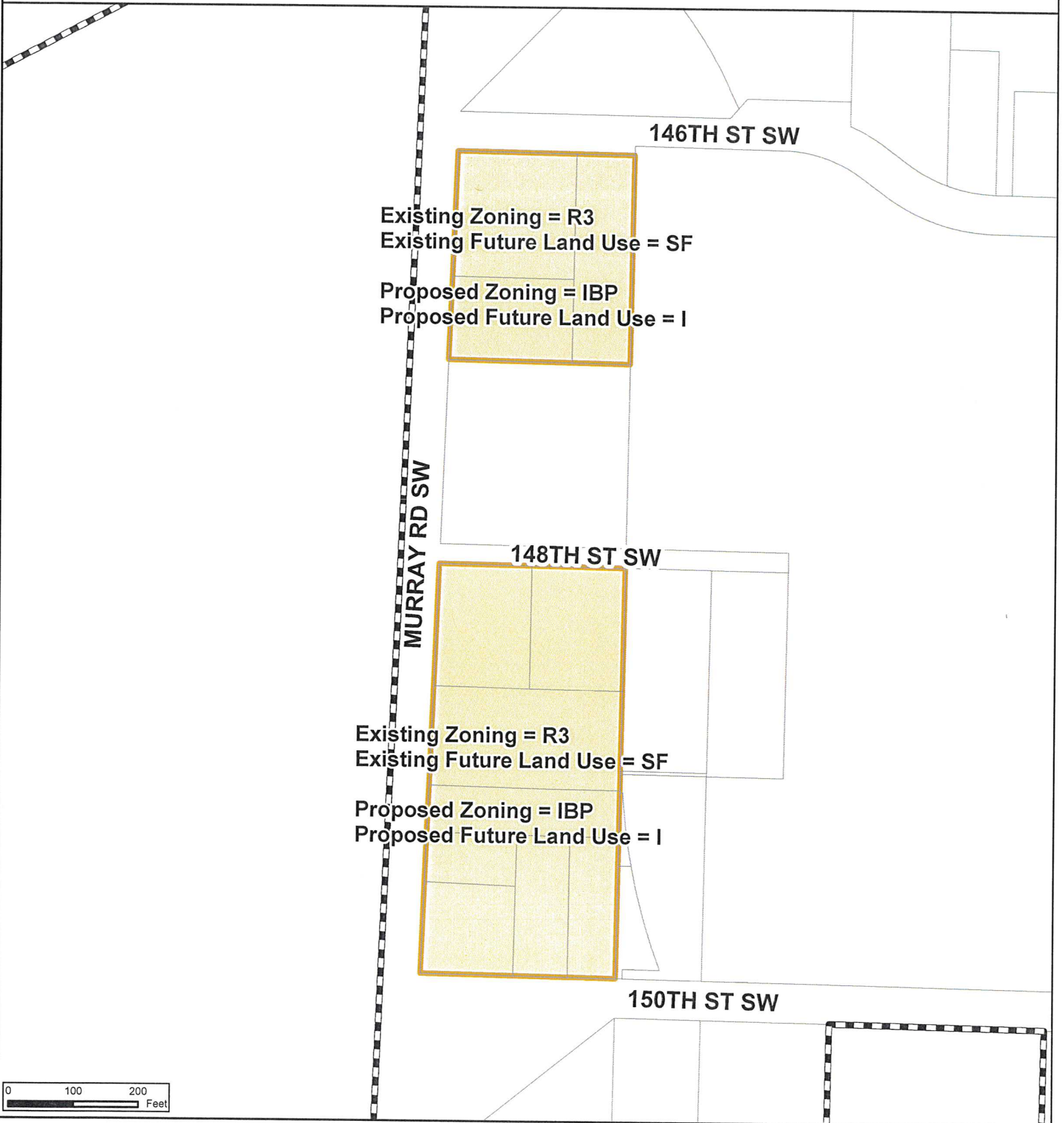
-  Amendment Area Tax Parcel
-  Tax Parcel
-  Lakewood City Limit

Map Date: November 28, 2018

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2019 Comprehensive Plan Amendment CPA/ZOA-2019-5



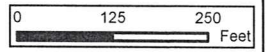
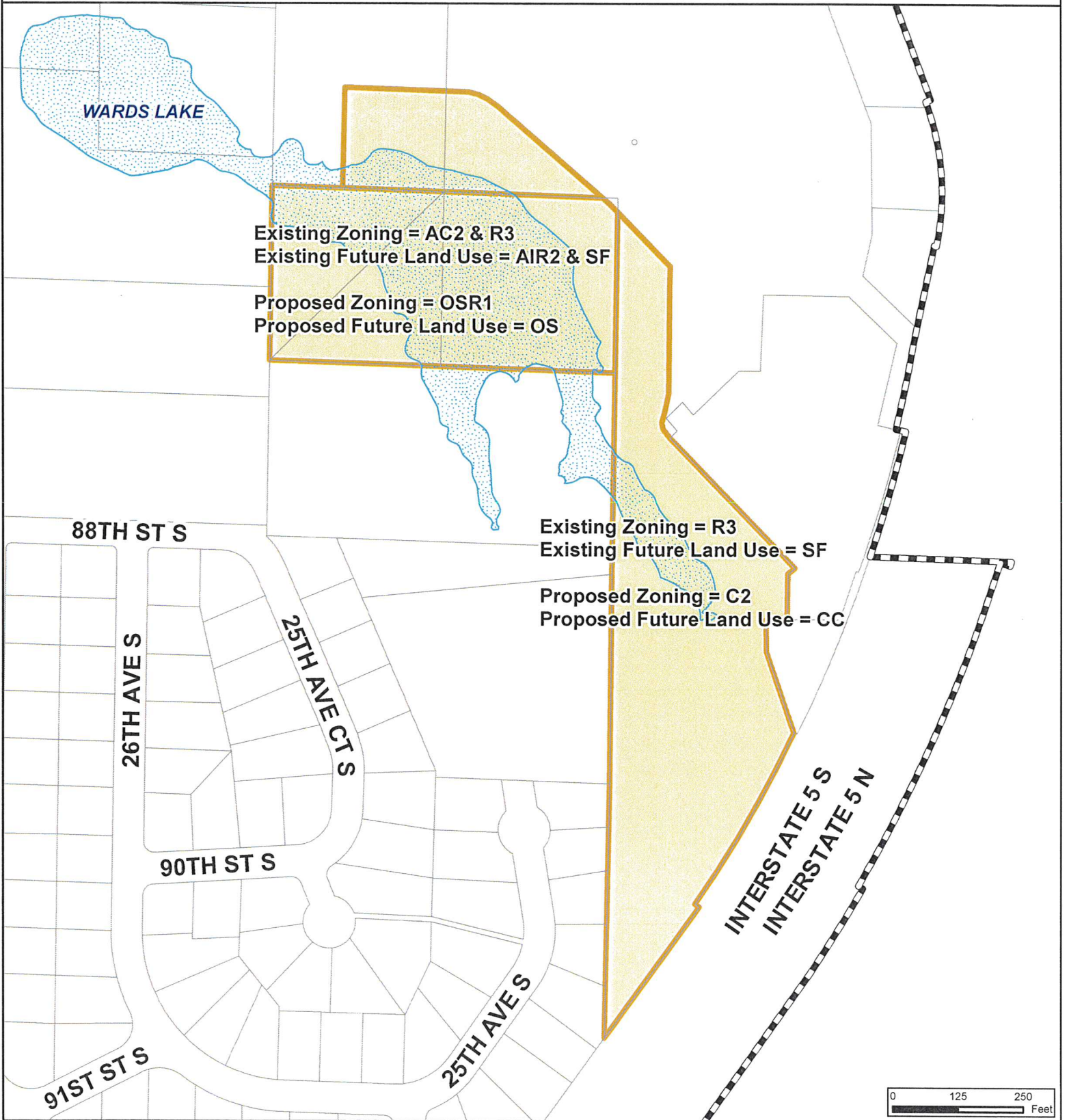
- Amendment Area Tax Parcels
- Tax Parcel
- Lakewood City Limit

Map Date: November 28, 2018

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2019 Comprehensive Plan Amendment CPA/ZOA-2019-6



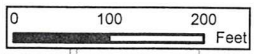
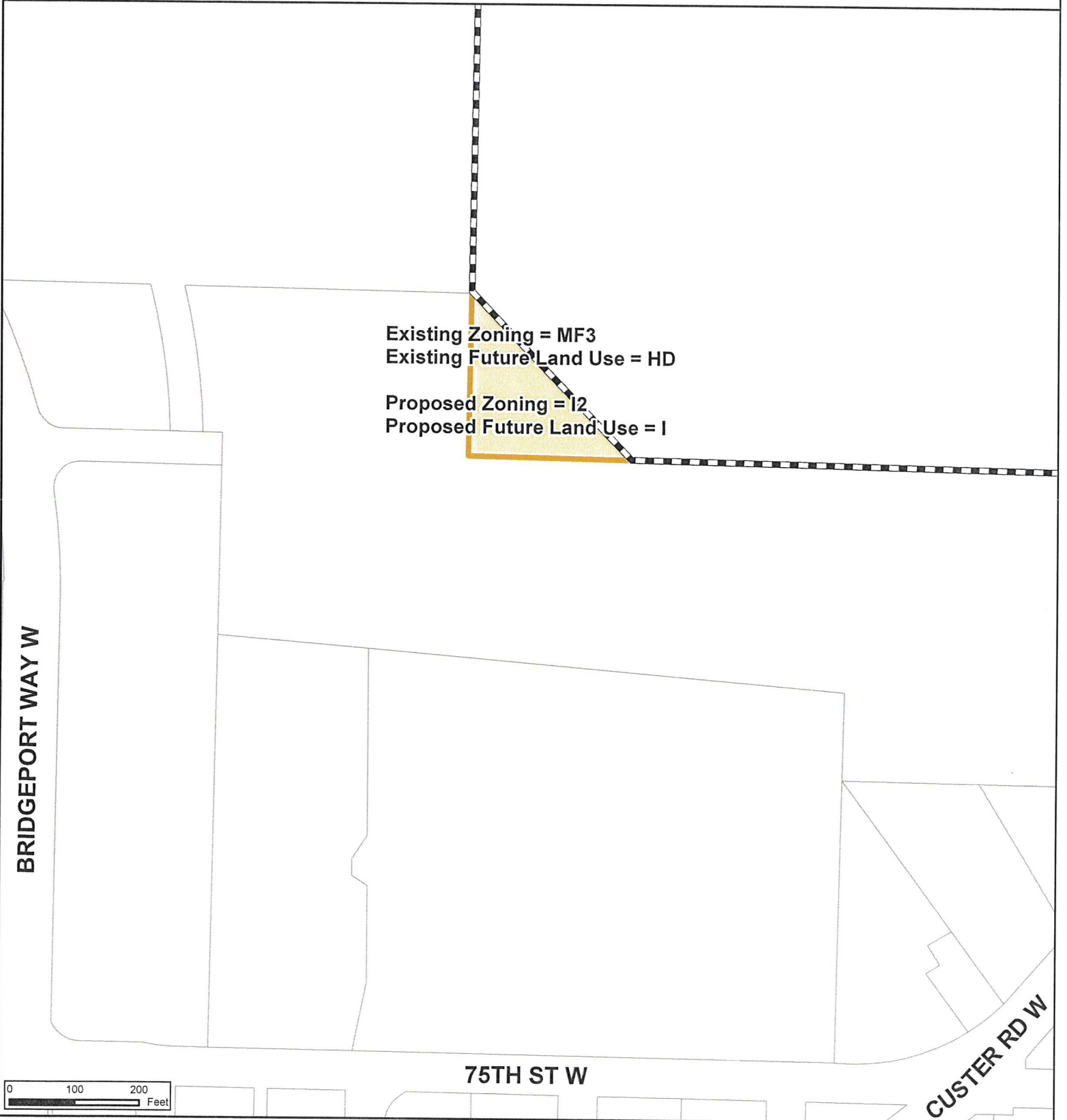
Map Date: November 28, 2018

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-  Amendment Area Tax Parcels
-  Tax Parcel
-  Lakewood City Limit



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2019 Comprehensive Plan Amendment CPA/ZOA-2019-8



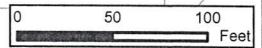
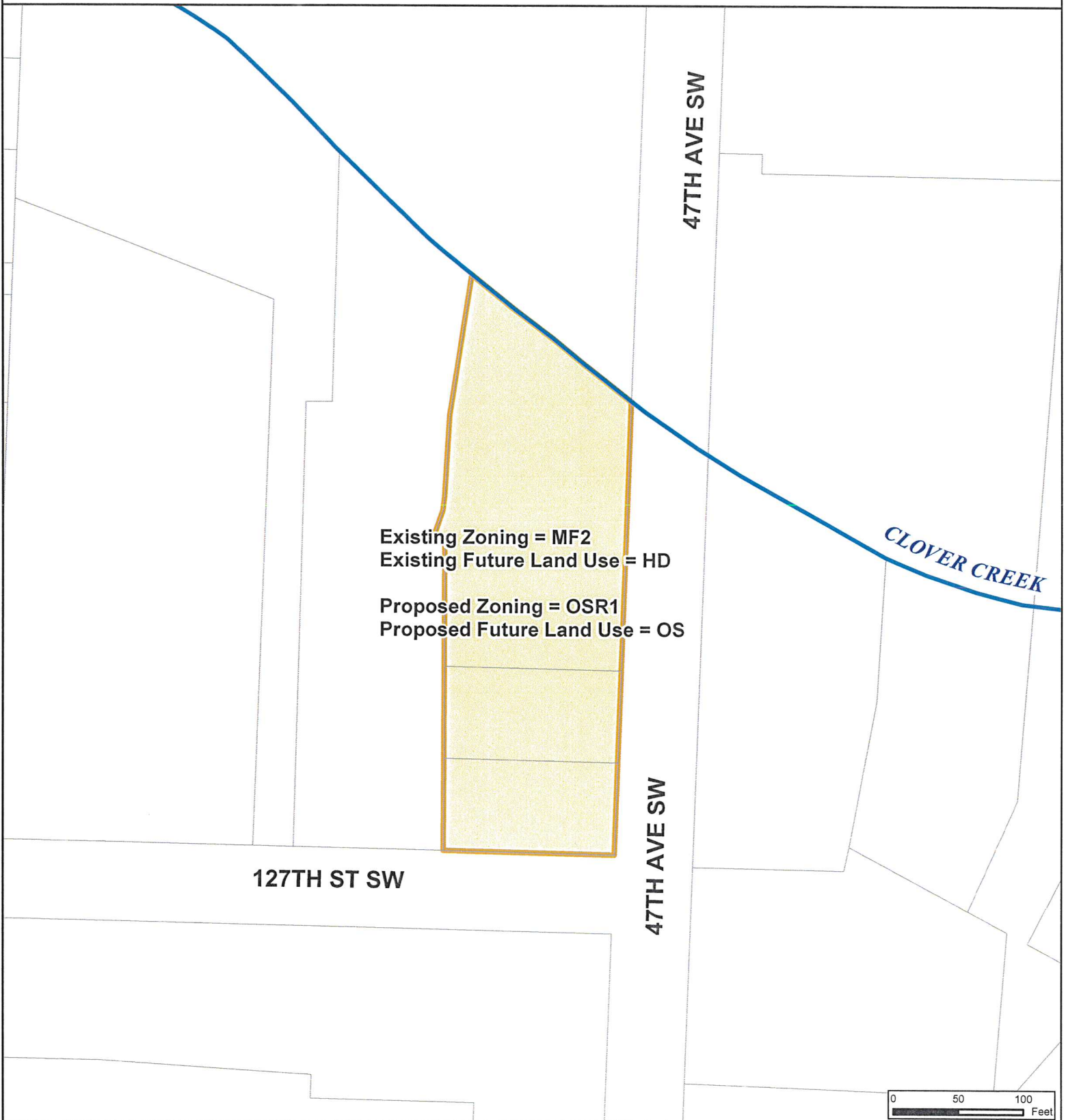
Map Date: November 28, 2018

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-  Amendment Area Tax Parcel
-  Tax Parcel
-  Lakewood City Limit




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2019 Comprehensive Plan Amendment CPA/ZOA-2019-9



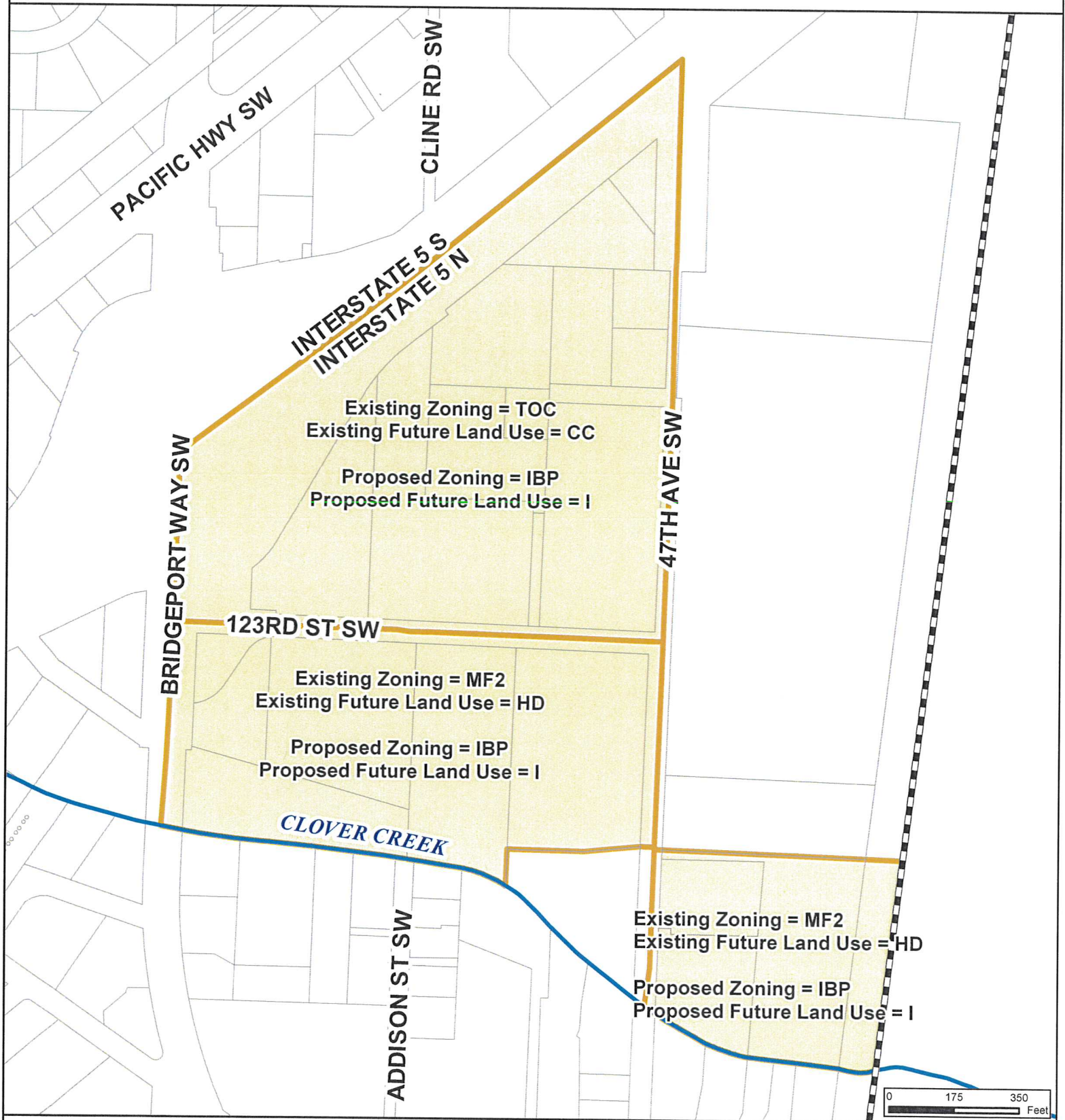
Map Date: November 28, 2018

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-  Amendment Area Tax Parcels
-  Tax Parcel
-  Lakewood City Limit

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2019 Comprehensive Plan Amendment CPA/ZOA-2019-13



Map Date: November 28, 2018

- Amendment Area
- Tax Parcel
- Lakewood City Limit

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