

RESOLUTION NO. 2020-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON SETTING THE 2021 DOCKET OF POTENTIAL AMENDMENTS TO THE LAKEWOOD COMPREHENSIVE PLAN, INCLUDING THE FUTURE LAND USE AND ZONING MAPS, AND TO THE LAKEWOOD LAND USE & DEVELOPMENT CODE.

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 17, 2020, 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 August 31, 2020, the Community and Economic Development Department published a Notice of Public Hearing in The News Tribune; and

WHEREAS, the City of Lakewood received the following timely applications to amend the Comprehensive Plan and Land Use & Development Regulations in 2021:

2021-01 Replacement of Comprehensive Plan Sustainability Chapter with an Energy and Climate Change Chapter

2021-02 Updates re 2020 rezone of Springbrook parcels to Industrial Business Park Zone

2021-03 Updates to reflect adoption of 2020 City Parks Legacy Plan

2021-04 Updates related to allowing and/or encouraging various housing types (e.g., transitory accommodations, accessory dwelling units, and “missing middle” housing)

2021-05 Updates related to Western State Hospital (WSH) and Public and Semi-Public Institutional Uses

2021-06 Updates to reflect adoption of the Downtown Subarea Plan and the Lakewood Station District Subarea (LSDS) Plan

2021-07 Updates related to establishing a new industrial Center of Local Importance (CoLI) and removing existing CoLIs 4 (Industrial Business Park/Clover Park Technical College) and 5 (South Tacoma Way); and

WHEREAS, On October 7, 2020 the Planning Commission held a duly noticed public hearing on the proposed 2021 Comprehensive Plan Zoning Map and Text Amendment docket; and

WHEREAS, on October 21, 2020, the Lakewood Planning Commission reviewed the applications, docketing recommendations, and public comment; and

WHEREAS, also on October 21, 2020, the Lakewood Planning Commission adopted a motion approving docketing recommendations to the Lakewood City Council that included 2020-01 through 2021-07 plus an additional proposed amendment based on public hearing input as follows (*Map and Text being prepared*):

2021-08 Updates to Comprehensive Plan text and policies and rezoning certain parcels (2200000172, 2200000173, 2200000192, and potentially others) near the Berkeley interchange in Tillicum from R3 to NC2 and rezoning certain other nearby parcels (zones and parcels to be identified later) to provide logical transitions between densities and uses. Review existing Center of Local Importance (CoLI) 1 (Tillicum) purpose and boundaries for potential amendment; and

WHEREAS, on November 23, the City Council reviewed three additional city-initiated proposed amendments based on City Council inquiries and recent state legislative action, as follows (*Map and Text for each being prepared*):

- **2021-09** Text amendments to Comprehensive Plan Goal LU-18 (LU-18.5) related to highest and best uses of commercial lands.
- **2020-10** Text amendments to LMC Chapter 18A.40 expanding the list of water supply related facilities (water wells, culverts, water tanks) and sewer or pumping station facilities in the Lakewood development code.
- **2020-11** Text and Map amendments regarding Transitory Accommodations in response to 2020 ESSB 1754, adding “Religious Organizations; Hosting of the Homeless” to the Comprehensive Plan and LMC Title 18A; 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 2021 Lakewood Comprehensive Plan and Land Use & Development Code docket (see **EXHIBIT A.**)

PASSED by the City Council this 7th day of December, 2020.

CITY OF LAKEWOOD

Don Anderson

Don Anderson, Mayor

Attest:

Briana Schumacher

Briana Schumacher, City Clerk

Approved as to Form:

Heidi Ann Wachter

Heidi Ann Wachter, City Attorney

EXHIBIT A

CITY-INITIATED TEXT AMENDMENT APPLICATIONS (*Text being prepared for each amendment*) 2021-01 Replacement of Comprehensive Plan Sustainability Chapter with an Energy and Climate Change Chapter

[Draft Outline of chapter:

- 1) Purpose
- 2) Regulatory context
 - a) Overview of the element and relationship to energy efficiency
 - b) Relationship to other comprehensive plan elements
 - c) Guidance from Department of Ecology, Department of Commerce, Puget Sound Regional Council, Puget Sound Clean Air Agency, and PSRC
- 3) Potential impacts of climate change
 - a) Climate change forecasts for Puget Sound and Pierce County
 - b) Vulnerabilities in Pierce County and related impacts to Lakewood
- 4) Greenhouse gas emission (GHG) inventory
 - a) Baseline GHG inventory
 - b) GHG emissions forecast
Develop a reduction target for the year 2050 including mass emissions and per capita calculations
- 5) Key findings and recommendations
- 6) GHG reduction goals, policies, and programs
 - a) Goals
 - b) Policies and implementing actions
 - (1) Take credit for the things already done (e.g., disaster preparedness plan, existing tree preservation regulations, storm water drainage master plan, NPDES compliance and permit, SMP, Clover Creek restoration, legacy plan, enforcement of FEMA regulations, JBLM lighting, workforce development strategy, sidewalk projects, safe route to schools, code construction enforcement, landscape design guidelines, green streets programs, subarea plans, street design guidelines, new sidewalk projects, dangerous building abatements, city government operations, non-motorized transportation plan, public transit, ST commuter rail.
 - (2) Establish ways to reduce consumption-based emissions having a particular focus on enforcement of current state energy and conservation codes, actual feasibility (taking into account economic, environmental, legal, social, and technological factors), and incentive-based measures.

(3) Develop a policy that recognizes specific situations where consumption-based emissions cause an adverse impact at the local level, but improve emissions at the regional level. For example, Lakewood makes a policy choice to allow increased housing density adjacent to transportation hubs in order to reduce region-wide emissions from vehicles.

(4) Develop policies regarding carbon biosequestration of the city's parks and open space areas. Revised policies include developing a carbon calculator for biosequestration, determining the feasibility of carbon credits (where one credit is equivalent to one ton of atmospheric CO₂ avoided), and improving carbon storage by changing current land management practices.

(5) Review development standards. Determine the appropriateness of promulgating carbon offset projects for new development and/or major updates/expansions to existing projects. Specific types of offsets to be considered: solar power; fuel efficiency; fuel substitution; efficient lighting; environmental buildings; subsidizing or encouraging public transportation; and planting trees to absorb carbon dioxide from the atmosphere.

7) Summary of implementing actions]

2021-02 Updates re 2020 rezone of Springbrook parcels to Industrial Business Park Zone

Update Comprehensive Plan maps and text to reflect the change for a targeted residential growth area to a targeted industrial growth area. Remove the Springbrook Center of Local Importance, CoLI 6, which was “designated as a CoLI based on its importance to the City and special status as a compact high-density residential area.”

[Sections 1.4.1, 1.6.7, 1.7, 2.5.6, Figure 2.9, Sections 3.2.10 (LU-2.8), 3.4, 3.10.3, 3.11, Goals LU-51 and LU-53 (*see below*), Table 4.3, 4.5.2, Goal UD-12, Goal ED-5, 7.5.1, PS-13.8, and Section 11.3.3]

LU-53.1 Promote higher residential densities in those portions of Springbrook that are most convenient to Lakewood Station, designated open space, and road and transit access.

~~LU 53.2 Promote integration of Springbrook with Lakewood Station through improved pedestrian facilities, bicycle trails, and roadway connections with special emphasis on 47th Ave.~~

LU-53.7

Create a neighborhood business district at the intersection of Bridgeport Way and San Francisco Avenue along the west side of Bridgeport Way between McChord Drive and Seattle Avenue.

2021-03 Updates to reflect adoption of 2020 City Parks Legacy Plan

Update Comprehensive Plan maps and text to reflect adoption of 2020 Parks Legacy Plan.

[Section 3.10, Goals LU-44 and LU-49, section 4.1, Table 4.3, and Table 9.6]

2021-04 Updates related to allowing and/or encouraging various housing types (e.g., transitory accommodations, accessory dwelling units, and “missing middle” housing)

Update Comprehensive Plan text to reflect state law and regional policy requirements, and to include actions already taken by Lakewood to preserve and encourage affordable and attainable housing (e.g., MFTE program, ADU regulation updates and zoning expansion, Downtown Subarea housing increases, etc.)

[Sections 3.2, 3.11, 5.2, 5.4, Goals ED-3 and ED-5, Sections 8.1 and 8.10, Tables 11.1 and 11.2]

2021-05 Updates related to Western State Hospital (WSH) and Public and Semi-Public Institutional Uses

Update Comprehensive Plan maps and text in relation to WSH Master Plan update and/or other updates as needed per state law.

[Section 2.5.2, Table 3.4 (I), Sections 3.9, 5.2.10, 7.3, and 7.4.1]

2021-06 Updates to reflect adoption of the Downtown Subarea Plan and the Lakewood Station District Subarea (LSDS) Plan

Downtown Subarea (adopted October 2018):

[Update Comprehensive Plan maps and Sections 1.4.1, 1.4.3, and 2.4, Table 3.2, Section 3.3, Goals LU-43 and LU-49, Sections 4.1, 4.2, text above Table 4.4, Sections 4.5.1, Goal UD-8, Sections 5.2.1, 5.2.8, and 5.4, Goals ED-5, T-16, U-14, and S-5, Sections 11.3.3, 11.3.11, 11.3.14, and Transportation Implementation Strategies]

Lakewood Station District Subarea (adoption scheduled for April 2021):

[Update Comprehensive Plan maps and Sections 1.4.1, 1.4.3, 1.6.7, 2.3.5, 2.3.7, and 2.3.16, LU-17.3, Sections 3.3.3, 3.3.5, 4.1, 4.2, 4.4, 4.5, 4.5.2, 5.2.1, 5.2.7, 5.3.1, Goal UD-9, ED-5, and T-13, Sections 11.3.3 and 11.3.11, and Transportation Implementation Strategies. Rezone OSR parcels owned by Sound Transit within LSDS boundaries to Industrial.]

2021-08 Updates to Comprehensive Plan text and policies and rezoning certain parcels (2200000172, 2200000173, 2200000192, and potentially others) near the Berkeley interchange in Tillicum from R3 to NC2 and rezoning certain other nearby parcels (zones and parcels to be identified later) to provide logical transitions between densities and uses. Review existing Center of Local Importance (CoLI) 1 (Tillicum) purpose and boundaries for potential amendment.

[Sections 1.5, 2.5.1, 3.2.9, 3.11, 4.5.3, Figure 2.3, Figure 2.4, Goal LU-51, Goal LU-52, Goal UD-10, ED 5.5, U 8-3, Land Use Implementation Strategy 11.3.13, 2011 Tillicum Neighborhood Plan]

2021-09 Text amendments to Comprehensive Plan Goal LU-18 (LU-18.5) related to highest and best uses of commercial lands.

GOAL LU-18: Promote, within commercial districts and corridors, the infill of vacant lands, redevelopment of underutilized sites, and intensification of existing sites.

LU-18.5: Work to reinvigorate economically blighted areas in Lakewood by ~~establishing Community Renewal Areas with associated renewal plans.~~

2021-10 Text amendments to LMC Chapter 18A.40 expanding the list of water supply related facilities (water wells, culverts, water tanks) and sewer or pumping station facilities in the Lakewood development code.

[LMC Chapter 18A.40 and references thereto in LMC]

2021-11 Text and Map amendments regarding Transitory Accommodations in response to 2020 ESSB 1754, adding “Religious Organizations; Hosting of the Homeless” to the Comprehensive Plan and LMC Title 18A.

[Text will comply with ESSB 1754:

Religious organizations may host temporary encampments for the homeless on property owned or controlled by the religious organization. Such encampments may be within buildings owned by the religious organization or elsewhere on property outside of buildings. Counties, cities, and towns are prohibited from enacting an ordinance or regulation or taking any other action that:

- imposes conditions other than those necessary to protect public health and safety and that do not substantially burden the decisions or actions of a religious organization regarding the location of housing or shelter for homeless persons on property owned by the religious organization;

- requires a religious organization to obtain insurance pertaining to the liability of a municipality with respect to homeless persons housed on property owned by a religious organization or otherwise requires the religious organization to indemnify the municipality against such liability; or
- imposes permit fees in excess of the actual costs associated with the review and approval of the required permit applications.]