



AGENDA

PLANNING COMMISSION

Connie Coleman-Lacadie • Don Daniels
Nancy Hudson-Echols • Ryan Pearson
James Guerrero • Paul Wagemann

Special Meeting Wednesday, May 13, 2020

COVID-19 Meeting Notice

The Planning Commission will hold its scheduled meetings to ensure essential city functions continue. However, due to Governor Inslee's [Emergency Proclamation 20-25 Stay Home – Stay Healthy](#) issued on March 23, 2020, in-person attendance by members of the public is NOT permitted at this time.

Until further notice, residents can virtually attend Planning Commission meetings by watching them live on the city's YouTube channel: <https://www.youtube.com/user/cityoflakewoodwa>

**Those who do not have access to YouTube can call in to listen by telephone via Zoom:
Zoom: Dial +1(253) 215- 8782 and enter Webinar ID: 886 9816 3817.**

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes from April 29, 2020**
4. **Agenda Updates**
5. **Public Comments**

*Per Governor Inslee's Emergency Proclamation 20-25, **participation in Public Comments and public testimony on Public Hearings will only be accepted via email at this time.** Comments should be sent to Karen Devereaux, Planning Commission Clerk at kdevereaux@cityoflakewood.us. Comments received up to six hours before the meeting will be provided to the Planning Commission electronically. Comments received after that deadline will be provided to the Planning Commission after the meeting.*

6. **Unfinished Business**
 - Action on 2020 Comprehensive Plan and Zoning Map Amendment Docket
7. **Public Hearings**
 - None
8. **New Business**
 - Introduction of Annual Development Regulations Amendments
 - First Biennial Review of Downtown Subarea Plan, Planned Action, and Hybrid Form-Based Code
9. **Report from Council Liaison**
10. **Reports from Commission Members & Staff**
 - Written Communications
 - Future Agenda Topics
 - Area-Wide Planning / Land Use Updates
 - Other

Enclosures

1. Draft Meeting Minutes from April 29, 2020
2. Staff Report on 2020 Comprehensive Plan and Zoning Map Amendment Docket
3. Staff Report on 2020 Annual Development Regulations Amendments and
4. Staff Report on First Biennial Review of Downtown Subarea Plan, Planned Action, and Hybrid Form-Based Code

Members Only

Please email kdevereaux@cityoflakewood.us or call Karen Devereaux at 253.983.7767 no later than Tuesday at noon, May 12, 2020 if you are unable to attend. Thank you.



**PLANNING COMMISSION
REGULAR MEETING MINUTES
April 29, 2020
City Hall Council Chambers
6000 Main Street SW
Lakewood, WA 98499**

Call to Order

The telephone ZOOM meeting was called to order at 6:30 p.m. by Mr. Don Daniels, Chair.

Roll Call

Planning Commission Members Present: Don Daniels, Connie Coleman-Lacadie, Ryan Pearson, Paul Wagemann and James Guerrero

Planning Commission Members Excused: Nancy Hudson-Echols

Commission Members Absent: None

Staff Present: David Bugher, Assistant City Manager for Development Services; Tiffany Speir, Long Range & Strategic Planning Manager; Jeff Gumm, CDBG Program Manager; and Karen Devereaux, Administrative Assistant

Council Liaison: Councilmember Mr. Paul Bocchi (present)

Approval of Minutes

The minutes of the meeting held on March 4, 2020 were approved as written by voice vote M/S/P Pearson/Guerrero. The motion passed unanimously, 4-0.

Agenda Updates

Chair Daniels granted the staff request to move the presentation of the Review of the Draft CDBG 5-Year Consolidated Plan (2020-2025) and Annual Action Plan to just after the public comments segment.

Public Comments

This meeting was held over the computer as a ZOOM meeting to comply with Governor Inslee's Emergency Proclamation 20-25. Citizens were encouraged to virtually attend and to provide written comments prior to the meeting. Two responses were received by staff and provided to commissioners just before this meeting.

Mr. Jim Friedman, representative of Peace Cemetery Association located on Steilacoom Blvd, queried how his property would be affected by a proposed zoning amendment 2020-05. Staff replied explaining his parcel is within 300 feet of the proposed amendment however it will not be affected by any zoning change currently under review.

Mr. Claude Remy, property owner of Gravelly Lake Townhomes which he intends to expand, spoke in opposition of the proposed amendment 2020-05. The Planning Commission held a public hearing on these amendments on March 4, 2020. Mr. Remy was made aware he will have another opportunity for public comment in front of City Council during the public hearing scheduled for June 1, 2020.

Public Hearings

None

New Business

Review of the Draft CDBG 5-Year Consolidated Plan (2020-2025) and Annual Action Plan

Mr. Jeff Gumm, Program Manager of CDBG and HOME Programs, Community and Economic Development Department, explained that every five years the U.S. Department of Housing and Urban Development (HUD) requires state and local governments to produce a 5-Year Consolidated Plan, an Annual Action Plan, and Analysis of Impediments to Fair Housing to receive federal funding from the Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME).

During the presentation Mr. Gumm explained the components of the plan which include Consultation and Citizen Participation, Housing and Homeless Needs Assessment, Housing Market Analysis, Assessment of Economic and Employment Conditions, Assessment of Available Resources, Five Year Strategic Plan, and Annual Action Plan.

Mr. Gumm described the different programs involved in assisting different population needs within the City. Noting the most common housing problem existing for Lakewood citizens, Mr. Gumm explained there are 6,824 cost-burdened renter households spending 31% to 50% of their income on rent. This reflects the fact that all types of housing are expensive in Western Washington and very few rental units are available at rent levels that are affordable for the lowest income populations. It was explained that Lakewood is part of the Tacoma-Lakewood Consortium and the passage of the Coronavirus Aid, Relief and Economic Security Act or CARES Act will add funds to current HUD programs that will affect Lakewood. Specific details to the use of these funds will be coming forward in the next 30 days and will have to be coordinated with Tacoma, the lead entity in the Consortium.

The proposed draft consolidated plan is currently in a citizen 30-day review and comment period concluding with a City Council public hearing scheduled for May 18, 2020. Both Tacoma and Lakewood City Councils are scheduled to adopt the plan and submit to HUD in the first week of June 2020.

Update on Lakewood Station District Subarea Plan

Ms. Tiffany Speir explained that in November 2019, the State Department of Commerce awarded Lakewood a grant to prepare a Lakewood Station District Subarea (LSDS) Plan, a SEPA-based planned action and a hybrid form-based code to implement the LSDS Plan. BERK and Associates has been hired to act as contractor to develop the package.

Ms. Speir provided a map and described the new boundaries as directed by Council in January 2020. The City hosted an LSDS stakeholder retreat on February 28, where transit, utility, neighborhood association, land owner and developer representatives provided BERK and City staff information about current issues and respective planned actions within the LSDS boundaries. A website, found at www.LakewoodStation.org, is being updated regularly throughout this process. The public outreach efforts for the LSDS have been altered due to COVID-19 protocols and continue to include the website, online surveys, and regular mailings to residents and businesses within and near the LSDS area. As COVID-19 protocols are ended in-person open houses and public meetings will be utilized. Next steps are mailing a postcard survey to residents and businesses in many languages to those within the LSDS area in the coming weeks.

Staff provided commissioners with several items that have been delivered to the WA Department of Commerce per the grant requirements: first, the existing zoning and regulation scheme; second, a situational assessment of the LSDS area that describes status quo of land use and housing; and third, a projected scheme for the hybrid form-based code.

Unfinished Business

Discussion about 2020 Comprehensive Plan and Zoning Map Amendments Docket

Ms. Tiffany Speir clarified that staff reviewed proposed amendments then updated several after public comment was heard at the March 4 public hearing. One was removed because it was a site-specific rezone subject to LMC 18A.30.680 and .690. In addition to combining several together for efficiency the total number of amendments has been reduced from 13 to 9 (two text and 7 map amendments). Staff provided and reviewed a summary table of reorganized and renumbered CPAs and ZOAs for the Planning Commission's consideration.

Commissioners were scheduled to take action at the next meeting to be held Wednesday, May 6 and forward their final recommendations to Council for consideration. City Council was scheduled to hold a public hearing on June 1 with adoption to follow.

Report from Council Liaison

Councilmember Mr. Paul Bocchi commented that City Council recently heard the Parks Legacy Plan and felt it was well received.

Councilmember Bocchi shared that the City had ended 2019 in great financial shape adding that most of the 2020 first quarter went very well. Noting that the City will clearly be affected by a decrease in sales, gambling and hotel tax revenues he closed commenting that Council has been made aware of four pieces of legislation meant to assist with aiding local small businesses relating to the COVID-19 setbacks.

Reports from Commission Members and Staff

City Council Actions

A Joint City Council and Planning Commission Study Session is scheduled for May 26, 2020.

Written Communications

None

Future Agenda Topics

None

Area-Wide Planning / Land Use Updates

None

Commission Member Reports

Chair Daniels updated Commissioners that Mr. Christopher Webber has spent some time in the hospital in his health recovery which has forced him to give his resignation from the Planning Commission. Chair Daniels wanted to formally thank Mr. Webber for his many years of service to the City on the Citizen's Transportation Advisory Committee and the Planning Commission.

Next Regular Meeting: The next meeting will be held on May 6, 2020 via ZOOM per Emergency Proclamation by the Governor Amending Proclamation 20-05: 20-25 STAY HOME – STAY HEALTHY.

Meeting Adjourned at 8:13 p.m.

Don Daniels, Chair
Planning Commission 05/06/2020

Karen Devereaux, Recording Secretary
Planning Commission 05/06/2020



TO: Planning Commission
 FROM: Tiffany Speir, Long Range & Strategic Planning Manager
 DATE: May 6, 2020
 SUBJECT: 2020 Comprehensive Plan & Zoning Map Amendment Docket
 ATTACHMENTS: Resolution recommending adoption of the 2020 Comprehensive Plan and Zoning Map Amendment Docket

BACKGROUND

The Planning Commission held a public hearing on the five (5) proposed Comprehensive Plan text amendments (CPAs) and eight (8) Zoning Map amendments (ZOAs) included in the 2020 docket on March 4. The Commission discussed the proposed amendments on April 29. Included in this memorandum is a summary table of reorganized and renumbered CPAs and ZOAs and the Commission's comments from its April 29 discussion.

The current 2020 Comprehensive Plan amendment cycle adoption schedule is as follows (subject to change due to COVID-19 protocols or other issues):

Planning Commission Action = 5/6
 City Council Study Session = 5/26

City Council Public Hearing = 6/1
 City Council Action = 6/15

The summary table below summarizes the nine (9) reorganized and renumbered 2020 Comprehensive Plan & Zoning Map amendments (20 CPAs/ZOAs) and includes the CEDD's recommendation for each. Included within the table is an updated discussion by CED regarding 2020-05.

The Resolution 2020-01 is attached hereto for Commission consideration and action. Please note it includes three options for 2020-05 – the Commission could select one of these options for approval or develop its own recommendation for the proposal.

SUMMARY TABLE OF REORGANIZED 20 CPAs/ZOAs

Proposal Title	Description	CEDD Recommendation
CPA-ZOA-2020-01 (Planned Development Districts (PDDs))	<ol style="list-style-type: none"> Amend Comprehensive Plan language at Sections 1.4.2, 2.3.1, 2.3.6, 3.2, 3.2.5, 3.2.8, 3.2.10, and Goal LU-4 to update references to Planned Development Districts; Amend Comprehensive Plan Table 2.3.14 (Application of Designations and Population Densities) density ranges for the Residential Estate and 	Approval

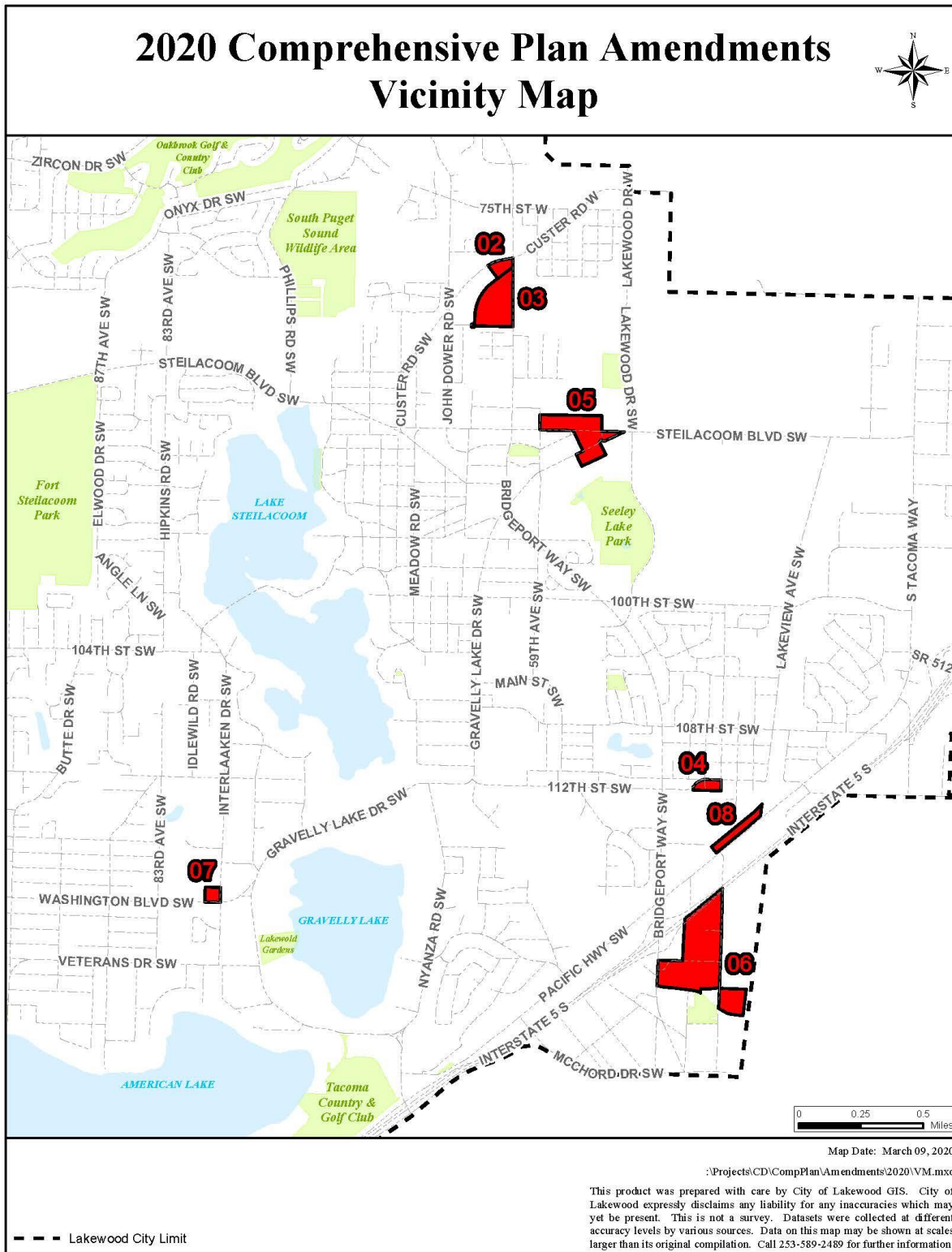
Proposal Title	Description	CEDD Recommendation
City-Initiated	<p>Single-Family Residential Designations for consistency with LMC 18A.40.580 related to Planned Development Districts (PDDs); and</p> <p>3. Add a new policy to the Land Use Policy Chapter of the Comprehensive Plan:</p> <p><u>LU-2.43: Encourage 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.</u></p> <p>The full text of this amendment is included following this table.</p>	
CPA/ZOA-2020-02 (Custer & Bridgeport A) Privately initiated	<p>1. Amend the Comprehensive Plan land-use map to redesignate the subject property from Mixed Residential (MR) to High Density Multi-Family (HD); and</p> <p>2. Amend the zoning map to rezone the subject property from Mixed Residential 2 (MR2) to Multi-Family 3 (MF3).</p> <p><u>Location:</u> 7811 & 7815 Custer Rd. West <u>Assessor's Tax Parcel Nos.:</u> 6940000020, 6940000010, 0220263023</p>	Redesignate the parcels to Multi-Family (MF) versus High Density MultiFamily (HD) and rezone them to Multi-Family 2 (MF2) versus Multi-Family 3 (MF3.) This would result in a maximum density of 35 dwelling units per acre (dua) versus 54 dua.
CPA/ZOA-2020-03 (Custer & Bridgeport B) City-Initiated	<p>1. Scrivener correction to amend the Comprehensive Plan land-use map to designate the subject property Multi-Family (MF); and</p> <p>2. No change to zoning is required.</p> <p><u>Location:</u> 8008 to 8248 Bridgeport Way SW <u>Assessor's Tax Parcel Nos.:</u> 0220352151</p>	Approval
CPA/ZOA-2020-04 (111th & Bridgeport Way West) City-Initiated	<p>1. Amend the Comprehensive Plan land-use map to redesignate the subject property from Corridor Commercial (CC) to Multi-Family (MF); and</p> <p>2. Amend the zoning map to rezone the subject property from Commercial 1 (C1) to Multi-Family 3 (MF3).</p> <p><u>Location:</u> 4808 - 4812 112th St SW, 4718 111th St SW, and 11102 & 11106 47th Av SW <u>Assessor's Tax Parcel Nos.:</u> 5080000396, 5080000420, 5080000431, 5080000432</p>	Approval
CPA/ZOA-2020-05 (59th Ave. W & Steilacoom Blvd.)	<p>1. Amend the Comprehensive Plan land-use map to designate the subject property from Neighborhood Business District (NBD) to High Density Multi-Family (HD); and</p> <p>2. Amend the zoning map to rezone the subject property from Neighborhood Commercial 2 (NC2) to Multi-Family 1 (MF1).</p>	CEDD Updated Recommendation: Redesignate the parcels from NBD to Arterial Corridor (AC) and rezone them from NC2 to Arterial Residential/ Commercial (ARC).

Proposal Title	Description	CEDD Recommendation
<p>City-Initiated</p>	<p><u>Location:</u> 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</p> <p><u>Assessor's Tax Parcel Nos.:</u> 0220354099, 0220354098, 0220354008, 0220354013, 0220354074, 0220354073, 0220354012, 0220354055, 0220354054, 0220354006, 0220354017, 0220354009, 0220354018, 0220354015, 0220354016, 5130001551, 5130001880, 5130001870, 5130001913, 5130001912, 0220354091, 0220354046 & 5130001914</p>	<p>In response to the 4/29/20 Planning Commission discussion, several options come to mind:</p> <ol style="list-style-type: none"> 1) Take no action to rezone parcels and instead recommend a requirement that any development on the NC2 parcels in question include a residential component; 2) Rezone parcels to ARC and recommend an increase in allowed residential density within the ARC zone; or 3) Rezone parcels to MF1 or MF2
<p>CPA/ZOA-2020-06 (Springbrook Neighborhood)</p> <p>City-Initiated</p> <p>Updated to include parcel 0219123054 from old ZOA 2020-07</p>	<ol style="list-style-type: none"> 1. Amend the Comprehensive Plan land-use map to designate the subject property in the Springbrook Neighborhood area per the outcome of the 2019 Lakewood/FEMA flood plain mapping update effort; 2. Amend the zoning map to zone the subject property per the outcome of the 2019 Lakewood/FEMA flood plain mapping update effort; and 3. Remove the Lakewood Station District boundary located within Springbrook. <p><u>Location:</u> 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, 12413 Bridgeport Way SW</p> <p><u>Assessor's Tax Parcel Nos.:</u> 0219127015, 0219123105, 0219123017, 0219127013, 0219127012, 0219123005, 0219123000, 0219123064, 0219123024, 0219122171, 0219123108, 0219123109, 0219123084, 0219123025, 0219123081, 0219123116, 0219123113, 0219123114, 0219123054</p>	<p>Continue CPA/ZOA-2020-06 to the 2021 CPA cycle to allow for completion of FEMA analysis and updates to City's mapped floodplain.</p> <p>The total package of Lakewood's flood study reevaluation was sent to FEMA on January 29, 2020 to review for establishing the new floodplain along Clover Creek in the Springbrook neighborhood and across I-5 towards City Hall. This is the final step in the flood study reevaluation initiated in 2019.</p> <p>The outcome reveals a significant number of parcels at risk of flooding during the 100-yr flood (1% flood) not previously identified. With flood insurance, those property owners will have the stability of insurance to cover any damages resulting from the 100-yr flood when it comes.</p> <p>Once this analysis is approved by FEMA, it will be a part of the City's flood regulations as the mapped floodplain.</p>
<p>CPA/ZOA-2020-07 (Washington Blvd. & Interlaaken Blvd.)</p>	<ol style="list-style-type: none"> 1. Amend the Comprehensive Plan land-use map to redesignate the subject property from Neighborhood Business District (NBD) to Mixed Residential (MR); and 2. Amend the zoning map to rezone the subject property from Neighborhood Commercial 1 (NC1) to Mixed Residential 2 (MR2). 	<p>CEDD Updated Recommendation: Remove from docket since it is a site-specific rezone subject to LMC 18A.30.680 and .690.</p>

Proposal Title	Description	CEDD Recommendation
City-Initiated	<p><u>Location:</u> 7907 Washington Blvd SW <u>Assessor's Tax Parcel Nos.:</u> 0219102072</p>	
<p>CPA/ZOA-2020-08 (Lakewood Transit Station) City-Initiated</p>	<p>1. Amend the Comprehensive Plan land-use map to redesignate the subject property from Corridor Commercial (CC) to Public & Semi-Public Institutional (INST); and</p> <p>2. Amend the zoning map to rezone the subject property from Transit Oriented Commercial (TOC) to Public Institutional (PI).</p> <p><u>Location:</u> XXX Pacific Hwy SW, 11402, 11424 & 11602 Pacific Hwy SW <u>Assessor's Tax Parcel Nos.:</u> 0219122165, 0219122166</p>	Approval
<p>CPA/ZOA-2020-09 (Rail Policies) City-Initiated</p>	<p>1. Delete a freight mobility policy from the Comprehensive Plan Transportation Chapter:</p> <p>T-18.4: Examine the potential of unused or underutilized rail lines in Lakewood for freight rail.</p> <p>2. Revise an existing freight mobility policy in the Comprehensive Plan Transportation Chapter:</p> <p>T-18.6: Promote the continued operation of existing rail lines to serve the transportation needs of Lakewood businesses <u>and Joint Base Lewis McChord.</u></p> <p>3. Add a new policy to the Comprehensive Plan Transportation Chapter:</p> <p><u>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.</u></p>	Approval

VICINITY MAP

Included below is a vicinity map with all of the proposed Zoning Map amendments.



SUMMARY OF PUBLIC COMMENTS

Amendment No.	Public Comments
CPA/ZOA-2019-01– TEXT AMENDMENT (Planned Development Districts (PDDs))	
CPA/ZOA-2019-02– MAP AMENDMENT (Custer & Bridgeport A)	
CPA/ZOA-2019-03– MAP AMENDMENT (Custer & Bridgeport B)	
CPA/ZOA-2019-04– MAP AMENDMENT (111th & Bridgeport Way West)	3/4: Alex Harman (Harman Construction) – supports amendment
CPA/ZOA-2019-05– MAP AMENDMENT (59th Ave. W & Steilacoom Blvd.)	<p>3/4: Khanh Pham, Lakewood – opposes amendment. Wants to develop commercial business on parcel</p> <p>3/4: Mr. Steve George, Lakewood, had a question regarding the business he owns in the CPA-ZOA 2020-05 (59th Ave W & Steilacoom Blvd) inquiring if the zoning map amendment would force him to move his business. Mr. David Bugher explained if a change from NC2 to MF1 was approved his business would become a legal non-conforming use and allow minor alterations but no expansions to the business.</p> <p>3/4: Ms. Nancy Brown, Lakewood, spoke in opposition of CPA-ZOA 2020-05 (59th Ave W & Steilacoom Blvd) inquiring if the zoning change was being initiated for future changes. Mr. Bugher explained there is a Pierce County requirement for the City to provide additional housing and a state legislative requirement to provide higher density developments; the proposed zoning changes would spark development and help to meet those requirements.</p> <p>3/4: Mr. Don Tyler, Lakewood, spoke in opposition of CPA-ZOA 2020-05 (59th Ave W & Steilacoom Blvd) noting his concern with high traffic congestion already in the area due to the Four Heroes School bus traffic and peak hour travel is near gridlock.</p> <p>3/4: Ms. Jackie Wilson, Lakewood, questioned what impact would CPA-ZOA 2020-05 (59th Ave W & Steilacoom Blvd) have on her property taxes. Mr. David Bugher explained the City has nothing to do with how property is taxed within the city as it is an appraisal process function of the Pierce County Assessor’s Office. Property taxes have gone up in the last year as a result of increases in property valuations because people are moving into Pierce County and Lakewood. Mr. Bugher expects the housing valuations to rise in Lakewood by 6-7% in 2020 noting the average single family home could sell for as much as \$350,000-\$380,000.</p>

	3/4: Mr. Cam Carter, University Place, who recently bought the old Lakewood Plumbing site, spoke in opposition of the proposed zoning change of CPA-ZOA 2020-05 (59 th Ave W & Steilacoom Blvd) stating he prefers to keep the Neighborhood Commercial 2 (NC2) designation allowing mixed –use with both commercial and residential, which would not be allowed if changed to Multi-Family 1 (MF1).
CPA/ZOA-2019-06– MAP AMENDMENT (Springbrook Neighborhood)	Mr. Tim Polk, Lakewood, spoke in favor of CPA-ZOA 2020-06 (Springbrook Neighborhood) commenting that the area is ready for redevelopment of housing and commercial and the zoning amendments would help to create jobs in Lakewood.
CPA/ZOA-2019-07– MAP AMENDMENT (Bridgeport Way & 123rd)	
CPA/ZOA-2019-08– MAP AMENDMENT (Washington Blvd. & Interlaaken Blvd.)	
CPA/ZOA-2019-09– MAP AMENDMENT (Lakewood Transit Station)	
CPA/ZOA-2019-10– TEXT AMENDMENT (PDD Policy)	
CPA/ZOA-2020-11 - TEXT AMENDMENT (Rail Policy A)	
CPA/ZOA-2020-12 - TEXT AMENDMENT (Rail Policy B)	
CPA/ZOA-2020-13 - TEXT AMENDMENT (Rail Policy C)	

PLANNING COMMISSION COMMENTS

Project Title	Planning Commission Comments
CPA-ZOA-2020-01 (Planned Development Districts (PDDs)) City-Initiated	
CPA/ZOA-2020-02 (Custer & Bridgeport A) Privately initiated	
CPA/ZOA-2020-03 (Custer & Bridgeport B) City-Initiated	
CPA/ZOA-2020-04 (111th & Bridgeport Way West) City-Initiated	
CPA/ZOA-2020-05 (59th Ave. W & Steilacoom Blvd.) City-Initiated	4/29: James Guerrero asked whether the MF2 zone would better fit the City Council's intent to reduce strip commercial development than the ARC zone given the residential density allowed in either zone and the types of commercial uses allowed in ARC. Commission members discussed options but did not develop a specific recommendation.
CPA/ZOA-2020-06 (Springbrook Neighborhood) City-Initiated	
CPA/ZOA-2020-07 (Washington Blvd. & Interlaaken Blvd.) City-Initiated	
CPA/ZOA-2020-08 (Lakewood Transit Station) City-Initiated	
CPA/ZOA-2020-09 (Rail Policies) City-Initiated	

Attachment A
PLANNING COMMISSION RESOLUTION NO. 2020-01

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
LAKEWOOD, WASHINGTON, FORMALIZING ITS RECOMMENDATIONS
REGARDING THE 2020 COMPREHENSIVE PLAN/ZONING MAP AMENDMENTS
AND FORWARDING ITS RECOMMENDATIONS TO THE LAKEWOOD CITY
COUNCIL FOR CONSIDERATION AND ACTION.**

WHEREAS, the City of Lakewood is a code city planning under the Growth Management Act, codified in RCW 36.70A, and

WHEREAS, the City Council adopted its Comprehensive Plan via Ordinance No. 237 on July 10, 2000; and

WHEREAS, the Lakewood City Council adopted Title 18A, Land Use and Development Code, of the Lakewood Municipal Code (LMC) via Ordinance No. 264 on August 20, 2001; and

WHEREAS, it is appropriate for the Lakewood City Council to consider and adopt amendments needed to ensure that the Plan and implementing regulations provide appropriate policy and regulatory guidance for growth and development; and

WHEREAS, the Lakewood City Council established a docket of proposed Comprehensive Plan and Zoning Map amendments through Resolution No. 2019-22s; and

WHEREAS, the docket consists of seven map amendments and two text amendments (CPA/ZOA 2020-01 through 2020-09); and

WHEREAS, environmental review as required under the Washington State Environmental Policy Act (SEPA) has resulted in the issuance of a determination of environmental non-significance that was published on February 5, 2020 under SEPA #202000708; and

WHEREAS, notice was provided to state agencies on December 9, 2019 per City of Lakewood--2019-S-1003--60-day Notice of Intent to Adopt Amendment, prior to the adoption of this Resolution, and state agencies have been afforded the opportunity to comment per RCW 36.70A.106(1); and

WHEREAS, notice has been provided to Joint Base Lewis-McChord (JBLM) prior to the adoption of this Resolution, and JBLM has been afforded the opportunity to comment per RCW 36.70A.530 (5); and

WHEREAS, the Lakewood Planning Commission held an open record public hearing on March 4, 2020; and

WHEREAS, the Lakewood Planning Commission determined that the 2020 Comprehensive Plan amendments are consistent with the Growth Management Act and the other provisions of

the City's Comprehensive Plan, and that proposed text amendments meet the criteria for approval found in LMC 18A.30.050; and

WHEREAS, the Lakewood Planning Commission finds that the proposed amendments further the goals and policies of the Comprehensive Plan and promote the community's overall health, safety, and welfare;

NOW, THEREFORE, THE LAKEWOOD PLANNING COMMISSION OF THE CITY OF LAKEWOOD, WASHINGTON, DOES RECOMMEND AS FOLLOWS:

Section 1. Amendments to the City's Comprehensive Plan, Zoning Map, and land use and development regulations as contained in the CEDD staff report dated April 29, 2020, summarized below:

CPA-ZOA-2020-01 (Planned Development Districts (PDDs))

Approval

CPA/ZOA-2020-02 (Custer & Bridgeport A)

Redesignate the parcels to Multi-Family (MF) and rezone them to Multi-Family 2 (MF2.)

CPA/ZOA-2020-03 (Custer & Bridgeport B)

Approval.

CPA/ZOA-2020-04 (111th & Bridgeport Way West)

Approval.

CPA/ZOA-2020-05 (59th Ave. W & Steilacoom Blvd.)

- 1) Take no action to rezone parcels and instead require that any development on the NC2 parcels in question include a residential component;*
- 2) Redesignate parcels to AC, rezone parcels to ARC, and recommend an increase in allowed residential density within the ARC zone during the next Comprehensive Plan amendment cycle; or*
- 3) Redesignate parcels to MF and rezone parcels to MF1 or MF2.*

CPA/ZOA-2020-06 (Springbrook Neighborhood)

Continue CPA/ZOA-2020-06 to the 2021 CPA cycle to allow for completion of FEMA analysis and updates to City's mapped floodplain.

CPA/ZOA-2020-07 (Washington Blvd. & Interlaaken Blvd.)

Remove from 2020 docket since it is a site-specific rezone subject to LMC 18A.30.680 and .690.

CPA/ZOA-2020-08 (Lakewood Transit Station)

Approval.

CPA/ZOA-2020-09 (Rail Policies)

Approval.

Section 2: The Lakewood Planning Commission hereby directs staff to transmit its recommendations as contained herein to the Lakewood City Council in a timely manner.

PASSED AND ADOPTED at a regular meeting of the City of Lakewood Planning Commission this 6th day of May, 2020, by the following vote:

AYES: BOARDMEMBERS:

NOES: BOARDMEMBERS:

ABSENT: BOARDMEMBERS:

CHAIR, PLANNING COMMISSION

ATTEST:

KAREN DEVEREAUX, SECRETARY



TO: Planning Commission
 FROM: Tiffany Speir, Long Range & Strategic Planning Manager
 DATE: May 6, 2020
 SUBJECT: 2020 Annual Development Regulation Amendments

BACKGROUND

Per LMC 18A.30.100, the CEDD Director shall provide the Assessor of Pierce County by July 31 of each year a copy of the City's Comprehensive Plan and development regulations in effect on July 1 of each year.

This staff report contains amendments to various Lakewood Municipal Code (LMC) development regulation titles (Titles 1, 12, 14, 15, 17, and 18A); it also contains new code language for LMC Chapter 3.64 regarding property tax exemptions for multifamily housing in established residential target areas (RTAs.) The amendments are based on legislative updates, staff experience and interaction with the City code, and customer feedback.

DISCUSSION

Where portions of code sections or chapters are included below, the remainder of those sections or chapters remain unchanged. The Department of Transportation Fixed Residential Moving Costs Schedule mentioned in New Chapter 3.64.020 (E) and (G) is attached at the end of this report for reference. A summary of amendments follows:

Amendments to Title 1 (General Provision):

- 1.36.020 and .265 related to Hearing Examiner appeals

Amendments to Title 3 (Revenue and Finance):

- Revised Chapter 3.64 related to MultiFamily Tax Exemption (MFTE) program

Amendments to Title 12 (Public Works):

- Addition of definition of "unopened city street"

Amendments to Title 14 (Environmental Protection):

- Updated references to WAC chapters in LMC Chapter 14.02

Amendments to Title 15 (Buildings and Construction):

- Statement added to Chapter 15.05 related to use of IEBC in relation to other codes

Amendments to Title 17 (Subdivisions):

- Updated reference to LMC Title 12 in Chapter 17.02

- Addition of new Chapter 17.17 regarding Plat Alterations

Amendments to Title 18 (Land use and Development Code) - Correcting scrivener errors and updating as follows:

- New definitions added to Section 18A.10.180
- Table at 18A.20.080 replaced with updated table
- Removal of section 18A.20.320
- Update of SEPA appeal deadline in 18A.20.400
- Update of PDD application requirements at 18A.30.540
- Update to density range and minimum lot size in R1 zone at 18A.30.600
- Remove section 18A.30.640
- Addition of section 18A.40.025 related to dangerous and objectional elements
- Amending allowed uses and related footnotes within Chapter 18A.40 use tables
- Amending parking standards for alleys in Chapter 18A.80

Title 1

LMC 1.36.020 Office created.

The office of Hearing Examiner is hereby created to act on behalf of the City Council by considering and applying zoning and regulatory ordinances to the land as provided herein. The Examiner shall also be authorized to act in a decision-making role involving administrative matters and such other quasi-judicial matters as may be granted by ordinance or referred to the Hearing Examiner by the City Manager, including appeals contesting administrative orders which direct a property owner to abate nuisances and/or dangerous conditions.

LMC 1.36.265 Decision on appeals.

- A. In considering appeals, the Hearing Examiner shall do one of the following:
1. Affirm the decision;
 2. Reverse the decision;
 3. Affirm the decision with modifications; or
 4. Remand the decision to the appropriate department director for further consideration. The Hearing Examiner shall include in the order the issues to be reviewed on remand.
- B. Conditions. The Hearing Examiner may include conditions as part of a decision granting, or granting with modifications, an appeal to ensure conformance with this code, the City's comprehensive plan or any other applicable laws or regulations. Conditions included may not direct or burden City resources.

Title 3

**NEW LMC Chapter 3.64
PROPERTY TAX EXEMPTIONS FOR MULTI-FAMILY HOUSING**

Sections:

3.64.010 Definitions.

3.64.020 Property Tax Exemption – Requirements and Process.

3.64.030 Residential Target Area Designation and Standards.

3.64.040 Tax Exemptions for Multi-Family Housing in Residential Target Areas.

3.64.010 Definitions.

See LMC 18.10.180 for definitions related to this chapter.

3.64.020 Property Tax Exemption – Requirements and Process.

A. Intent. Limited eight (8) or twelve (12)-year exemptions from ad valorem property taxation for multi-family housing are intended to:

1. Encourage increased residential opportunities within mixed-use centers designated by the City Council as residential target areas (RTAs);
2. Stimulate new construction or rehabilitation of existing vacant and underutilized buildings for multifamily housing in residential target areas to increase and improve housing opportunities;
3. Assist in directing future population growth to designated RTAs, thereby reducing development pressure on single-family residential neighborhoods; and
4. Achieve development densities which are more conducive to transit use.

B. Duration of Exemption. The value of improvements qualifying under this chapter will be exempt from ad valorem property taxation for eight (8) or twelve (12) successive years (depending on whether the property includes affordable housing component as described in subsections E and F below) beginning January 1 of the year immediately following the calendar year of issuance of the Final Certificate of Tax Exemption.

C. Limits on Exemption. The exemption does not apply to the value of land or to the value of improvements not qualifying under this chapter, nor does the exemption apply to increases in assessed valuation of land and non-qualifying improvements. In the case of rehabilitation of existing buildings, the exemption does not include the value of improvements constructed prior to submission of the completed application required under this chapter.

D. Rehabilitation Provisions. Per RCW 84.14.030, property proposed to be rehabilitated must fail to comply with one or more standards of the applicable state or local building or housing codes on or after July 23, 1995.

E. Eight (8)-Year Exemption Project Eligibility. A proposed project must meet the following requirements for consideration for a property tax exemption:

1. Location. The project must be located within a residential target area, as designated in Section 3.64.030 (C).
2. Size. The project must include at least four (4) units of multi-family housing within a residential structure or as part of a mixed-use development. A minimum of four (4) new units must be constructed or at least four additional multi-family units must be added to existing occupied multi-family housing. Existing multi-family housing that has been vacant for twelve (12) months or more does not have to provide additional units so long as the project provides at least four (4) units of new, converted, or rehabilitated multi-family housing.
3. Permanent Residential Occupancy. At least fifty percent (50%) of the space designated for multi-family housing must be provided for permanent residential occupancy, as defined in Section 3.64.010.
4. Proposed Completion Date. New construction multi-family housing and rehabilitation improvements must be scheduled to be completed within three (3) years from the date of approval of the application.
5. Compliance with Guidelines and Standards. The project must be designed to comply with the City's comprehensive plan, building, housing, and zoning codes, and any other applicable regulations in effect at the time the application is approved. Rehabilitation and conversion improvements, and new construction, must comply with LMC Chapter 15.05. The project must also comply with any other standards and guidelines adopted by the City Council for the residential target area (RTA) in which the project will be developed.
6. Vacancy Requirement. Existing dwelling units proposed for rehabilitation must have one or more violations of LMC Chapter 15.05 or 15.25. If the property proposed to be rehabilitated is not vacant or in the case of applications for property to be developed as new construction which currently has residential rental structure on it, an applicant must provide each existing household a ninety (90)-calendar day move notice as well as provide housing of comparable size, quality, and price which meets standards acceptable to the City. If any household being provided a ninety (90)-calendar day move notice is qualified as a low-income household, the applicant will provide the household with moving expenses according to the current Department of Transportation Fixed Residential Moving Costs Schedule.

F. Twelve (12)-Year Exemption Project Eligibility. A proposed project must meet the following requirements for consideration for a twelve (12) year property tax exemption:

1. All requirements set forth in subsection E above; and
2. The applicant must commit to renting or selling at least twenty percent (20%) of the multifamily housing units as affordable housing units to low and moderate-income households respectively, and the property must satisfy that commitment and

any additional affordability and income eligibility conditions adopted by the City of Lakewood. In the case of projects intended exclusively for owner occupancy, the minimum requirement of this subsection may be satisfied solely through housing affordable to moderate income households.

G. Application Procedure. A property owner who wishes to propose a project for a tax exemption shall complete the following procedures:

1. File with the Community and Economic Development Department the required application along with the required fees as set in the Lakewood Master Fee Schedule (adopted annually by resolution.) If the application shall result in a denial by the City, the City will retain that portion of the fee attributable to its own administrative costs and refund the balance to the applicant.
2. A complete application shall include:
 - a. A completed City of Lakewood application form setting forth the grounds for the exemption;
 - b. Preliminary floor and site plans of the proposed project;
 - c. A statement acknowledging the potential tax liability when the project ceases to be eligible under this chapter;
 - d. For rehabilitation projects and for new development on property upon which an occupied residential rental structure previously stood, the applicant shall also submit an affidavit stating that each existing household was sent a ninety (90)-calendar day move notice and that each household was provided housing of comparable size, quality, and price which meets the Uniform Physical Condition Standards or a similar standard acceptable to the City.
 - e. For any household being provided a ninety (90)-calendar day move notice that qualifies as a low-income household, the applicant will also submit an affidavit stating that moving expenses have been or will be provided according to the current Department of Transportation Fixed Residential Moving Costs Schedule.
 - f. In addition, for rehabilitation projects, the applicant shall secure from the City verification of the property's noncompliance with LMC Chapter 15.05.
 - g. Verification by oath or affirmation of the information submitted.

H. Application Review and Issuance of Conditional Certificate. The Director may certify as eligible an application which is determined to comply with the requirements of this chapter. A decision to approve or deny an application shall be made within ninety (90)-calendar days of receipt of a complete application.

1. Approval. If an application is approved, the applicant shall enter into a contract with the City, subject to approval by resolution of the City Council regarding the terms and conditions of the project. Upon Council approval of the contract, the Director shall issue a Conditional Certificate of Acceptance of Tax Exemption. The Conditional Certificate expires three (3) years from the date of approval unless an extension is granted as provided in this chapter.

2. Denial. The Director shall state in writing the reasons for denial and shall send notice to the applicant at the applicant's last known address within ten (10)-calendar days of the denial. An applicant may appeal a denial to the City Council within fourteen (14)-calendar days of receipt of notice. On appeal, the Director's decision will be upheld unless the applicant can show that there is no substantial evidence on the record to support the Director's decision. The City Council's decision on appeal will be final.

I. Extension of Conditional Certificate. The Conditional Certificate may be extended by the Director for a period not to exceed twenty four (24) consecutive months. The applicant must submit a written request stating the grounds for the extension, accompanied by a processing fee, the amount of which is listed in the City's Master Fee Schedule. An extension may be granted if the Director determines that:

1. The anticipated failure to complete construction or rehabilitation within the required time period is due to circumstances beyond the control of the owner;

2. The owner has been acting and could reasonably be expected to continue to act in good faith and with due diligence; and

3. All the conditions of the original contract between the applicant and the City will be satisfied upon completion of the project.

J. Application for Final Certificate. Upon completion of the improvements agreed upon in the contract between the applicant and the City and upon issuance of a temporary or permanent certificate of occupancy, the applicant may request a Final Certificate of Tax Exemption. The applicant must file with the Community and Economic Development Department the following:

1. A statement of expenditures made with respect to each multi-family housing unit and the total expenditures made with respect to the entire property;

2. A description of the completed work and a statement of qualification for the exemption;

3. A statement that the work was completed within the required three-year period or any authorized extension; and

4. If applicable, a statement that the project meets the affordable housing requirements as described in subsection F above.

Within thirty (30)-calendar days of receipt of all materials required for a Final Certificate, the Director shall determine which specific improvements satisfy the requirements of this chapter.

K. Issuance of Final Certificate. If the Director determines that the project has been completed in accordance with the contract between the applicant and the City and has been completed within the authorized time period, the City shall, within ten (10)-calendar days, file a Final Certificate of Tax Exemption with the Pierce County Assessor.

1. Denial and Appeal. The Director shall notify the applicant in writing that a Final Certificate will not be filed if the Director determines that:

a. The improvements were not completed within the authenticated time period;

b. The improvements were not completed in accordance with the contract between the applicant and the City; or

c. The owner's property is otherwise not qualified under this chapter.

2. Within ten (10)-calendar days of receipt of the Director's denial of a final certificate, the applicant may file an appeal with the City's Hearing Examiner, as provided in Chapter 1.36 LMC. The applicant may appeal the Hearing Examiner's decision in Pierce County Superior Court under RCW 34.05.510 through 34.05.598, if the appeal is filed within thirty (30)-calendar days of notification by the City to the owner of the decision being challenged.

L. Annual Compliance Review. Within thirty (30)-calendar days after the first anniversary of the date of filing the Final Certificate of Tax Exemption, and each year thereafter, for a period of eight or twelve years, the property owner shall file a notarized declaration with the Director indicating the following:

1. A statement of occupancy and vacancy of the multi-family units during the previous year;

2. A certification that the property continues to be in compliance with the contract with the City; and, if applicable, a certification of affordability based on documentation that the property is in compliance with the affordable housing requirements as described in RCW 84.14 since the date of the certificate approved by the City; and

3. A description of any subsequent improvements or changes to the property.

City staff shall also conduct on-site verification of the declaration. Failure to submit the annual declaration may result in the tax exemption being canceled.

M. Cancellation of Tax Exemption. If the Director determines the owner is not complying with the terms of the contract, the tax exemption will be canceled. This cancellation may occur in conjunction with the annual review or at any other time when noncompliance has been determined. If the owner intends to convert the multi-family housing to another use, the owner must notify the Director and the Pierce County Assessor within sixty (60) days of the change in use.

1. Effect of Cancellation. If a tax exemption is canceled due to a change in use or other noncompliance, the Pierce County Assessor may impose an additional tax on the property, together with interest and penalty, and a priority lien may be placed on the land, pursuant to State legislative provisions.

2. Notice and Appeal. Upon determining that a tax exemption is to be canceled, the Director shall notify the property owner by certified mail. The property owner may appeal the determination by filing a notice of appeal with the City Clerk within thirty (30)-calendar days, specifying the factual and legal basis for the appeal. The Hearing Examiner will conduct a hearing at which all affected parties may be heard and all competent evidence received. The Hearing Examiner will affirm, modify, or repeal the decision to cancel the exemption based on the evidence received. An aggrieved party may appeal the Hearing Examiner's decision to the Pierce County Superior Court.

3.64.030 Residential target area designation and standards.

A. Criteria. Following a public hearing, the City Council may, in its sole discretion, designate one or more residential target areas (RTAs). Each designated RTA must meet the following criteria, as determined by the City Council:

1. The target area lacks sufficient available, desirable, and convenient residential housing to meet the needs of the public who would likely live in the mixed-use center if desirable, attractive, and livable places were available; and

2. The providing of additional housing opportunity in the target area will assist in achieving the following purposes:

a. Encourage increased residential opportunities within the target area; or

b. Stimulate the construction of new multi-family housing and the rehabilitation of existing vacant and underutilized buildings for multi-family housing.

In designating an RTA, the City Council may also consider other factors, including, but not limited to: whether additional housing in the target area will attract and maintain a significant increase in the number of permanent residents; whether an increased residential population will help alleviate detrimental conditions and social liability in the target area; and whether an increased residential population in the target area will help to achieve the planning goals mandated by the Growth Management Act under RCW 36.70A.020.

The City Council may, by ordinance, amend or rescind the designation of an RTA at any time pursuant to the same procedure as set forth in this chapter for original designation.

B. Target Area Standards and Guidelines. For each designated residential target area (RTA), the City Council shall adopt basic requirements for both new construction and rehabilitation supported by the City's property tax exemption for multi-family housing program, including the application procedures specified in Section 3.64.020 (G). The City Council may also adopt guidelines including the following:

1. Requirements that address demolition of existing structures and site utilization; and
2. Building requirements that may include elements addressing parking, height, density, environmental impact, public benefit features, compatibility with the surrounding property, and such other amenities as will attract and keep permanent residents and will properly enhance the livability of the residential target area.

The required amenities shall be relative to the size of the proposed project and the tax benefit to be obtained.

C. Designated Residential Target Areas (RTAs). The boundaries of the RTAs are the boundaries as indicated on the Comprehensive Plan Future Land Use and Zoning Maps, which are incorporated herein by reference and on file in the City Clerk's Office.

Title 12

12.14 Definitions and Abbreviations.

Except for chapters with identified definition sections or specific definitions provided, the following definitions apply to this title:

* * *

“Unopened city street” means any street or alley dedicated to public use upon which no public funding or in kind support has been expended for purchase or improvement and which has never been systematically used as a public passage afoot, mounted or by vehicle traffic. The street or ally must also not have been recorded as such in the rolls of the Office of the County Engineer, nor identified in the historic minutes of the City Council or its subordinate organizations.

Title 14**14.02.030 Adoption by reference.**

The following sections of Chapter ~~173-806~~ 173-802 WAC, together with the sections of Chapter 197-11 WAC adopted by reference therein, as presently existing and as may subsequently be amended, are hereby adopted by reference, as if fully set forth herein:

173-806-010	Authority.
173-806-020	Purpose of this part and adoption by reference.
173-806-030	Additional definitions.
173-806-040	Designation of responsible official.
173-806-050	Lead agency determination and responsibilities.
173-806-053	Transfer of lead agency status to a state agency.
173-806-055	Additional considerations in time limits applicable to the SEPA process.
173-806-058	Additional timing considerations.
173-806-065	Purpose of this part and adoption by reference.
173-806-070	Flexible thresholds for categorical exemptions.
173-806-080	Use of exemptions.
173-806-090	Environmental checklist.
173-806-100	Mitigated DNS.
173-806-110	Purpose of this part and adoption by reference.
173-806-120	Preparation of EIS—Additional considerations.
173-806-125	Additional elements to be covered in an EIS.
173-806-128	Adoption by reference.
173-806-132	Public notice.
173-806-140	Designation of official to perform consulted agency responsibilities for the City.
173-806-150	Purpose of this part and adoption by reference.
173-806-155	Purpose of this part and adoption by reference.
173-806-160	Substantive authority.
173-806-170	Appeals.
173-806-173	Notice/statute of limitations.
173-806-175	Purpose of this part and adoption by reference.
173-806-180	Adoption by reference.
173-806-185	Purpose of this part and adoption by reference.
173-806-205	Effective date.
173-806-220	Severability.
173-806-230	Adoption by reference.

<u>173-802-010</u>	<u>Authority.</u>
<u>173-802-020</u>	<u>Adoption by reference.</u>
<u>173-802-030</u>	<u>Purpose.</u>
<u>173-802-040</u>	<u>Additional definitions.</u>
<u>173-802-050</u>	<u>Designation of responsible official.</u>

<u>173-802-060</u>	<u>Additional timing considerations.</u>
<u>173-802-070</u>	<u>Threshold determination process—Additional considerations.</u>
<u>173-802-080</u>	<u>Mitigated DNS.</u>
<u>173-802-090</u>	<u>EIS preparation.</u>
<u>173-802-100</u>	<u>Public notice requirements.</u>
<u>173-802-110</u>	<u>Policies and procedures for conditioning or denying permits or other approvals.</u>
<u>173-802-120</u>	<u>Environmentally sensitive areas.</u>
<u>173-802-130</u>	<u>Threshold levels adopted by cities/counties.</u>
<u>173-802-140</u>	<u>Responsibilities of individuals and work units within the department.</u>
<u>173-802-150</u>	<u>Coordination on combined department—Federal action.</u>
<u>173-802-190</u>	<u>Severability.</u>

14.02.035 Options and additions to provisions adopted by reference.

In addition to the WAC provisions adopted by reference herein, the following options are adopted and incorporated herein by this reference:

A. WAC [173-806-050](#) 173-02-050 Lead agency determination and responsibilities. (4) If the City of Lakewood or any of its departments receives a lead agency determination made by another agency that appears inconsistent with the criteria of WAC [197-11-253](#) or [197-11-922](#) through [197-11-940](#), it may object to the determination. Any objection must be made to the agency originally making the determination and resolved within 15 days of receipt of the determination, or the City/county must petition the Department of Ecology for a lead agency determination under WAC [197-11-946](#) within the 15-day time period. Any such petition on behalf of the City/county may be initiated by the City's SEPA responsible official.

B. WAC [173-806-058](#) 173-802-060 Additional timing considerations. (1) For nonexempt proposals, the DNS or draft EIS for the proposal shall accompany the City's/county's staff recommendation to any appropriate advisory body, such as the Planning Commission.

C. WAC [173-806-100](#) 173-802-080 Mitigated DNS. (1) As provided in this section and in WAC [197-11-350](#), the responsible official may issue a DNS based on conditions attached to the proposal by the responsible official or on changes to, or clarifications of, the proposal made by the applicant.

3. The responsible official should respond to the request for early notice within 15 working days. The response shall:
 - a. Be written;
 - b. State whether the City/county currently considers issuance of a DS likely and, if so, indicate the general or specific area(s) of concern that is/are leading the City/county to consider a DS; and

c. State that the applicant may change or clarify the proposal to mitigate the indicated impacts, revising the environmental checklist and/or permit application as necessary to reflect the changes or clarifications.

6. (Note: GMA counties/cities may use either Option 1 or 2; non-GMA counties/cities must use Option 1. A mitigated DNS is issued under either WAC [197-11-340\(2\)](#), requiring a 14-day comment period and public notice, or WAC [197-11-355](#), which may require no additional comment period beyond the comment period on the notice of application.

14.02.060 Timing of Environmental Review.

* * *

B. At the latest, the City shall begin the environmental review process when a completed application for City approval of a nonexempt action has been received. The official responsible shall make a threshold determination on a completed application within ~~90~~120 days after the application and supporting documentation are complete and received, with the determination being made on the direct and indirect cumulative effects on the elements of the environment set forth in WAC 197-11-444. The applicant may request an additional 30 days for the threshold determination.

Title 15

15.05.020 Codes adopted by reference. The following codes, as herein adopted and further amended, shall be collectively known as the Lakewood Building Code.

A. The 2015 Edition of the International Building Code (IBC), including Appendix Chapters E, G, J and I, published by the International Code Council and amended by the Washington State Building Code Council in Chapter 51-50 WAC, is hereby adopted by reference and as subsequently amended by this chapter.

B. The 2015 Edition of the International Residential Code (IRC) excluding Sections R103, R104, R105, R106, R107, R108, R109, R110, R111, R112, R113, R114, but including Appendices F, Q and V, as published by the International Code Council and as adopted and amended by the Washington State Building Code Council in Chapter 51-51 WAC, is hereby adopted by reference and as subsequently amended by this chapter. Per the International Existing Buildings Code (IEBC) Section 302.2 Additional Codes, alterations, repairs, additions and changes of occupancy to, or relocation of, existing buildings and structures shall comply with the provisions for alterations, repairs, additions and changes of occupancy or relocation, respectively, in the IEBC and the International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code, International Property Maintenance Code, International Private Sewage Disposal Code, International Residential Code and NFPA 70. Where provisions of the other codes conflict with provisions of the IEBC, the provisions of the IEBC shall take precedence.

C. The 2015 Edition of the International Mechanical Code (IMC) published by the International Code Council and amended by the Washington State Building Code Council in Chapter 51-21 WAC; including the 2015 International Fuel Gas Code, the 2011 Edition of NFPA 58 and the 2012 Edition of ANSI Z223.1/NFPA 54 as amended by the Washington State Building Code Council, are hereby adopted by reference and as subsequently amended by this chapter.

D. The 2015 Edition of the International Fire Code (IFC), including Appendix Chapters B, C, D (Sections 105 and 106), E, F and G, published by the International Code Council and amended by the Washington State Building Code Council in Chapter 51-54A WAC, is hereby adopted by reference and as subsequently amended by this chapter.

E. The 2015 Edition of the Uniform Plumbing Code, including Appendices A, B and I, published by the International Association of Plumbing and Mechanical Officials and amended by the Washington State Building Code Council in Chapter 51-56 WAC, is hereby adopted by reference and as subsequently amended by this chapter.

F. The 2015 Edition of the International Energy Conservation Code, as amended by the Washington State Building Code Council in Chapters 51-11C and 51-11R WAC and known as the Washington State Energy Code, is hereby adopted.

G. The 2015 Edition of the International Existing Buildings Code, published by the International Code Council and amended by the Washington State Building Code Council in Chapter 51-50 WAC, is hereby adopted. Per the International Existing Buildings Code (IEBC) Section 302.2 Additional Codes, alterations, repairs, additions and changes of occupancy to, or relocation of, existing buildings and structures shall comply with the provisions for alterations, repairs, additions and changes of occupancy or relocation, respectively, in the IEBC and the International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code, International Property Maintenance Code, International Private Sewage Disposal Code, International Residential Code and NFPA 70. Where provisions of the other codes conflict with provisions of the IEBC, the provisions of the IEBC shall take precedence.

H. The 2015 Edition of the International Performance Code, published by the International Code Council, is hereby adopted.

I. The 2015 Edition of the International Property Maintenance Code, published by the International Code Council, is hereby adopted.

J. The current edition of the National Electrical Code, published by the National Fire Protection Association, as adopted in Chapter 296-46B WAC and Chapter 19.28 RCW, except that “Department” shall mean either the State Department of Labor and Industries or Tacoma Public Utilities, depending on geographic service area located within Lakewood’s city limits.

Title 17**17.02.030 Division of land by streets or rights-of-way.**

The City declares that the following shall not, of themselves, result in the division of a parcel:

- A. A state or federal road or highway; or
- B. A City street that has been adopted as part of the City street system; or
- C. A City street right-of-way that has been acquired or accepted by the City but is an unopened City street as defined in LMC Section 2.00 in Chapter 12.14 of the City Site Development Regulations, or as amended.

New Chapter 17.17
PLAT ALTERATIONS

17.17.010 Filing.

When any person is interested in the alteration of any subdivision or the altering of any portion thereof, except as provided in RCW 58.17.040(6), that person shall submit an application to request the alteration to the City of Lakewood.

17.17.020. Application Submittal.

- A. The application shall contain the signatures of the majority of those persons having an ownership interest of lots, tracts, parcels, sites, or divisions in the subject subdivision or portion to be altered. If the subdivision is subject to restrictive covenants which were filed at the time of the approval of the subdivision, and the application for alteration would result in the violation of a covenant, the application shall contain an agreement signed by all parties subject to the covenants providing that the parties agree to terminate or alter the relevant covenants to accomplish the purpose of the alteration of the subdivision or portion thereof.
- B. A complete application as provided by the Community and Economic Development Department.
- C. A copy of the plat proposed to be altered and all affiliated codes, covenants and restrictions.
- D. A detailed plan of the proposed alteration drawn to the scale of one inch equals 50 feet. The detailed plan shall clearly show the following information:
 - 1. North arrow;
 - 2. The location, names and right-of-way widths of all existing and proposed streets and driveways within 250 feet of the boundaries of the proposed subdivision;

3. The location, names and right-of-way widths of all proposed streets and their proposed paved width;
4. Lot layout with lot line dimensions, the area in square feet contained in each lot;
5. The location and use of all existing buildings within the proposed subdivision, indicating which buildings are to remain and which are to be removed;
6. The use and approximate location of all buildings within 150 feet of the boundaries of the proposed subdivision;
7. The location, size and use of all contemplated and existing public areas within the proposed subdivision, and a description of the adaptability of the area for uses contemplated;
8. The location, size and kind of public utilities in and adjacent to the proposed subdivision, indicating those utilities which will provide service to the proposed development and their planned location within the subdivision to include any existing easements;
9. Location and disposition of any wells, creeks, drainage courses, drainage ways, septic tanks, drainfields, 100-year floodplain boundaries and easements in or within 200 feet of the proposed subdivision;
10. Topography and five-foot contours certified by the engineer or surveyor within the proposed subdivision; or, as an alternative in the case of a partition of one acre or less, elevations at each existing and proposed property corner. One-foot or two-foot contours may be required, at the Community Development Director's discretion;
11. Topography and at least 10-foot contours outside, but within 200 feet of, the proposed subdivision. The base for such information shall be the National Geodetic Survey (USGS), or other survey approved by the Community Development Director;
12. The location of all significant trees (as defined in the Lakewood Zoning Code) within the proposed subdivision, and for 150 feet beyond the terminus of all dead-end streets. (Individual trees in a stand of five trees or more need not be shown, but the area covered by the stand dripline shall be shown.) For trees outside the subdivision boundaries, the location of said trees may be based on aerial photographs or other methods acceptable to the Community Development Director, and which do not require the applicant to trespass on adjacent property;

13. For all 100-year floodplain boundaries shown on the vicinity map, the elevation of the 100-year flood at the point immediately upstream from the subdivision, and the direction and distance to said point;
 14. The location of identified hazards or development limitation areas identified by the City of Lakewood critical areas map;
 15. The location of any state shorelines and associated wetlands within the subdivision, as defined by state law and the City of Lakewood Shoreline Master Program.
- E. Such additional information as the Community Development Director deems necessary.

17.17.030 Plat Alteration Procedure.

A. Plat alterations are type III permits and shall be processed as outlined in 18A.20.080 and RCW 58.17.215.

B. Upon receipt of an application for alteration, the legislative body shall provide notice of the application to all owners of property within the subdivision, and as provided for in RCW 58.17.080 and 58.17.090. The notice shall either establish a date for a public hearing or provide that a hearing may be requested by a person receiving notice within fourteen days of receipt of the notice.

C. The Hearing Examiner shall determine the public use and interest in the proposed alteration and may deny or approve the application for alteration. If any land within the alteration is part of an assessment district, any outstanding assessments shall be equitably divided and levied against the remaining lots, parcels, or tracts, or be levied equitably on the lots resulting from the alteration. If any land within the alteration contains a dedication to the general use of persons residing within the subdivision, such land may be altered and divided equitably between the adjacent properties.

D. After approval of the alteration, the City of Lakewood shall order the applicant to produce a revised drawing of the approved alteration of the final plat or short plat, which after signature of the City of Lakewood Community and Economic Development Director, shall be filed with the county auditor to become the lawful plat of the property.

Title 18A

18A.10.180 Definitions.

“Adult family home” means a residential home in which a person or persons provide personal care, special care, room and board to more than one but not more than ~~six~~ eight adults who are not related by blood or marriage to the person or persons providing the

services (RCW 70.128.010 and Chapter 220, Laws of 2020.) Adult family homes shall serve those with functional limitations and are not intended to serve those with a history of violence, including sex offenses. See also “Group home.”

“Affordable housing” and “affordable unit” mean a dwelling unit(s) reserved for occupancy by eligible households and having monthly housing expenses to the occupant no greater than thirty percent (30%) of a given monthly household income, adjusted for household size, as follows:

1. Moderate Income. For owner-occupied housing, eighty percent (80%) of the area median income, and for renter-occupied housing, sixty percent (60%) of the area median income.
2. Pursuant to the authority of RCW 36.70A.540, the City finds that the higher income levels specified in the definition of affordable housing in this title, rather than those stated in the definition of “low-income households” in RCW 36.70A.540, are needed to address local housing market conditions in the City.
3. For LMC Chapter 3.64, “Affordable housing” means residential housing that is rented by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed thirty percent (30%) of the household's monthly income. For the purposes of housing intended for owner occupancy, "affordable housing" means residential housing that is within the means of low or moderate-income households.

"Attached accessory dwelling unit" means an accessory dwelling unit (ADU) located within or attached to a single-family housing unit, duplex, triplex, townhome, or other housing unit.

“Condominium” means real property, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of those portions. Real property is not a condominium unless the undivided interests in the common elements are vested in the unit owners, and unless a declaration and a survey map and plans have been recorded pursuant to Chapter 64.34 (RCW). (RCW 64.34.020 (10).)

“Condominium, detached” means a condominium pursuant to Chapter 64.34 RCW comprising one dwelling unit within one structure that is surrounded by a yard area and has an outward appearance of a detached single-family residence. All legal features of a condominium, including common ownership, declarations, and other provisions, shall be consistent with Chapter 64.34 RCW.

"Detached accessory dwelling unit" means an accessory dwelling unit (ADU) that consists partly or entirely of a building that is separate and detached from a single-family housing unit, duplex, triplex, townhome, or other housing unit.

“Detached single family” means a dwelling unit surrounded on all sides by open space.
“Dwelling unit, one unit per structure, detached” means the same thing as “single-family dwelling unit” and “single-family residence.”

"Dwelling unit" means a residential living unit that provides complete independent living facilities for one or more persons and that includes permanent provisions for living, sleeping, eating, cooking, and sanitation.

“Efficiency dwelling unit” means a small one-room unit, which includes all living and cooking areas with a separate bathroom.

“Lot, or corner” means a lot at the junction of and having frontage on two or more intersecting streets.

“Major transit stop” means: a stop on certain high capacity transportation systems; commuter rail stops; stops on rail or fixed guideway systems, including transitways; stops on bus rapid transit routes or routes that run on high occupancy vehicle lanes; or stops for a bus or other transit mode providing fixed route service at intervals of at least 15 minutes during the peak hours of operation.

“Motion picture studio” means film or video production uses including onsite production facilities and associated non-permanent structures, and/or temporary sets.

~~“Multifamily” means four (4) or more residential units in one (1) building.~~ “Multi-family housing” or “multifamily” means building(s) having four (4) or more dwelling units designed for permanent residential occupancy resulting from new construction or rehabilitation or conversion of vacant, underutilized, or substandard buildings.

“Permanent residential occupancy” means multifamily housing that provides either rental or owner occupancy for a period of at least one month. This excludes hotels and motels that predominately offer rental accommodation on a daily or weekly basis.

"Permanent supportive housing" is subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW.

“Rapid re-housing” means housing search and relocation services and short- and medium-term rental assistance to move homeless persons and families (with or without a disability) as rapidly as possible into permanent housing.

“Rehabilitation improvements” means modifications to existing structures that are vacant for twelve (12) months or longer, that are made to achieve a condition of substantial compliance with existing building codes or modification to existing occupied structures which increase the number of multi-family housing units.

“Residential target area” (“RTA”) means an area that has been designated by the City Council as lacking sufficient, available, desirable, and convenient residential housing to meet the needs of the public. See LMC Chapter 3.64.

“Residential use” means the occupancy of permanent living quarters, as opposed to temporary accommodations for travelers, and certain accessory uses to such living quarters.

“Senior and/or disabled family or household” means one or more persons 62 years of age or older and/or disabled persons, and their domestic partners and/or live-in caregivers who need not be 62 years of age or older and/or disabled, who are domiciled together; provided, that the number of individuals occupying the dwelling unit shall not exceed the occupant load of the structure, as calculated under the city’s adopted building code.

“Space, loading” means a marked off-street space or berth on the same lot with a building, or contiguous to a group of buildings for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and which abuts upon a street, alley or other appropriate means of access.

“Space, parking” means an off-street space used temporarily to park a motor vehicle and having access to a public street or alley. This does not include entrance alleyways or access space to a parking lot. This space does not include area for required circulation.

“Specialized senior housing dwelling unit” means a room or rooms located within a senior housing development designed, arranged, occupied or intended to be occupied by not more than one senior and/or disabled family or household as living accommodations separate from other households, except that specialized senior housing dwelling units need not contain food preparation facilities and areas within the room or rooms.

“Stacked duplex” means a small- to medium-sized structure that consists of two stacked dwelling units, one on top of the other, both of which face and are entered from the street.

“Three family residential, attached or detached dwelling units” means three dwelling units located on one property. The term means the same thing as “triplex.”

“Townhouse” means a type of attached multifamily dwelling in a row of at least two such units in which each unit has its own front and rear access to the outside, no unit is located

over another unit, and each unit is separated from any other unit by one or more vertical common fire-resistant walls.

“Trailer” means every vehicle without motive power designed for being drawn by or used in conjunction with a motor vehicle.

“Transit shelter” means a small roofed structure which provides partial protection from the elements for persons waiting for buses, trains or other transit vehicles.

“Transit station” means more than one transit shelter in one location, or one large shelter, typically serving several transit routes and/or modes of transit, and which may or may not incorporate accessory convenience retail and service establishments.

“Transitional housing” means housing that provides homeless individuals and families with the interim stability and support to successfully move to and maintain permanent housing. Transitional housing may be used to cover the costs of up to 24 months of housing with accompanying supportive services. Program participants must have a lease (or sublease) or occupancy agreement in place when residing in transitional housing.

“Two family residential structure, attached or detached dwelling units” means two dwelling units located on one property. The term means the same thing as “duplex” or “stacked duplex units.” A single-family dwelling containing an accessory dwelling unit shall not be interpreted as a duplex.

18A.20.080

Replace existing table with table below

Applications	Public Notice of Application	Director	HE	PC	CC
TYPE I ADMINISTRATIVE					
Accessory building	N	D	O/Appeal	N	N
Accessory dwelling unit	N	D	O/Appeal	N	N
Administrative nonconforming determination	N	D	O/Appeal	N	N
Boundary line adjustment	N	D	O/Appeal	N	N
Business license	N	D	O/Appeal	N	N
Certificate of occupancy	N	D	O/Appeal	N	N
Commercial addition/remodel	N	D	O/Appeal	N	N
Demolition permit	N	D	O/Appeal	N	N
Design review	N	D	O/Appeal	N	N
Final subdivision plat (10 or more lots)	Y	D	O/Appeal	N	N
Home occupation permit			O/Appeal		

Land use permit – minor modification	N	D	O/ <u>Appeal</u>	N	N
Manufactured/ <u>mobile home</u> permit	N	D	O/ <u>Appeal</u>	N	N
New commercial building permit	N	D	O/ <u>Appeal</u>	N	N
New single-family building permit	N	D	O/ <u>Appeal</u>	N	N
Pre-application conference permit	N	N	N	N	N
Preliminary and final short plats (creating 2 – 9 lots)	N	D	O/ <u>Appeal</u>	N	N
<u>Reasonable accommodation</u> request	N	D	O/ <u>Appeal</u>	N	N
Residential addition/remodel	N	D	O/ <u>Appeal</u>	N	N
Shoreline exemption	N	D	O/ <u>Appeal</u>	N	N
<u>Sign</u> permit	N	D	O/ <u>Appeal</u>	N	N
Site development permit	N	D	O/ <u>Appeal</u>	N	N
Small wireless facility permit	See Chapter <u>18A.95</u> <u>LMC</u>				
Temporary <u>use</u> permit	N	D	O/ <u>Appeal</u>	N	N
Transfer of development rights	N/A (Program administered by Pierce County)				
Time extension or minor modification to a Type I permit	N	D	O/ <u>Appeal</u>	N	N
Tree removal permit	N	D	O/ <u>Appeal</u>	N	N
<u>Zoning certification</u>	N	D	O/ <u>Appeal</u>	N	N
<u>Zoning</u> (map and/or text) interpretation or determination	N	D	O/ <u>Appeal</u>	N	N
TYPE II ADMINISTRATIVE					
<u>Binding site plan</u>	Y	D	O/ <u>Appeal</u>	N	N
Cottage housing	Y	D	O/ <u>Appeal</u>	N	N
Environmental review (SEPA) – (SEPA Checklist and Threshold Determination)	Y	D	O/ <u>Appeal</u>	N	N
Preliminary and final short plats (2 – 9 lots)	Y	D	O/ <u>Appeal</u>	N	N
Shoreline <u>conditional use</u> permit	Y	D	O/ <u>Appeal</u>	N	N
Shoreline substantial development permit	Y	D	O/ <u>Appeal</u>	N	N
Shoreline <u>variance</u> permit	Y	D	O/ <u>Appeal</u>	N	N
Time extension or minor modification to a Type II permit	Y	D	O/ <u>Appeal</u>	N	N
<u>Transitory accommodation</u> permit	Y	D	O/ <u>Appeal</u>	N	N
TYPE III DISCRETIONARY					
<u>Conditional use</u> permit	Y	R	D	N	N
Land use permit – major modification	Y	R	D	N	N

Major modification to a Type III permit	Y	R	D	N	N
Planned development district	Y	R	D	N	N
Preliminary plat, long	Y	R	D	N	N
Public facilities master plan	Y	R	D	N	N
Shoreline conditional use permit when referred by the Shoreline Administrator	Y	R	D	N	N
Shoreline substantial development permit when referred by the Shoreline Administrator	Y	R	D	N	N
Shoreline variance when referred by the Shoreline Administrator	Y	R	D	N	N
Time extension to a Type III permit	Y	R	D	N	N
Unusual use(s) permit	Y	R	D	N	N
Variance	Y	R	D	N	N
Zoning Map amendment, site specific	Y	R	D	N	CC/ Appeal
TYPE IV OTHER					
Scrivener corrections to CPA map and/or CPA text	Y	R	N	N	D
TYPE V LEGISLATIVE					
Annexation	Y	R	N	R	D
Comprehensive Plan Map only amendment, Area Wide	Y	R	N	R	D
Comprehensive Plan Map only amendment, site specific	Y	R	N	R	D
Comprehensive Plan text only amendment	Y	R	N	R	D
Development agreement	Y	R	N	R	D
Shoreline Master Program amendment	Y	R	N	R	D
Zoning amendment Text only	Y	R	N	R	D

18A.20.320

~~18A.20.320 Use of Pierce County Assessor's Office taxpayer data.~~

~~The available records of the Pierce County Assessor's Office shall be used for determining the property taxpayer of record. Addresses for mailed notice shall be obtained from the County's real property tax records. All public notices shall be deemed to have been provided or received on the date the notice is deposited in the mail or personally delivered, whichever occurs first.~~

18A.20.400 Specific Appeal Procedures

* * *

C. SEPA.

1. Environmental appeals are subject to the requirements of LMC 14.02.200, in addition to the requirements found in this subsection.
2. The City establishes the following administrative appeal procedures under RCW 43.21.C.075 and WAC 197-11-680:
 - a. Any agency or person may appeal the City's conditioning, lack of conditioning or denial of an action pursuant to Chapter 197-11 WAC. All such appeals shall be made to the Hearing Examiner and must be filed within seven (7) days after the comment period before the threshold decision has expired. This appeal and any other appeal of a land use action shall be considered together.
 - b. The following threshold decisions or actions are subject to timely appeal:
 - i. Determination of Significance. Appeal of a determination of significance (DS) or a claim of error for failure to issue a DS may only be appealed to the Hearing Examiner within that ~~ten (10)~~ ~~fourteen (14)~~ day period immediately following issuance of such initial determination.

Article VI. Planned Development

* * *

18A.30.540 Application.

* * *

C. All PDD Applications. An applicant for a PDD shall submit the following items to the City, unless the Director finds in writing that one or more submittals are not required due to unique circumstances related to a specific development proposal:

1. Narrative. A detailed narrative that includes:
 - a. Improvement. A description detailing how the proposed development will provide a net benefit to the City ~~be superior to or more innovative than conventional development methods as allowed under the City's land use regulations and how the approval criteria set forth in LMC 18A.30.560 have been satisfied;~~
 - b. Public Benefit. A description of how the proposed PDD will benefit the public in a manner greater than that achieved if the project was to be developed using conventional land use regulations;

- c. Density Table. A table illustrating the density and lot coverage of the overall development, with the proportion of the site devoted to open space clearly indicated;
- d. Uses. A description of the types and numbers of dwelling units proposed and the overall land use density and intensity;
- e. Open Space and Recreation. A description of the proposed open space and recreation areas including any proposed improvements, including specific details regarding the ownership and maintenance of such areas;
- f. Landscaping. Detailed information regarding all proposed landscaping that is not included on an associated landscaping plan;
- g. Modifications. A description of the specific City standards as set forth in the underlying zoning district that the applicant is proposing for modification in accordance with Chapter 18A.20 LMC; and
- h. Impacts. A description of potential impacts to neighboring properties and how impacts have been mitigated through site design, screening buffering and other methods.

2. Site Plan. A site plan with the heading “Planned Development District Site Plan” that includes any additional information that is not included on the standard preliminary plat map, including building footprints, proposed landscaping, open space and parks and/or recreational areas including trails and proposed setbacks;

~~3. Drawings. Elevation drawings illustrating facade and building design elements, including height, overall bulk/mass and density and proposed residential design features that will provide for a superior development;~~

~~34. Landscape Plan/Map. A conceptual landscape plan/map showing the proposed location and types of vegetation and landscaping. The landscape plan may also be incorporated into the PDD site plan and narrative;~~

~~45. Phases. A phasing plan, if the development will occur in distinct phases with a written schedule detailing the timing of improvements;~~

~~56. Development Agreement. A draft development agreement, if proposed by the applicant or as required by the City; and~~

~~67. Conditions. A draft of proposed covenants, conditions and restrictions demonstrating compliance with this chapter.~~

D. An applicant shall provide sufficient facts and evidence to enable the Hearing Examiner to make a decision. The established fee shall be submitted at time of application.

E. Notice of application shall be provided pursuant to LMC 18A.30.330.

18A.30.600 Permitted residential density and lot sizes.

A. The number of dwelling units permitted in a planned development district may exceed the development standards found in LMC 18A.60.030. The permitted density shall be the maximum number of dwelling units allowed per gross acre (DUA) and shall be as follows:

1. R1 zoning district: ~~2 DUA~~ 4 DUA;
2. R2 zoning district: 4 DUA;
3. R3 zoning district: 7 DUA;
4. R4 zoning district: 9 DUA.

B. The minimum lot sizes in gross square feet (GSF) for the residential zoning districts subject to the planned development district overlay shall be as follows:

1. R1 zoning district: 10,000 ~~20,000~~ GSF;
2. R2 zoning district: 10,000 GSF;
3. R3 zoning district: 6,000 GSF;
4. R4 zoning district: 4,800 GSF.

C. The residential density and lot size standards of all other zoning districts are not subject to change.

~~18A.30.640 Required Certificates and Approvals.~~

~~Binding site plans shall include all the required certificates of a final plat. PDDs shall be subject to design review in accordance with LMC 18A.60.010 through 18A.60.050.~~

CHAPTER 18A.40 - LAND USES AND INTERPRETATION TABLES

Sections

18A.40.005	Definitions
18A.40.010	Purpose.

18A.40.020	Interpretation of Land Use Tables.
18A.40.025	<u>Restrictions on Dangerous and Objectional Elements.</u>
18A.40.030	Agricultural Uses.
18A.40.040	Commercial and Industrial Uses.
18A.40.050	Eating and Drinking Establishments.
18A.40.060	Essential Public Facilities.
18A.40.070	Government Services, General.
18A.40.080	Health and Social Services.
18A.40.090	Lodging.
18A.40.100	Open Space.
18A.40.110	Residential Uses.
18A.40.120	Special Needs Housing.
18A.40.130	Special Regulations in AICUZ Zoning Districts.
18A.40.140	Transportation.
18A.40.150	Utilities.
18A.40.160	Marijuana.

18A.40.025

Restrictions on Dangerous and Objectional Elements.

A. Noise. The provisions of LMC 8.36, Noise Control, shall apply. In addition, frequent, repetitive or continuous sounds emanating from any use or facility, other than transportation facilities or temporary construction work shall not exceed seventy-five (75) decibels at the property lines. If the Community Development Director determines it to be necessary or has reason to believe that noise levels are being exceeded, the owner and/or operator of a use or facility shall be required to provide noise reading data for noise levels at all property lines.

B. Vibration. No vibration shall be permitted which is discernible without instruments at the points of measurement specified in this section.

C. Odors. No emission shall be permitted of odorous gases or other odorous matter released from any operation or activity in such quantities so as to exceed the odor threshold beyond lot lines. The odor threshold shall be defined as the concentration in the air of a gas or vapor which will just evoke a response in the human olfactory system.

D. Glare. No direct or reflected light or glare, whether from floodlights or from high temperature processes such as combustion or welding or otherwise, so as to be visible at the property lines or skyward beyond the building height of the zone, shall be permitted. This restriction shall not apply to signs or lighting of buildings for security protection purposes as permitted by this title.

E. Radioactivity or Electrical Disturbance. The regulations of the federal occupational safety and health standards shall apply for all radioactivity and electrical disturbance unless local codes and ordinances supersede this federal regulation.

F. Fire and Explosion Hazards. The relevant provisions of federal, state and local laws and regulations shall apply.

G. Smoke, Fly Ash, Dust, Fumes, Vapors, Gases and Other Forms of Air Pollution. The standards of the Puget Sound Air Pollution Control Agency, Regulation I, or those regulations as may be subsequently amended, shall apply.

H. Liquid or Solid Wastes. No discharge of any materials of such nature or temperature as can contaminate any water supply, interfere with bacterial processes in sewage treatment or otherwise cause the emission of dangerous or offensive elements shall be permitted at any point into any public sewer, private sewage disposal system or stream, or into the ground, except in accord with standards approved by the State Department of Ecology or other appropriate state agencies.

I. Hazardous substances or wastes. No release of hazardous substances or wastes which could contaminate any water supply, interfere with bacterial processes in sewage treatment or otherwise cause the emission of dangerous or offensive elements shall be permitted at any point into any public sewer, private sewage disposal system, watercourse or water body, or the ground, except in accordance with standards approved by the State Department of Ecology or other appropriate state or federal agency. The relevant provisions of federal, state and local laws and regulations shall apply, and compliance shall be certified by applicants for permits under this title. The following site development standards shall apply:

1. Hazardous waste facilities shall meet the location standards for siting dangerous waste management facilities adopted pursuant to Chapter 70.105 RCW.

2. Hazardous substance land use facilities shall be located at least:

a. Two hundred (200) feet from unstable soils or slopes which are delineated in a geo-technical report or on a critical areas hazard area map.

b. Two hundred (200) feet from the ordinary high-water mark of major or minor streams or lakes which are delineated in a wetland report or on a critical areas wetlands area map, and from shorelines of statewide significance or shorelines of the state.

c. One-quarter (1/4) mile from public parks, public recreation areas or natural preserves, or state or federal wildlife refuges; provided, that for purposes of this section public recreation areas does not include public trails.

d. Fifty (50) feet from any property line to create and serve as an onsite hazardous substance land use facility buffer zone. The buffer zone setback line for any hazardous substance land use facility shall apply to all such facilities in all zoning districts.

e. Five hundred (500) feet and one hundred (100) feet from a residential zone and a residential unit respectively.

f. Five hundred (500) feet from a public assembly use or location.

3. Hazardous substance land use facilities shall not be located in the one hundred (100) year floodplain.

4. Hazardous substance land use facilities which are not entirely enclosed within a building shall provide a Type V solid screen landscaping buffer in the hazardous substance facility buffer zone as required by LMC 18A.50.400, Landscaping.

5. Aboveground hazardous substance land use facilities shall be constructed with containment controls which will prevent the escape of hazardous substances or wastes in the event of an accidental release from the facility, and shall meet federal, state and local design and construction requirements.

6. Underground hazardous substance land use facilities shall meet federal, state and local design and construction requirements.

7. Hazardous substance land uses shall comply with the 1997 Uniform Fire Code and as revised thereafter.

8. Hazardous substance land uses shall provide a Hazardous Materials Inventory Statement for review and approval by the Fire Marshal. A Hazardous Materials Management Plan shall also be provided, if required by the Fire Marshal.

9. Hazardous substance land uses should use traffic routes which do not go through residential zones.

10. Without limiting the application of the Uniform Fire Code, above and below ground diesel fuel storage tanks exclusively intended for use on stationary, on-site, oil burning equipment, such as electrical power generator systems, in all nonresidential zoning districts shall be exempt from the hazardous substance regulations of this section, and above and below ground diesel fuel tanks of up to six thousand (6,000) gallons intended exclusively for use by essential governmental facilities for stationary, on-site, oil burning equipment, such as electrical power generator systems, in residential zones shall be exempt from the hazardous substance regulations of this section. However, all above-ground diesel fuel tanks over five hundred (500) gallons exempted by this subsection are required to have a five (5) foot minimum landscape buffer surrounding the tank to buffer the visual impacts of these tanks. Moreover, the Community Development Director shall have the discretion to increase or modify this landscape buffer requirement depending upon the specific circumstances posed by any particular tank location.

11. Residential uses are limited to a two hundred (200) gallon tank limit for household fuels that are classified as hazardous substances.

12. The hazardous substance zoning code regulations, except as specifically exempted in this section, shall apply to all hazardous substances as defined in this title.

13. In case of conflict between any of these site development standards and the development standards of specific zoning districts or other requirements of this title, the more restrictive requirement shall apply.

18A.40.060 Essential Public Facilities.

Essential Public Facilities Land Use Table. See 18A.10.120 (D) for the Purpose and Applicability of Zoning Districts.

	Zoning Classifications																						
	R 1	R 2	R 3	R 4	M R 1	M R 2	M F 1	M F 2	M F 3	A R C	N C 1	N C 2	T O C	C B D	C 1	C 2	C 3	I B P	I 1	I 2	P I	O S R 1	O S R 2
Airport (Seaplane) B(1)*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
Community and technical colleges, colleges and universities B(1), B(2)	-	-	-	-	-	-	-	-	-	-	-	C	-	C	-	-	-	C	-	-	C	-	-
Correctional facilities B(1),B(2)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-
Electrical transmission lines of higher voltage than 115 kV, in existing corridors of such transmission lines	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Electrical transmission lines of higher voltage than 115 kV, in new corridors B(1), B(2)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Group Home	<i>See Section 18A.40.120 Special needs housing</i>																						
In-Patient Facility	-	-	-	-	-	-	-	-	-	-	-	C	-	C	-	-	C	-	-	-	C	-	-

	Zoning Classifications																						
	R 1	R 2	R 3	R 4	M R 1	M R 2	M F 1	M F 2	M F 3	A R C	N C 1	N C 2	T O C	C B D	C 1	C 2	C 3	I B P	I 1	I 2	P I	O S R 1	O S R 2
Including but not Limited to Substance Abuse Facility B(1), B(2)																							
Intercity High-Speed Ground Transportation B(1)	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	P	-	-	-	C
Intercity Passenger Rail Service B(1)	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	P	-	-	-	C
Interstate Highway "I-5" B(1)	-	-	P	-	-	-	P	-	-	-	-	P	P	-	P	P	-	-	-	-	-	P	P
Mental Health Facility B(1), B(2), B(4) through B(11)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-
Military Installation B(1)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Minimum Security Institution B(1), B(2)	-	-	-	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-	-	-	C	-	-
Secure Community Transition Facility (SCTFs) B(1), B(2), B(3)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	-	-
Solid Waste Transfer Station B(1), B(2)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	C	C	-	-	-
Sound Transit Facility B(1)	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	P	-	-	-	C
Sound Transit Railroad Right-of-Way B(1)	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	P	-	-	P	-	-	-	P
Transit Bus, Train, or Other High Capacity Vehicle Bases B(1)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<u>P</u>	-	-
Washington State Highway 512 B(1)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-

	Zoning Classifications																						
	R 1	R 2	R 3	R 4	M R 1	M R 2	M F 1	M F 2	M F 3	A R C	N C 1	N C 2	T O C	C B D	C 1	C 2	C 3	I B P	I 1	I 2	P I	O S R 1	O S R 2
Work/Training Release Facility B(1), B(2)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	-	-

P: Permitted Use C: Conditional Use “-“: Not allowed
 *Numbers in parentheses reference use-specific development and operating conditions under subsection B of this section.

18A.40.080 Health and Social Services.

B. Development and operating conditions

1. Family day care, ~~adult family homes~~ and other health and social services which are residential in nature are regulated under LMC Section 18A.40.110 Residential Uses. Adult family homes are regulated under LMC Section 18A.40.120 Special Needs Housing.

18A.40.110 Residential Uses.

A. Residential Land Use Table. See 18A.10.120(D) for the Purpose and Applicability of Zoning Districts.

	Zoning Classifications																					
	R 1	R 2	R 3	R 4	M R 1	M R 2	M F 1	M F 2	M F 3	A R C	N C 1	N C 2	T O C	C B D	C 1	C 2	C 3	I B P	I 1	I 2	P I	
Accessory caretaker’s unit	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	P	P	-	
Accessory dwelling unit (ADU) B(1)*	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Babysitting care	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	
Boarding house B(2)	C	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Cottage housing B(23)	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Co-housing (dormitories, fraternities and sororities) B(43)	-	-	-	-	P	P	P	P	P	-	P	P	-	-	-	-	-	-	-	-	-	
Detached single family B(45)	P	P	P	P	P	P	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	
Two family residential, attached or detached dwelling units	-	-	-	C	P	P	P	-	-	P	P	P	-	-	-	-	-	-	-	-	-	
Three family residential, attached or detached dwelling units	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

	Zoning Classifications																				
	R 1	R 2	R 3	R 4	M R 1	M R 2	M F 1	M F 2	M F 3	A R C	N C 1	N C 2	T O C	C B D	C 1	C 2	C 3	I B P	I 1	I 2	P I
Multifamily, four or more residential units	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-
Mixed use	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-
Family daycare B(6)	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-
Home agriculture	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-
Home occupation B(7)	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mobile home parks B(8)	-	-	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mobile and/or manufactured homes, in mobile/ manufactured home parks B(8)	-	-	C	C	C	-	P	P	P	-	-	P	-	-	-	-	-	-	-	-	-
Residential accessory building B(9)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-
Rooms for the use of domestic employees of the owner, lessee, or occupant of the primary dwelling	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Small craft distillery B(6), (12)	-	P	P	P	P	-	-	-	-	-	-	P	P	P	P	P	P	-	P	-	-
Specialized senior housing B(10)	-	-	-	-	C	C	C	C	C	-	-	P	C	C	-	-	-	-	-	-	-
Accessory residential uses B(11)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-
P: Permitted Use C: Conditional Use “-“: Not allowed *Numbers in parentheses reference use-specific development and operating conditions under subsection B of this section.																					

B. Operating and Development Conditions

1. Accessory Dwelling Units (ADUs) are permitted when added to, created within, or detached from a principle dwelling unit subject to the following restrictions:

a. One (1) ADU shall be allowed as an accessory use in conjunction with any detached single-family structure, duplex, triplex, townhome, or other housing unit. ADUs shall not be included in the density calculations. A lot single-family residence shall contain no more than one ADU.

b. An ADU may be established by creating the unit within or in addition to the new or existing principle principal dwelling, or as a detached unit from the principal dwelling.

c. The ADU, as well as the main dwelling unit, must meet all applicable setbacks, lot coverage, and building height requirements.

d. The size of an ADU contained within or attached to an existing single family structure shall be limited by the existing structure's applicable zoning requirements. An attached ADU incorporated into a single-family house shall be limited to ~~forty (40) percent of the living space of the principal unit~~ six hundred (600) square feet, excluding garage area.

The size of a living space of a detached ADU shall be a maximum of one thousand (1,000) square feet ~~or forty (40) percent of the size of the living space of the principal unit, excluding garage, , whichever is smaller.~~

e. An ADU shall be designed to maintain the appearance of the principal dwelling as a single-family residence.

f. ~~The entrance to an attached ADU shall not be directed towards any front yard unless utilizing an existing doorway. Wherever practicable, a principal dwelling shall have one entrance on the front, with additional entrances permitted on the side and rear. On corner lots, it is permissible to locate the entry door to the accessory dwelling unit on a street side of the structure other than the street side with the entry door for the principal dwelling unit. The entrance to an attached accessory dwelling unit may be on the front of the house only if (a) it is located in such a manner as to be clearly secondary to the main entrance to the principal dwelling unit; or (b) it is screened from the street.~~

g. The design of an attached ADU, including the facade, roof pitch and siding, shall be complementary to the principal dwelling unit, so as not to be obvious from the outside appearance that it is a separate unit from the principal dwelling unit.

h. A minimum of one (1) off-street parking space shall be required for the ADU, in addition to the off-street parking required for the principal dwelling, pursuant to LMC Section 18A.80.030 (F). Such parking shall consist of a driveway, carport, garage, or a combination thereof, located on the lot they are intended to serve.

i. For lots located within one-quarter mile of a Pierce Transit bus route, the Sound Transit Lakewood Station, or other major transit stop, and also zoned R1, R2, R3, R4, MR1, MR2, MF1, and MF2, or TOC, off-street parking may not be required provided there is adequate street capacity, and there is curb, gutter, and sidewalk, constructed to city standards, adjoining the lot where an ADU is proposed. Parking may be required if the ADU is in an area with a lack of access to street parking capacity, physical space impediments, or other reasons to support that on-street parking is infeasible for the ADU.

j. Any legally constructed accessory building existing prior to the effective date of this title may be converted to an accessory dwelling unit, provided the living area created within the structure does not exceed six hundred (600) square feet ~~forty (40) percent of the size of the living area of the principal unit,~~ excluding garage area.

k. Where the residential accessory building is detached from an existing single-family structure, the building height shall be limited to twenty-four (24) feet.

l. If a structure containing an ADU was created without a building permit that was finalized, the city shall require a building inspection to determine if the structure is sound, will not pose a hazard to people or property, and meets the requirements of this section and building code. The ADU application fee will cover the building inspection of the ADU.

m. Any owner occupant seeking to establish an ADU shall apply for approval in accordance with ~~established procedures. T~~ ~~these procedures: shall include:~~

1. One (1) of the dwelling units shall be owner occupied as the owner's principal residence for at least six (6) months a year, and at no time shall the owner-occupied unit be leased or rented.

2. No building permit or zoning certification for an ADU shall be issued until the owner files and records with the Pierce County Auditor a covenant evidencing this use limitation against the property. The covenant shall acknowledge the existence of the ADU and document the owner's agreement to all the ADU requirements as provided in this section.

The covenant shall be in a form specified by the Community Development Director, and shall include at a minimum: the legal description of the property which has been approved for an ADU; the applicability of the restrictions and limitations contained in this sub section; a copy of the floor/site plan approved by the City; and the notarized signature of all property owners.

n. Discontinuation of an ADU.

1. An ADU shall be converted to another permitted use or shall be removed if one (1) of the two (2) dwellings is not owner occupied, pursuant to the requirements of this section.

2. If either the ADU or the principal unit ceases to be owner-occupied for more than six (6) months, the ADU permit shall be deemed

revoked and use of the unit as an ADU shall cease immediately, and the ADU shall be removed or converted to a permitted use.

2. Standards – Boarding House

- a. Parking requirements. At a minimum, there must be one (1) off-street parking stall per occupant. An owner may reduce the off-street parking requirement if an affidavit is signed that an occupant does not own a vehicle.
- b. Solid waste management regulations.
 - 1. All occupied units shall have minimum garbage service as prescribed by the City pursuant to LMC Title 13.
 - 2. The owner is responsible to provide each occupant with the solid waste connection schedule and that schedule is to be posted within the unit as approved by the City.
- c. International Property Maintenance Code. Pursuant to Title 15 LMC, International Property Maintenance Code occupancy requirements are applicable to a boarding house regardless of the number of individuals living in the residence.
- d. Amortization Schedule. Existing boarding houses have until December 31, 2015 to become compliant with the regulations outlined in this Title and Title 5 as it pertains to boarding house.
- e. Additional Standards. The following additional standards are required to be met for any boarding house housing over four (4) unrelated individuals excluding Types 1, 2, 3, 4, and 5 Group Homes in LMC 18A.10.040; hotels and motels as defined in LMC 18A.10.040; and excluding state-licensed foster homes, in addition to the criteria for a conditional use permit under LMC 18A.30, Part II.
 - 1. Adequate living space based on the International Residential Code standards will be taken into account when a request for more than four (4) unrelated individuals is requested.
 - 2. A designated property manager that is available twenty-hour (24) hours a day, seven (7) days a week is required.
 - 3. The request for more than four (4) unrelated individuals will not adversely impact the surrounding community.

4. General Business License Required. A boarding house falling under this subsection is deemed a business activity and is subject to the requirements of LMC Chapter 5.02.

5. The applicant must adhere to the provisions of the City's noise control regulations found in LMC Chapter 8.36.

32. Cottage housing is permitted subject to the LMC 18A.20, Part III.
43. Dormitories, fraternities and sororities shall be permitted as accessory uses to public or private educational institutions or churches.
54. Detached primary dwelling units, or single-family dwelling units, include site-built homes, manufactured homes and modular homes.
- a. All detached single-family dwellings (including manufactured homes) located in residential zones shall meet all of the following criteria:
1. May not have previously had a title granted to a retail purchaser and may not be a used mobile home as defined by RCW 82.45.032(2), now or hereafter amended.
 2. Be built to meet or exceed the standards established by 42 U.S. Code Chapter 70 – Manufactured Home Construction and Safety Standards, now or hereafter amended.
 3. Be thermally equivalent or better to that required by the state energy code for new residential structures, now or hereafter amended.
 4. Be set on and securely attached to a permanent foundation as specified by the manufacturer.
 5. Proof of title elimination per the Pierce County Auditor identified process is required prior to manufactured housing building occupancy.
 6. Be connected to required utilities that include plumbing, heating and electrical systems.
- b. All single-family dwellings (including manufactured homes) shall comply with the following siting and design standards unless sited within manufactured/mobile home parks:
1. The design and construction of the foundation must meet the requirements of the International Building Code, now or hereafter amended.

2. The gap from the bottom of the structure to the ground, around the entire perimeter of the structure, shall be enclosed by concrete or other concrete product as approved by the building official, which may or may not be load-bearing.

3. Modular homes on individual lots shall incorporate design features of typical site-built homes including but not limited to modulation, articulation, sloped roofs, and wood siding or siding of a material which imitates wood.

65. Family day care is a permitted use, subject to obtaining a state license in accordance with Chapter 74.15 RCW and the following:

- a. Compliance with all building, fire, safety, health code, and city licensing requirements;
- b. Conformance to lot size, setbacks, building coverage, hard surface coverage, and other design and dimensional standards of the zoning classification in which the home is located;
- c. Certification by the office of child care policy licensor that a safe passenger loading area, if necessary, is provided.

76. Home occupations are permitted subject to the following:

- a. The home occupation shall be subordinate to the primary use of the premises as a dwelling unit.
- b. All activities of the home occupation shall be conducted indoors.
- c. The business shall be conducted by a member of the family residing within the primary residential premises plus no more than one additional person not residing in the dwelling unit.
- d. Home occupations may have on-site client contact subject to the following limitations:
 1. All the activities of the home occupation shall take place inside the primary residential structure or accessory building;
 2. The home occupation shall generate no more than two vehicle trips per hour to the licensed residence; and
 3. The home occupation shall not create a public nuisance.

- e. The following activities shall be prohibited:
1. Automobile, truck, boat and heavy equipment repair;
 2. Auto or truck body work or boat hull and deck work;
 3. Parking and storage of heavy equipment;
 4. Storage of building materials for use on other properties;
 5. Painting or detailing of autos, trucks, boats, or other items;
 6. The outside storage of equipment, materials or more than one vehicle related to the business;
 7. Vehicles larger than 10,000 pounds gross weight operated out of the premises or parked on the property or on adjacent streets; and
 8. Taxicab, van shuttle, limousine or other transportation services, except for office activities; provided all other requirements of this subsection concerning home occupations are met.
- f. Home occupations shall not be allowed in accessory buildings within the rear yard setback.
- g. Home occupations in accessory buildings shall not permit noise to intrude into another residential property at a level at or above 45 decibels outside the hours of 7:00 a.m. through 6:00 p.m. Monday through Friday, and 9:00 a.m. through 5:00 p.m. on Saturday.
- h. Home occupations are required to obtain a city business license.

~~7. Households of more than six persons in which any one person is unrelated to any or all of the others are not permitted, except that the Director may allow larger numbers of unrelated persons to live together through a grant of special of reasonable accommodation when necessary to comply with the provisions of the Federal Housing Act amendments, RCW 49.60.222, or RCW 35.63.220.~~

~~a. When necessary to comply with the provisions of the Federal Fair Housing Act amendments, RCW 49.60.222, or RCW 35.63.220, the Director may grant reasonable accommodation to individuals in order for them to live in a household of more than six persons, subject to the following:~~

~~1. An applicant for reasonable accommodation must demonstrate to the satisfaction of the Director that the special needs of the proposed~~

~~residents makes it necessary for them to live in a household of the size proposed in order to have equal opportunity to use and enjoy a dwelling.~~

~~2.— The Director shall determine what adverse land impacts, including cumulative impacts, if any, would result from granting the proposed accommodation. The Director shall take into account the size, shape and location of the dwelling unit and lot, the building occupancy load, the traffic and parking conditions on adjoining and neighboring streets, the vehicle usage to be expected from residents, staff and visitors, and any other circumstances the Director determines to be relevant as to whether the proposed increase in density will adversely impact the neighborhood.~~

~~3.— The Director shall consider the applicant's need for accommodation in light of the anticipated land use impacts, and the Director may impose conditions in order to make the accommodation reasonable in light of those impacts.~~

~~4.— A grant of reasonable accommodation permits a dwelling to be inhabited only according to the terms and conditions of the applicant's proposal and the Director's decision. If the Director determines that the accommodation has become unreasonable because circumstances have changed or adverse land use impacts have occurred that were not anticipated, the Director shall rescind or modify the decision to grant reasonable accommodation.~~

~~5.— A decision to grant reasonable accommodation is a Type I action. The decision shall be recorded with the Pierce County auditor.~~

~~6.— Nothing herein shall prevent the Director from granting reasonable accommodation to the full extent required by federal or state law.~~

8. Mobile and/or manufactured homes are allowed only in mobile/manufactured home parks developed in accordance with LMC 18A.40.110(C).

9. Residential accessory building:

a. The maximum height for residential accessory building shall be twenty-four (24) feet.

b. Detached residential accessory structures which are less than one hundred twenty (120) square feet in size and not higher than ten (10) feet, including garden sheds or greenhouses or combination of both; children's play

equipment; arbors; and gazebos, when placed in a rear half of the lot shall have a minimum three (3) foot setback.

Attached accessory structures shall meet the same setbacks as the main building.

c. Pools, hot tubs, and similar accessory structures may not be located in the rear or interior yard setbacks.

d. Vehicle covers and other storage structures that are composed of pipes or poles with a fabric, plastic or other type of cover on the top of the framework are required to meet the development standards for the applicable zoning district, including lot coverage limitations and setback requirements. If the covering on such a structure is metal, wood, hard plastic or other rigid material and the structure exceeds 120 square feet in size, a building permit is required for the structure. If the structure is used for recreational, sporting or utility vehicle storage, the storage requirements of LMC 18A.60.160, including a parking pad and screening must be met. Fabric, vinyl, flexible plastic or other membrane material may be utilized to enclose the sides of the structure only if the structure is specifically designed and used for vehicle storage. Such enclosed structures are not exempt from the screening requirements of LMC 18A.60.150. Except as noted above, general storage is prohibited in tents, yurts or other tent-like structures.

e. Railroad cars, shipping containers, and semi-truck trailers shall not be placed or maintained in any single-family residential, mixed residential, or multi-family residential zoning district.

10. See LMC Section 18A.40.120.

11. Residential accessory uses are secondary, subordinate permitted uses and include the following:

a. Private docks and mooring facilities as regulated by applicable shoreline management regulations.

b. Attached carports or garages for the sole use of occupants of premises and their guests, for storage of personal household goods and motor, recreational, and sporting vehicles.

c. Detached carports or garages are allowed in conjunction with an approved access and driveway.

d. Other accessory buildings and structures such as hobbyist greenhouses and storage buildings for personal household goods and yard maintenance equipment, but excluding accessory dwelling units, are allowed.

- e. Outdoor storage of one (1) recreational/sporting/utility vehicles, subject to LMC Section 18A.60.160.
- f. Minor maintenance of a vehicle owned by a resident or a relative of a resident of the site on which the activity is performed, where the activity is not performed for pay or the exchange of goods or services, and subject to the provision of LMC Section 18A.50.180.
- g. Hobbyist crop or flower gardens which are non-commercial and serve one (1) or more neighborhood homes on an informal, cooperative basis.
- h. “Pea patch” or community gardens, “tot lots,” private parks and open space set-asides. May include private, on-site composting facility with less than ten (10) cubic yards’ capacity.
- i. On-site underground fuel storage tanks to serve a residential use.
- j. Antennas and satellite dishes for private telecommunication services.
- k. Decks and patios.
- l. Non-commercial recreational facilities and areas, indoor and outdoor, including swimming pools and tennis courts, for exclusive use by residents and guests.
- m. On-site soil reclamation in accordance with state regulations.
- n. Retaining walls, freestanding walls, and fences.
- o. Yard sales.
- p. Continuation of equestrian uses, which are accessory to a single-family dwelling, already legally existing within the zone at the time of adoption of this title. Maintenance, repair and replacement of existing equestrian structures shall be permitted.

12. Small craft distilleries may contract distilled spirits for, and sell distilled spirits to, holders of distillery licenses, manufacturer’s licenses and grower’s licenses.

18A.40.120 Special Needs Housing.

* * *

B. Special Needs Housing Table. See 18A.10.120(D) for the Purpose and Applicability of Zoning Districts.

		Zoning Classifications									
Description(s)	Number of residents (size)	R1, R2, R3, R4,	MR1, MR2	MF1, MF2, MF3	ARC, NC1, NC2	TOC, CBD	C1, C2, C3	IBP, I1, I2	OSR1, OSR2	PI	ML, CZ, AC1, AC2
Assisted Living Facility	N/A	-	C	P	P	P	P	-	-	-	-
Confidential Shelter (5)	Max. of 15, plus resident staff	P	P	P	P	P	-	-	-	P	-
Continuing Care Retirement Community	N/A	-	C	P	P	P	P	-	-	-	-
Enhanced Services Facility	Max. of 16, plus resident staff	-	-	-	C	C	C (C2 zone only)	-	-	-	-
Hospice Care Center	N/A	C	C	P	-	-	-	-	-	-	-
Nursing Home	N/A	-	C	P	P	P	P	-	-	-	-
<u>Permanent Supportive Housing</u>	<u>N/A</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>C</u>	<u>-</u>
<u>Rapid Re-Housing</u>	<u>N/A</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>C</u>	<u>-</u>
<u>Transitional Housing</u>	<u>N/A</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>C</u>	<u>-</u>
Type 1 Group Home – Adult Family Home (C)(1)	Max. of 6 or 8 per (C)(1)	P	P	P	P	P	-	-	-	C	-
Type 2 Group Home, Level 1	Max. of 7, plus resident staff	P	P	P	P	P	-	-	-	C	-
Type 2 Group Home, Level 2	Max. of 10, plus resident staff	C	C	C	-	-	-	-	-	-	-
Type 2 Group Home, Level 3	More than 10, plus resident staff	-	C	C	C	C	-	-	-	C	-
Type 3 Group Home, Level 1	Max. of 8, plus resident staff	-	C	C	C	C	-	-	-	C	-
Type 3 Group Home, Level 2	Max. of 12, plus resident staff	-	-	C	C	C	-	-	-	C	-
Type 3 Group Home, Level 3	More than 12, plus resident staff	-	C	C	C	C	-	-	-	C	-
Type 4 Group Home	N/A	-	-	-	-	-	C	-	-	-	-

		Zoning Classifications									
Description(s)	Number of residents (size)	R1, R2, R3, R4,	MR1, MR2	MF1, MF2, MF3	ARC, NC1, NC2	TOC, CBD	C1, C2, C3	IBP, I1, I2	OSR1, OSR2	PI	ML, CZ, AC1, AC2
							(C1 & C2 zones only)				
Type 5 Group Home	N/A	-	-	-	C (NC2 zone only)	C	C(C2 zone only)	-	-	-	-
P: Permitted Use C: Conditional Use (2) (3) (4) -: Not allowed Numbers in parentheses reference use-specific development and operating conditions under subsection B of this section.											

* * *

C. Operating and development conditions

1. Adult family homes are permitted, subject to obtaining a state license in accordance with Chapter 70.128 RCW and Chapter 220 Laws of 2020 and the following:

- a. Compliance with all building, fire, safety, health code, and city licensing requirements;
- b. Conformance to lot size, setbacks, building coverage, hard surface coverage, and other design and dimensional standards of the zoning classification in which the home is located.

18A.80.040 Development Standards.

A. Parking area design shall include:

1. **Ingress and Egress.** The location of all points of ingress and egress to parking areas shall be subject to the review and approval of the City Engineer.

2. **Backing Out Prohibited.** In all commercial and industrial developments and in all residential buildings containing five or more dwelling units, parking areas shall be so arranged as to make it unnecessary for a vehicle to back out into any street or public right-of-way.

3. **Parking in alleys.** No person shall park a vehicle within an alley in such a manner or under such conditions as to leave available less than eight feet of the width of the roadway for the free movement of vehicular traffic, and no person shall

stop, stand, or park a vehicle within an alley in such a position as to block the driveway entrance to any abutting property.

43. Parking Spaces--Access and Dimensions. Adequate provision shall be made for individual ingress and egress by vehicles to all parking stalls at all times by means of unobstructed maneuvering aisles.

54. Surfacing. All parking areas shall be surfaced with permeable paving surfaces in conformance with the current City of Lakewood Stormwater Design Manual, asphalt, concrete or similar pavement so as to provide a surface that is durable and dust free and shall be so graded and drained as to properly dispose of all surface water.

65. Stormwater management is required and shall comply with the current City of Lakewood Stormwater Design Manual and shall be subject to the city's review and approval.

76. Parking shall be designed and constructed for a minimum of thirty percent and a maximum of fifty percent of the required number of spaces for compact size cars. An applicant must clearly identify all spaces designed and constructed for compact car use. The Director may approve the design and designation of more than fifty percent of the spaces for use by compact cars if the applicant demonstrates that no adverse impact will result.

87. Parking area for land uses located outside the city shall be prohibited.

98. Community design requirements. Parking areas shall meet the applicable landscaping requirements of LMC 18A.70 Part I.

109. Landscaping requirements. Parking areas shall meet the applicable landscaping requirements of LMC 18A.70 Part II.

1140. Marking: The property owner shall identify required parking stalls, directional arrows and crosswalks within parking areas using paint or other methods approved by the approving authority. Crosswalk marking shall be provided consistent with the requirements of the public works department. Paint is not permitted as a sole means of marking crosswalks. Display areas which are not required parking areas, such as a car dealership or rental display area, are not required to be marked as individual stalls.

1244. An owner/developer may install parking spaces in phases if a phased schedule has been approved. This schedule must specifically indicate when the parking will be provided. The Director may permit the use of temporary parking areas with appropriate screening as part of a phasing schedule. In addition, the Director may require a performance assurance device to insure conformance with the requirements.

1312. When adequate vehicular access to an approved lot or development is available from a side street, no such access shall be permitted from the front street. Where lots have double frontage, if vehicular access from a side street or a street of lower functional classification is not available, such access shall be from the street anticipated to carry the least amount of traffic or the street that would have the least conflict with pedestrian traffic.

1413. Parking Area and Circulation Design.

a. The city public works and engineering department shall have the authority to fix the location, width and manner of approach of vehicular ingress or egress from a building or parking area to a public street and to alter existing ingress and egress as may be required to control street traffic in the interest of public safety and general welfare.

b. Internal circulation of the lot shall be so designed as to minimize conflicts with pedestrians with priority given to pedestrians considering convenience, comfort, safety and security. In-and-out driving time, idling time and time spent looking for a parking space should be a consideration, but should not influence design parameters that reduce pedestrian functionality.

1514. Parking places for the physically disabled: All parking lots regulated by this chapter shall be modified as necessary to provide parking places for the physically disabled as specified in the building code, including installation of curb ramps, signage and other required improvements.

1615. Parking ratios for mixed use development projects shall be determined by calculating the percentage of GFA by use multiplied by the appropriate parking ratio for each use plus a five percent parking reduction for two uses, ten percent parking reduction for three uses and fifteen percent parking reduction for four or more uses.

1716. All major employers or major worksites, as defined by RCW 70.94.524, shall designate at least five percent of auto spaces as carpool spaces. These spaces must be located as close to the main employee entrance as possible and shall be called out on the site plan.

received an application from Upland Pipeline, LLC (“Upland”) for a Presidential Permit authorizing the construction, connection, operation, and maintenance of pipeline facilities for the export of crude oil. If the application is approved, the proposed facilities will transport crude oil from the Williston Basin region in North Dakota across the U.S.-Canadian border near Burke County, North Dakota, for onward transportation to refineries in Canada and the eastern United States.

Upland is a limited liability corporation organized under the laws of the State of Delaware. The ultimate parent corporation of Upland is TransCanada Corporation (“TransCanada”). TransCanada is a major energy infrastructure firm whose assets include approximately 35,500 miles of natural gas pipelines and a 2,600-mile petroleum pipeline. Upland plans to enter into a development, management, and operations agreement with TransCanada Oil Pipeline Operations, Inc., a subsidiary of TransCanada, to provide operating services for the project.

Under E.O. 13337, the Secretary of State is designated and empowered to receive all applications for Presidential Permits for the construction, connection, operation, or maintenance, at the borders of the United States, of facilities for the exportation or importation of liquid petroleum, petroleum products, or other non-gaseous fuels to or from a foreign country. The Department of State has the responsibility to determine whether issuance of a new Presidential Permit for construction, connection, operation, and maintenance of the proposed Upland pipeline border facilities would serve the U.S. national interest.

The Department will conduct an environmental review consistent with the National Environmental Policy Act of 1969. The Department will provide more information on the review process in a future **Federal Register** notice.

Upland’s application is available at: <http://www.state.gov/e/enr/applicant/applicants/index.htm>

FOR FURTHER INFORMATION CONTACT: Acting Director, Energy Resources Bureau, Energy Diplomacy (ENR/EDP/EWA) United States Department of State, 2201 C St. NW., Suite 4843, Washington, DC 20520.

Dated: April 27, 2015.

Chris Davy,

Acting Director, Energy Resources Bureau, Energy Diplomacy (ENR/EDP/EWA), Bureau of Energy Resources, U.S. Department of State.

[FR Doc. 2015–18208 Filed 7–23–15; 8:45 am]

BILLING CODE 4710–07–P

DEPARTMENT OF TRANSPORTATION

Federal Aviation Administration

System Wide Information Management (SWIM) Interactive Developer Workshop; Meeting Announcement

AGENCY: Federal Aviation Administration (FAA), DOT.

System Wide Information Management (SWIM) Interactive Developer Workshop; Meeting Announcement

Tuesday, September 22, 2015 to Thursday, September 24, 2015—From 8:00 a.m. to 4:30 p.m., FAA Florida NextGen Test Bed, 557 Innovation Way, Daytona Beach, FL 32114.

Open Meeting—Interactive Workshop

The Federal Aviation Administration (FAA) invites all interested stakeholders with a background in software development to attend an interactive workshop on System Wide Information Management (SWIM) at the state of the art NextGen Test Bed in Daytona Beach, FL. Join fellow developers as the FAA introduces and demonstrates current and new data services being made available from the agency’s enterprise information gateway. Socializing new ideas on how to work with data from SWIM and what applications can be developed will be highly encouraged by the organizers.

Participants to the workshop who have an existing graphical user interface that visualizes data are encouraged to bring their application to use during the workshop. Participants that do not have an interface may be provided one at no cost. All participants must bring their own hardware (laptop preferred) to use during the event.

The FAA will be providing a connection to the Research & Development Data Domain allowing participants to engage and interact real time with data from SWIM in a non-operational environment. The following data types will be introduced and available to work with during the event:

- Notices to Airmen (NOTAM)
- Common Sourced Weather
- Terminal Data Distribution Services
- Flight Data Publication Services
- Traffic Flow Management Publication Services

Participants will be highly encouraged to introduce ideas of how they would incorporate SWIM data into their operation or application both before and after working with the data types provided. For more information or to register, visit www.faa.gov/nextgen/swim.

Space is limited so register early to secure a spot! Registration will close when all spots have been filled!

About SWIM

System Wide Information Management (SWIM) is the FAA’s data distribution backbone of NextGen, the Next Generation Air Transportation System. SWIM utilizes a “one to many” data distribution model, allowing easier access to more data, providing it to the right person, at the right time, in the format they want. SWIM utilizes industry standard service oriented architecture (SOA) technology to be interoperable with many types of applications capable of web service and java based messaging. The FAA is also leading the use of standard data exchange models such as Aeronautical Information Exchange (AIXM) and Flight Information Exchange (FIXM).

Paul Fontaine,

Director, NextGen Portfolio Management and Technology Development, Federal Aviation Administration.

[FR Doc. 2015–18213 Filed 7–23–15; 8:45 am]

BILLING CODE P

DEPARTMENT OF TRANSPORTATION

Federal Highway Administration

Uniform Relocation and Real Property Acquisition for Federal and Federally-Assisted Programs; Fixed Payment for Moving Expenses; Residential Moves

AGENCY: Federal Highway Administration (FHWA), DOT.

ACTION: Notice.

SUMMARY: The purpose of this notice is to publish changes in the Fixed Residential Moving Cost Schedule for the States and Territories of Alabama, California, Colorado, District of Columbia, Florida, Guam, Hawaii, Idaho, Illinois, Louisiana, Maryland, Massachusetts, Minnesota, Montana, Nevada, New Jersey, North Dakota, Oklahoma, Puerto Rico, Rhode Island, South Carolina, Utah, Virginia, Wisconsin, and Wyoming as provided for by section 202(b) of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. The schedule amounts for the States and Territories not listed above

remain unchanged. The Uniform Act applies to all programs or projects undertaken by Federal agencies or with Federal financial assistance that cause the displacement of any person.

DATES: The provisions of this notice are effective August 24, 2015, or on such earlier date as an agency elects to begin operating under this schedule.

FOR FURTHER INFORMATION CONTACT: Mary Jane Daluge, Office of Real Estate Services, (202) 366–2035, email address: *Maryjane.daluge@dot.gov*; Robert Black, Office of the Chief Counsel, (202) 366–1359, email address: *Robert.Black@dot.gov*; Federal Highway Administration, 1200 New Jersey Avenue SE., Washington, DC 20590. Office hours are from 8:00 a.m. to 4:30 p.m., e.t., Monday through Friday, except Federal holidays.

SUPPLEMENTARY INFORMATION:

Electronic Access

Internet users may reach the Office of the Federal Register’s home page at: *http://www.archives.gov/* and the Government Printing Office’s database: *http://www.fdsys.gov*.

Background

The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, 42 U.S.C. 4601–4655 (Uniform Act), established a program, which includes the payment of moving and related expenses, to assist persons who move because of Federal or federally assisted projects. The FHWA is the lead agency for implementing the provisions of the Uniform Act, and has issued governmentwide implementing regulations at 49 CFR part 24.

The following 17 Federal departments and agencies have, by cross-reference,

adopted the governmentwide regulations: Department of Agriculture; Department of Commerce; Department of Defense; Department of Education; Department of Energy; Department of Homeland Security; Environmental Protection Agency; Federal Emergency Management Agency; General Services Administration; Department of Health and Human Services; Department of Housing and Urban Development; Department of the Interior; Department of Justice; Department of Labor; Department of Veterans Affairs; National Aeronautics and Space Administration; Tennessee Valley Authority.

Section 202(b) of the Uniform Act provides that as an alternative to being paid for actual residential moving and related expenses, a displaced individual or family may elect payment for moving expenses on the basis of a moving expense schedule established by the head of the lead agency. The governmentwide regulations at 49 CFR 24.302 provide that the FHWA will develop, approve, maintain, and update this schedule, as appropriate.

The purpose of this notice is to update the schedule published on May 23, 2012, at 77 FR 30586.

The schedule is being updated to reflect the increased costs associated with moving personal property and was developed from data provided by State highway agencies. This update increases the schedule amounts in the States and Territories of Alabama, California, Colorado, District of Columbia, Florida, Guam, Hawaii, Idaho, Illinois, Louisiana, Maryland, Massachusetts, Minnesota, Montana, Nevada, New Jersey, North Dakota, Oklahoma, Puerto Rico, Rhode Island, South Carolina,

Utah, Virginia, Wisconsin, and Wyoming. The schedule amounts for the States and Territories not listed above remain unchanged. The payments listed in the table below apply on a State-by-State basis. Two exceptions and limitations apply to all States and Territories. Payment is limited to \$100.00 if either of the following conditions applies:

- (a) A person has minimal possessions and occupies a dormitory style room, or
- (b) A person’s residential move is performed by an agency at no cost to the person.

The schedule continues to be based on the “number of rooms of furniture” owned by a displaced individual or family. In the interest of fairness and accuracy, and to encourage the use of the schedule (and thereby simplify the computation and payment of moving expenses), an agency should increase the room count for the purpose of applying the schedule if the amount of possessions in a single room or space actually constitutes more than the normal contents of one room of furniture or other personal property. For example, a basement may count as two rooms if the equivalent of two rooms worth of possessions is located in the basement. In addition, an agency may elect to pay for items stored outside the dwelling unit by adding the appropriate number of rooms.

Authority: 42 U.S.C. 4622(b) and 4633(b); 49 CFR 1.85 and 24.302.

Issued on: July 17, 2015.

Gregory G. Nadeau,

Acting Administrator, Federal Highway Administration.

UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970, AS AMENDED FIXED RESIDENTIAL MOVING COST SCHEDULE (2015)

State	Occupant owns furniture									Occupant does not own furniture	
	Number of rooms of furniture									1 room/ no furn.	Addtl room no furn.
	1 room	2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms	8 rooms	Addtl room		
Alabama	600	800	1000	1200	1400	1600	1800	2000	200	400	50
Alaska	700	900	1125	1350	1550	1725	1900	2075	300	500	200
American Samoa	282	395	508	621	706	790	875	960	85	226	28
Arizona	700	800	900	1000	1100	1200	1300	1400	100	395	60
Arkansas	550	825	1100	1350	1600	1825	2050	2275	200	300	70
California	725	930	1165	1375	1665	1925	2215	2505	265	475	90
Colorado	675	895	1115	1270	1425	1580	1735	1890	155	385	55
Connecticut	620	810	1000	1180	1425	1670	1910	2150	150	225	60
Delaware	500	710	880	1110	1260	1410	1560	1710	160	400	60
DC	800	1000	1200	1500	1700	1900	2100	2300	200	500	100
Florida	750	900	1075	1250	1400	1550	1600	1850	300	500	150
Georgia	600	975	1300	1600	1875	2125	2325	2525	200	375	100
Guam	600	950	1300	1600	1900	2150	2400	2650	200	300	150
Hawaii	600	950	1300	1600	1900	2150	2400	2650	200	300	150
Idaho	600	800	1000	1200	1400	1600	1800	2000	200	350	100

UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970, AS AMENDED FIXED RESIDENTIAL MOVING COST SCHEDULE (2015)—Continued

State	Occupant owns furniture									Occupant does not own furniture	
	Number of rooms of furniture									1 room/ no furn.	Add'l room no furn.
	1 room	2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms	8 rooms	Add'l room		
Illinois	850	1000	1150	1250	1400	1600	1750	2050	450	650	150
Indiana	500	700	900	1100	1300	1500	1700	1900	200	400	100
Iowa	550	700	800	900	1000	1100	1225	1350	125	500	50
Kansas	400	600	800	1000	1200	1400	1600	1800	200	250	50
Kentucky	500	700	900	1100	1300	1500	1700	1900	200	350	50
Louisiana	600	800	1000	1200	1300	1550	1700	1900	300	400	70
Maine	650	900	1150	1400	1650	1900	2150	2400	250	400	100
Maryland	700	900	1100	1300	1500	1700	1900	2100	200	500	100
Massachusetts	700	850	1000	1200	1350	1500	1650	1800	250	450	150
Michigan	700	950	1150	1300	1450	1600	1750	1900	300	500	200
Minnesota	575	725	925	1125	1325	1525	1725	1925	275	450	100
Mississippi	750	850	1000	1200	1400	1550	1700	1850	300	400	100
Missouri	800	900	1000	1100	1200	1300	1400	1500	200	400	100
Montana	500	700	900	1100	1300	1500	1700	1900	200	350	100
Nebraska	390	545	700	855	970	1075	1205	1325	120	310	40
Nevada	500	700	900	1100	1300	1500	1700	1900	200	350	60
New Hampshire	500	700	900	1100	1300	1500	1700	1900	200	200	150
New Jersey	650	750	850	1000	1150	1300	1400	1600	200	200	50
New Mexico	650	850	1050	1250	1450	1650	1850	2050	200	400	60
New York	600	800	1000	1200	1400	1600	1800	2000	200	350	100
North Carolina	550	750	1050	1200	1350	1600	1700	1900	150	350	50
North Dakota	495	715	900	1080	1265	1415	1510	1695	185	430	65
N. Mariana Is.	282	395	508	621	706	790	875	960	85	226	28
Ohio	600	800	1000	1150	1300	1450	1600	1750	150	400	100
Oklahoma	700	900	1100	1300	1500	1700	1850	2000	200	350	100
Oregon	600	800	1000	1200	1400	1600	1800	2000	200	350	100
Pennsylvania	500	750	1000	1200	1400	1600	1800	2000	200	400	70
Puerto Rico	350	550	700	850	1000	1100	1200	1300	100	300	50
Rhode Island	600	850	1000	1200	1400	1600	1800	2000	150	300	100
South Carolina	700	805	1095	1285	1575	1735	1890	2075	225	500	75
South Dakota	500	650	800	950	1050	1200	1400	1600	200	300	40
Tennessee	500	750	1000	1250	1500	1750	2000	2250	250	400	100
Texas	600	800	1000	1200	1400	1600	1750	1900	150	400	50
Utah	650	800	950	1100	1250	1400	1550	1700	150	500	100
Vermont	400	550	650	850	1000	1100	1200	1300	150	300	75
Virgin Islands	500	700	850	950	1150	1300	1450	1600	150	425	100
Virginia	700	900	1100	1300	1500	1700	1900	2100	300	400	75
Washington	600	800	1000	1200	1400	1600	1800	2000	200	300	50
West Virginia	750	900	1050	1200	1350	1500	1650	1800	150	350	50
Wisconsin	550	730	935	1140	1350	1560	1765	1975	260	440	105
Wyoming	540	800	870	1020	1170	1325	1500	1670	200	370	60

Exceptions: 1. The payment to a person with minimal possession who is in occupancy of a dormitory style room or whose residential move is performed by an agency at no cost to the person is limited to \$100.00.

2. An occupant will be paid on an actual cost basis for moving his or her mobile home from the displacement site. In addition, a reasonable payment to the occupant for packing and securing property for the move may be paid at the agency's discretion.

[FR Doc. 2015-18159 Filed 7-23-15; 8:45 am]

BILLING CODE 4910-22-P

DEPARTMENT OF TRANSPORTATION

Federal Highway Administration

**Environmental Impact Statement:
Lexington and Richland Counties,
South Carolina; Notice of Intent**

AGENCY: Federal Highway Administration (FHWA), DOT.

ACTION: Notice of intent.

SUMMARY: The FHWA is issuing this notice to advise the public that an

environmental impact statement will be prepared for a proposed highway project in Lexington and Richland counties, South Carolina.

FOR FURTHER INFORMATION CONTACT:

Emily O. Lawton, Division Administrator, Federal Highway Administration, Strom Thurmond Federal Building, 1835 Assembly Street, Suite 1270, Columbia, South Carolina 29201, Telephone: (803) 765-5411, Email: *emily.lawton@dot.gov*.

SUPPLEMENTARY INFORMATION: The FHWA, in cooperation with the South Carolina Department of Transportation (SCDOT), will prepare an environmental

impact statement (EIS) on a proposal to improve the I-20/I-26/I-126 Corridor located in Lexington and Richland counties, South Carolina. To date, the project area has been defined as a mainline corridor including I-20 from the Saluda River to the Broad River, I-26 from US 378 to Broad River Road, and I-126 from Colonial Life Boulevard to I-26.

The I-20/I-26/I-126 corridor is a vital link in South Carolina, serving residents, commuters, travelers, and commerce. Due to nearby residential and commercial development, proximity to downtown Columbia,



TO: Planning Commission
 FROM: Tiffany Speir, Long Range & Strategic Planning Manager
 DATE: May 6, 2020
 SUBJECT: First Biennial Review of the Downtown Subarea Plan, Planned Action and Hybrid Form-Based Code

BACKGROUND

This staff report contains the first biennial review of the 2018 Downtown Subarea Plan and its related Planned Action and hybrid form-based code (LMC Title 18B) per the enacting Ordinances 695 and 696.

The enabling ordinances for the 2018 Downtown Subarea Plan, Planned Action and Hybrid Form-Based Code (LMC Title 18B) (“DSAP package”) direct reviewing and potentially amending the DSAP package every two years.

Ordinance 695:

Urban Design and Land Use Implementation Plan Policies & Strategies

Strategy: Monitor the impact of the Downtown Code in implementing this Plan at least biennially and amend the Plan and its associated regulations as needed to improve outcomes.

Ordinance 696:

Section 4. Monitoring and Review.

- A. The City should monitor the progress of development in the designated Planned Action area biennially to ensure that it is consistent with the assumptions of this Ordinance and the Planned Action EIS regarding the type and amount of development and associated impacts and with the mitigation measures and improvements planned for the Planned Action Area.
- B. This Planned Action Ordinance shall be reviewed by the SEPA Responsible Official every two (2) years from its effective date in conjunction with the City's regular Comprehensive Plan review or docket cycle, as applicable. The review shall determine the continuing relevance of the Planned Action assumptions and findings with respect to

environmental conditions in the Planned Action Area, the impacts of development, and required mitigation measures (Exhibit B) and Public Agency Actions and Commitments (Exhibit C). Based upon this review, the City may propose amendments to this Ordinance or may supplement or revise the Planned Action EIS.

Exhibit D. Transportation Cost Estimates

6. The Planned Action Share Transportation Fees will be incorporated into the City of Lakewood's master fee schedule. Fees shall be subject to biennial review to affirm the cost basis.

RECOMMENDATION

The DSAP package was adopted in October 2018 and has been in effect less than 18 months. Because of this, CEDD is recommending no changes to any part of the DSAP package in 2020, but to review for any needed changes in 2022.

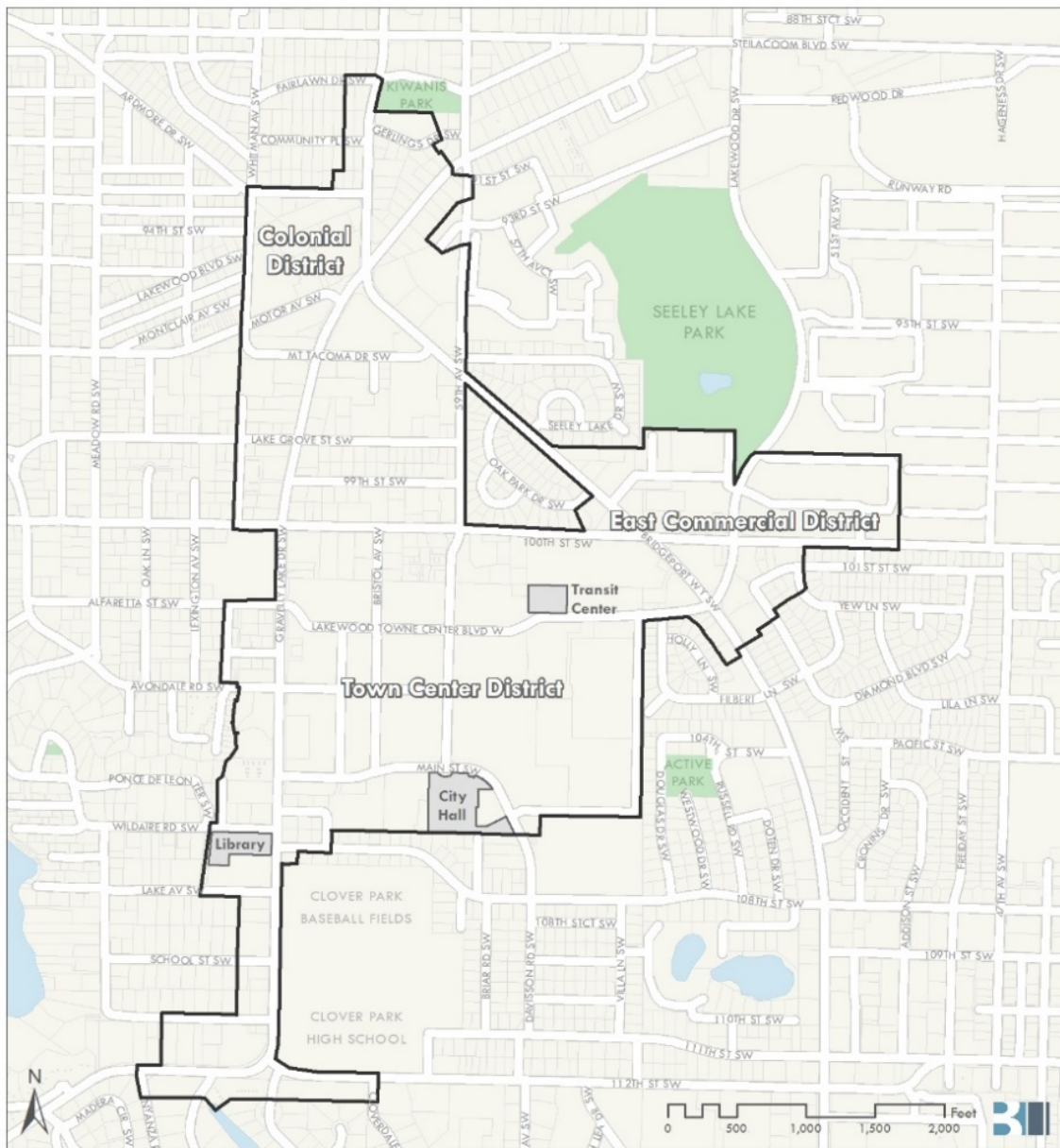
DISCUSSION

The Downtown subarea encompasses over 315 parcel acres, with three districts that illustrate different characters. See Figure 1 below.

- **Colonial:** This district includes colonial-style commercial buildings. It includes the historic Lakewood Theater, which has not operated for approximately 20 years.
- **Town Center:** This district contains the upgraded Lakewood Towne Center, an auto-oriented shopping area with stores and restaurants, a transit center, the Lakewood Playhouse, and City Hall. (Referring to the district as a whole, “town” is used. Referring to the private mall, “towne” is used.)
- **East District:** This district at the intersection of Bridgeport Way SW and 100th Street SW has a mix of large auto-oriented commercial centers and smaller strip-commercial properties along arterials.

Figure 1 (Downtown Subarea Boundaries and Districts)

Below



LEGEND

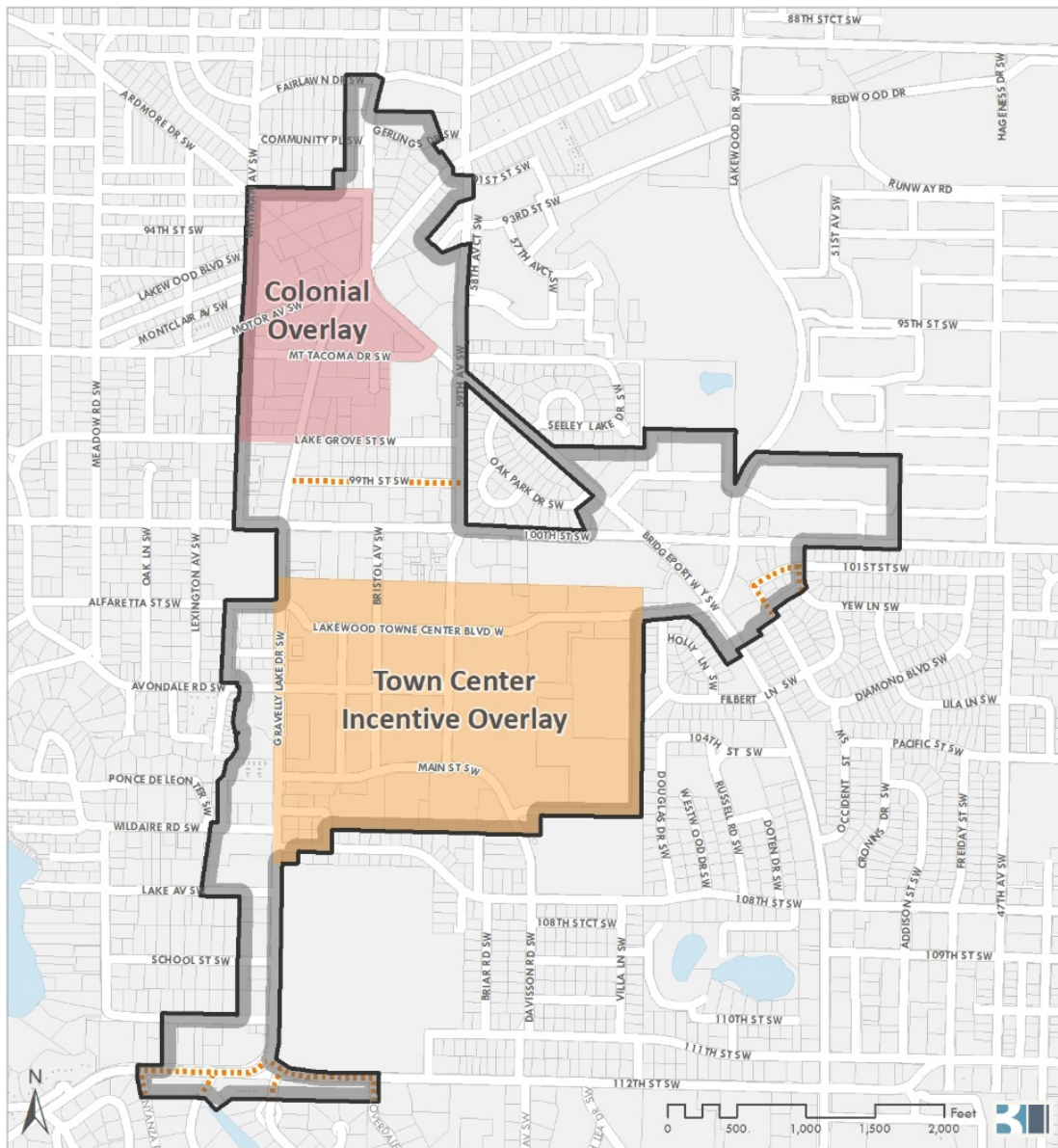
-  Lakewood CBD Boundary
-  Public Facilities
-  Parks
-  Parcels
-  Waterbody
-  Roads

When the Downtown subarea base zoning was adopted, overlay zoning districts were also adopted to provide unique characters or to address compatibility of abutting uses. The base and overlay zoning districts are described below:

- The Central Business District (CBD) zoning district is the primary retail, office, social, urban residential, and government center of the city. The complementary and interactive mixture of uses and urban design provides for a regional intensity and viability with a local character. The regional focus and vitality of the district is evident in the urban density, intensity, and composition of the uses in the district. Local character is reflected in the district's design, people orientation, and connectivity between uses, structures, and public spaces that foster a sense of community.
- Colonial Overlay (C-O) district is a special design district in the CBD zone that preserves the unique colonial style aesthetic within that area.
- Town Center Incentive Overlay (TCI-O) district allows for the holistic development of the Lakewood Towne Center in alignment with the vision and policies of the Downtown Plan. This area is available for Master Planning accordance with the provisions in the Lakewood Municipal Code.
- Low-Impact Mixed-Use Roads (LIMU-O) district supports the transformation of the Downtown District according to the Downtown Plan and the fulfillment of the purpose of the CBD zone, but allows for existing single-family residential development to remain in place.
- Transition Overlay – The Transition Overlay (TO) district is any property or portion of a property in the Downtown that is within 100 ft. of an abutting single-family residential zone or mixed residential zone (also called the district receiving the transition). Properties within the Downtown that are separated from a single-family residential or mixed residential zone by a city-owned right of way of at least 60 ft. in width do not have to provide a transition area.

See Figure 3 on the following page.

Figure 3. Overlay Districts Map



LEGEND

- Colonial Overlay
- Town Center Incentive Overlay
- Transition Overlay
- Lakewood CBD Boundary
- Low-impact Mixed Use
- Roads
- Waterbody
- Parcels

BERK Consulting 2018

As adopted, the intent of the subarea plan is to create a Lakewood Downtown focused in the Central Business District (CBD) zone, redeveloping it into a rich urban area with civic amenities, walkable streets, and a mix of uses including housing, entertainment, restaurants, and retail. Comprehensive Plan policies call for action to remove obstacles to mixed use development, invest in public community gathering spaces and public streets, and empower local organizations to promote the Downtown. The adopted vision statement follows:

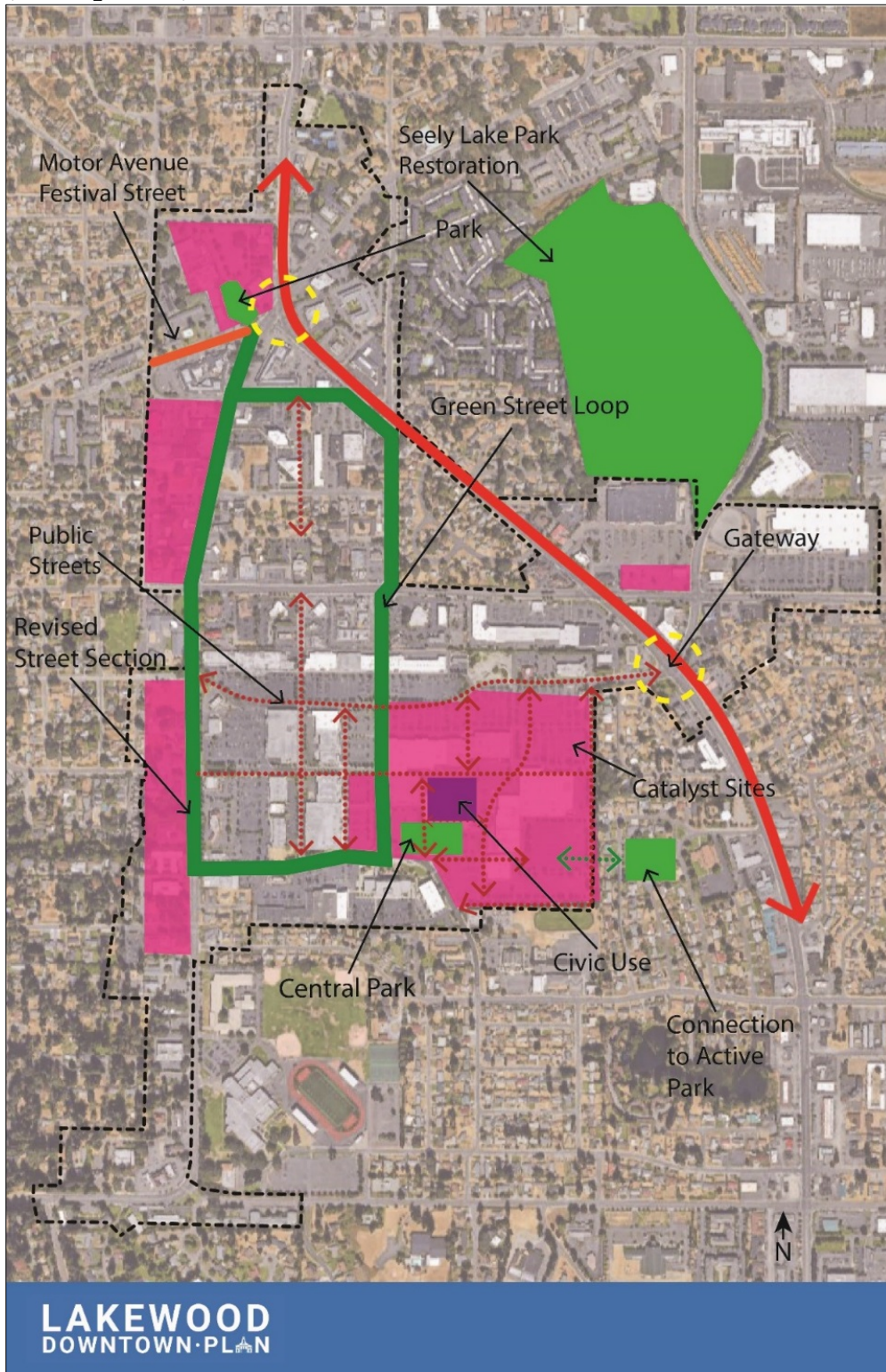
Our vision for downtown is that it is seen as the heart of Lakewood. Downtown is where people go to do fun things, see friends and neighbors, eat good food, and experience the cultural diversity of the City. Downtown brings a strong sense of pride for the community by celebrating all things Lakewood and bringing a strong sense of identity to the City and its people. Downtown is best experienced by walking or biking and is safe, inviting, accessible, and connected. Downtown has a mix of retail, restaurant, employment, and housing options that are cohesively and well-designed, and support civic life and a strong economy.

The overall Downtown Subarea concept plan was initially developed during the 2017 charrette and informed by the public design exercise, public input to date, and insights from the planning and design team based on best practices and experience on similar projects (See Figure 2). The following are highlights from the concept plan:

- **Green Street Loop:** To address the lack of park space, improve public streets, and improve circulation for pedestrians and bicyclists the green loop will include park like elements, green infrastructure, and support redevelopment in Downtown.
- **New Public Streets:** The Downtown lacks a dense and walkable street grid to support urban development, circulation, and an active public realm.
- **Central Park:** A new urban park of between two to four acres is proposed just north of City Hall to serve as the main gathering space for the community and to include a variety of features and programming.
- **Revised Gravelly Lake Drive:** As part of the Green Street Loop, a revised road design for Gravelly Lake Drive SW is proposed. The revision will allow for expanded sidewalks and a multi-use path on the east side of the street.
- **Catalyst Sites:** Catalyst sites are the best opportunities to weave together public improvements in infrastructure and amenities with infill and redevelopment by the private sector. The best opportunities for redevelopment based on vacant and underutilized sites, and large surface parking areas, and surrounding context have been identified as catalyst sites in the near term to further the implementation of this Plan.
- **Festival Street:** The City intends to move forward with creating a festival street along Motor Avenue consistent with the adopted concept plan for Lakewood Colonial Plaza Project. The plan includes a large central plaza, a pedestrian

promenade, a farmer's market and event structure, street trees, landscaping, and public art opportunities.

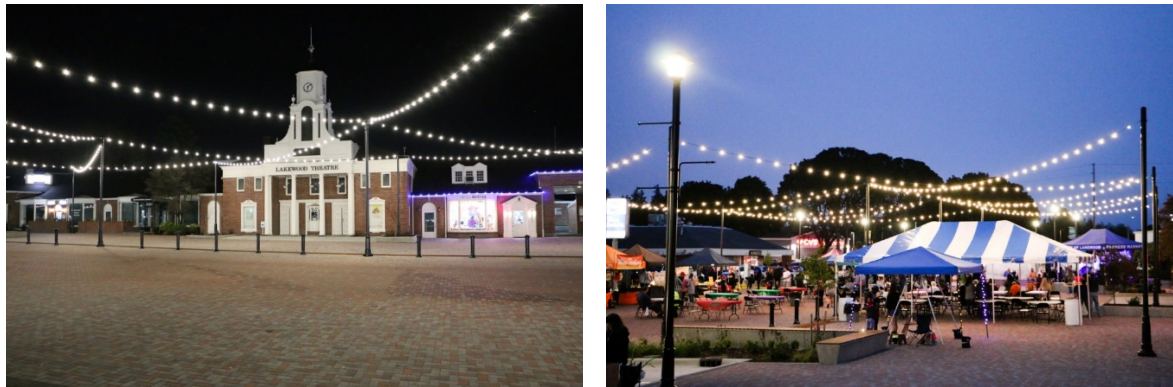
Figure 2 (Concept Plan)



City Catalyst Actions

In September 2019, the City completed the Colonial Plaza improvements along Motor Avenue within the Downtown subarea, which had been identified as the “Festival Street” in the Downtown Plan. The new stretch of roadway incorporates modern/upscale urban design practices, creating a vibrant and welcoming public gathering space with a park-like atmosphere. It also provides a central gathering space in the Lakewood downtown area, and will be the site of the upcoming inaugural Lakewood Night Market.

The Tacoma-Pierce County Economic Development Board named Colonial Plaza as one of its 2020 Excellent 10 projects as a catalyst site for private development and for its creation of new public open space. In addition, the Tacoma-Pierce County Health Department awarded Lakewood a Platinum Healthy Community Award for the Colonial Plaza because of its enhancement of the quality of life for Lakewood residents and visitors.



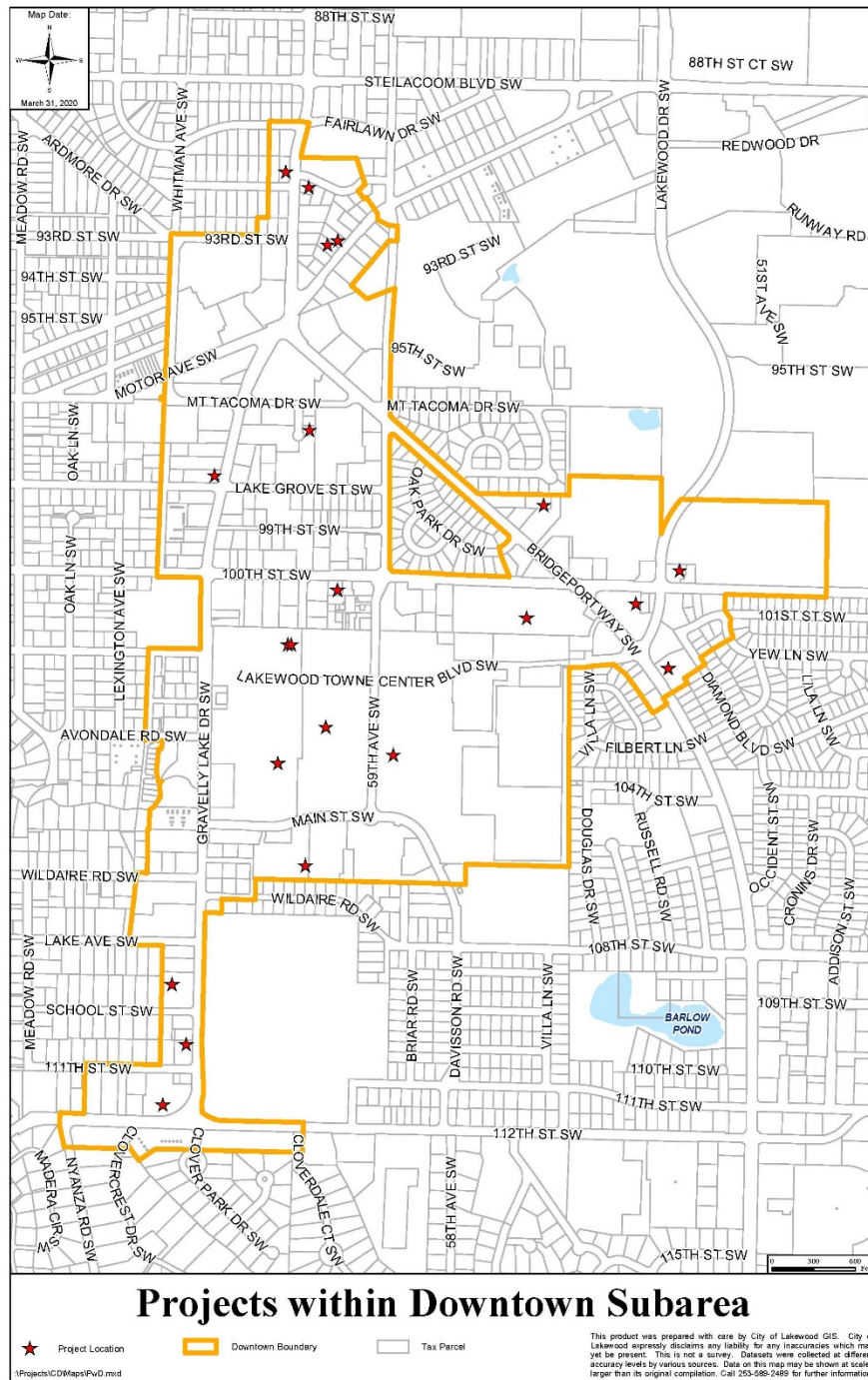
In 2019, the projects listed below were added to the City’s Six Year Comprehensive Transportation Improvement Program (TIP) (2020-2025) through Resolution 2019-11.

PROJECT	TITLE	100% COST (IN ROUNDED 2018 \$)	50% PLANNED ACTION SHARE
1	Gravelly Lake Dr SW Revised Section: 4-lane section plus median/turn lane shown in the Downtown Plan concept #3A	\$19,410,000	\$9,705,000
2	Conversion of Lakewood Towne Center Blvd as Public Street	\$5,096,000	\$2,548,000
3	Lakewood Towne Center Blvd at 59th Ave SW, Roundabout	\$2,402,000	\$1,201,000
4	Reduce 59th Ave SW to two lanes, allowing for bicycle facilities (sharrows)	\$189,000	\$94,500
5	Gravelly Lake Dr / Avondale Rd SW New Signalized Intersection	\$1,178,000	\$589,000
6	100th St SW / Bridgeport Way SW	\$649,000	\$324,500
7	100th St SW / Lakewood Dr SW	\$8,000	\$4,000
8	100th St SW / Lakewood Dr SW: Convert westbound through-left lane to left only to remove split phase	\$13,000	\$6,500
Total		\$28,944,000	\$14,472,500

Lakewood has also incorporated Downtown’s Central Park and Green Street Loop into the pending Parks Legacy Plan update. The Legacy Plan is currently scheduled for adoption in April, 2020.

Private Projects within the Downtown

Since adoption of the DSAP package, 23 projects within the subarea have been discussed with the City either informally or through formal permit submittal. Several new businesses have opened in the subarea's Colonial District, including Cohen Veteran's Clinic, and the Lakewood Historical Society relocated and expanded its museum at the former site of the Terrace Restaurant next to the Lakewood Theatre. The map below identifies project locations as of 3/31/20.



Transportation Mitigation Fees (TMFs)

To date, a total of \$141,825 has been collected in TMFs; 12 of the 23 projects discussed with the City to date were not assessed any TMFs based on the City's process (policy language attached hereto) that considers prior uses within a building to calculate TMFs (i.e., TMFs are charged on net increases to transportation trips.)

TMF	Permit description	Full Permit Address	Application date
\$0.00	STAFFING OFFICE	10011 BRIDGEPORT WAY SW #800 LAKEWOOD WA 98499	03/03/2020
\$0.00	ALTITUDE TRAMPOLINE PARK PROPOSED USE: AMUSEMENT & RECREATION	5831 MAIN ST SW LAKEWOOD WA 98499	02/12/2020
\$0.00	SUGAR FACED SWEETS PROPOSED BAKERY KITCHEN	11122 GRAVELLY LAKE DR SW LAKEWOOD WA 98499	01/27/2020
\$0.00	AWN'S TAILORING & CLEANING PROPOSED TAILORING & LAUNDRY BUSINESS	6111 LAKEWOOD TOWNE C SW #C LAKEWOOD WA 98499	01/22/2020
\$0.00	EDWARD JONES	6020 MAIN ST SW #D LAKEWOOD WA 98499	12/16/2019
\$0.00	PATRON INVESTMENTS, LLC	9116 GRAVELLY LK DR SW LAKEWOOD WA 98499	10/04/2019
\$5,594.45	CLOVER PARK PROFESSIONAL SQUARE PROPOSED ADULT TRAINING BLDG	10828 GRAVELLY LK DR SW 209 LAKEWOOD WA 98499	09/17/2019
\$0.00	MMG SPEECH & LANGUAGE THERAPY, LLC PROPOSED SPEECH CLINIC	9881 BRIDGEPORT WAY SW LAKEWOOD WA 98499	09/17/2019
\$0.00	TEE UPPER CUTS	6111 LAKEWOOD TOWNE C SW B LAKEWOOD WA 98499	08/15/2019
\$0.00	PAK CONVERTING 1218SF RESTAURANT TO SHELL	5221 100TH ST SW LAKEWOOD WA 98499	08/05/2019
\$27,771.54	RUSH BOWL RMDL EXISTING 1238SF TO ACCOMMODATE RESTAURANT	5700 100TH ST SW #330 LAKEWOOD WA 98499	07/11/2019
21,754.39	ANGELS ACADEMY EXPAND EXISTING DAYCARE	9103 BRIDGEPORT WAY SW LAKEWOOD WA 98499	07/10/2019
\$0.00	INFORMAL INQUIRY	9100 BRIDGEPORT WAY SW LAKEWOOD WA 98499	05/22/2019
\$0.00	REVIVE YOGA COMPANY	11004 GRAVELLY LAKE DR SW LAKEWOOD WA 98499	04/17/2019
\$7,864.45	FINCO, LLC	9124 GRAVELLY LK DR SW LAKEWOOD WA 98499	03/25/2019

\$1,806.84	PEOPLE SYSTEMS PROPOSED TI, DIVIDE INTO (2) OFFICE SPACES	10209 BRIDGEPORT WAY SW B4 LAKEWOOD WA 98499	02/27/2019
\$0.00	ULTA	10310 59TH AVE SW LAKEWOOD WA 98499	02/08/2019
\$5,477.72	BRISTOL APARTMENTS 7 UNIT, 3 STORY RESIDENTIAL APT BUILDING	9615 BRISTOL AVE SW LAKEWOOD WA 98499	01/30/2019
\$5,331.98	JAMBA JUICE	10321 GRAVELLY LAKE DR SW #F LAKEWOOD WA 98499	01/28/2019
\$682.14	GENERAL OFFICE IT IMPROVEMENT	5920 100TH ST SW #25 LAKEWOOD WA 98499-2751	01/14/2019
\$7,864.45	SKY BRIDGE THERAPIES	9124 GRAVELLY LK DR SW	
\$57,677.75	DUTCH BROS	9642 GRAVELLY LK DR SW	
\$141,825.71			
<i>\$61,085.49 (not yet finalized)</i>	<i>BBQ Pete's</i>	<i>6111 LAKEWOOD TOWNE C BLVD SW</i>	