



6000 Main St. SW, Lakewood, WA 98499  
Phone: (253) 512-2261

# Comprehensive Plan/Development Regulations/Shoreline Master Program Text Amendment Application

Application Fees:  
Comp Plan Text Amendment: \$2,100  
Development Regulation Text Amendment: \$2,100  
Shoreline Master Program Amendment: \$3,200  
Plus SEPA Checklist: Additional \$2,500  
Technology Fee: 2% of total fee

# Copies Required:	Description of Required Documents:	Required:
1	Text Amendment Fee	A
1	SEPA Environmental Checklist Application	A
1	Description of Proposal	A
1	Comprehensive Plan Text Amendment Criteria	A
1	Zoning Text Amendment Criteria	A

A=Always required M=May be required

**APPLICATION #:** \_\_\_\_\_ **RECEIPT #:** \_\_\_\_\_  
OFFICE USE ONLY OFFICE USE ONLY

**ADDRESS/LOCATION:** \_\_\_\_\_

**ASSESSOR'S TAX PARCEL(S) NUMBER:** \_\_\_\_\_

**APPLICANT:** (mandatory)

Name: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ E-mail: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Signature: \_\_\_\_\_

**PROPERTY OWNER 1:** (mandatory if different from applicant)

Name: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ E-mail: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_ Signature: \_\_\_\_\_

**PROPERTY OWNER 2:** (if more than two property owners attach additional info/signature sheets)

Name: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ E-mail: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_ Signature: \_\_\_\_\_

We, the above signed property owners certify that the above information is true and correct to the best of our knowledge and under penalty of perjury, each state that we are all of the legal owners of the property described above and designate the following party to act as our agent with respect to this application:

**AGENT / CONSULTANT / ATTORNEY:**

Same as applicant above; OR

Name: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ E-mail: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_ Fax Number : \_\_\_\_\_

.....  
**OFFICE USE ONLY:**

DATE APPLICATION RECEIVED: \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_

**INSTRUCTIONS FOR  
COMPREHENSIVE PLAN/DEVELOPMENT REGULATION/SHORELINE  
MASTER PROGRAM AMENDMENTS**

Amendments to the City's comprehensive plan, development regulations or shoreline master program will be considered by the Planning Commission (PC) after staff review and recommendations and a public hearing. The PC will then make a recommendation to the City Council, which will approve, amend or deny each proposed amendment. Under state law, amendments to the comprehensive plan can only be considered once each calendar year, and all of the proposed amendments for the year must be considered concurrently in order to assess their cumulative impact.

This process has an application deadline established each calendar year. All requested information must be provided and fees fully paid by that deadline, or the application may be returned as incomplete and may not proceed until a subsequent amendment cycle. An environmental checklist must also be completed and submitted in conjunction with this application. If both text and map amendments are being sought, one checklist may be prepared to address both.

**DESCRIPTION OF PROPOSAL:**

On one or more separate pages, describe what you want to change about the comprehensive plan and/or development regulations, and why. Which goals and policies of the Lakewood Comprehensive Plan, Title 18A of the Lakewood Municipal Code, or the Shoreline Master Program you are requesting to be amended, deleted, or added to? List the applicable element(s) and text sections for which an amendment is being sought. *Please include the element number(s) and specific sections of the text. If substitute wording is suggested, please provide it overstrike/underline format (overstriking indicating text to be deleted, and underlining indicating text to be added).* Explain the reason or rationale for the proposed text amendment. If multiple, unrelated amendments are being requested throughout the text, they may be combined under a single application; but all explanatory information must be provided for each independent change being sought.

**FOR COMPREHENSIVE PLAN TEXT AMENDMENTS, PLEASE ADDITIONALLY ADDRESS THE FOLLOWING AMENDMENT CRITERIA.** Please read the criteria below (underlined and in this font) and, on one or more separate pages, answer the questions accompanying them:

1. A detailed statement of what is proposed to be changed and why. What changes are you requesting and what is the reason or rationale for them?
2. A statement of anticipated impacts of the change, including geographic area affected and issues presented. What impact will the requested change have? Will it result in a specific outcome for a specific geographic area?
3. A demonstration of why the existing comprehensive plan guidance should not continue or is no longer relevant. What about the current comprehensive plan text is inappropriate, incorrect, or no longer relevant that would dictate the requested amendment?
4. A statement of how the proposed amendment complies with the state Growth Management Act's goals and specific requirements. Please review the requirements of RCW 36.70A, available online at <<http://apps.leg.wa.gov/RCW/default.aspx?cite=36.70A>>. How will the proposed amendment comply with this law?
5. A statement of how the proposed amendment complies with the Countywide Planning Policies. Please review the Pierce County Countywide Planning Policies, available online at <<http://www.piercecountywa.org/pc/abtus/ourorg/pcrc/index.htm>>. How will the proposed amendment comply with these policies?
6. Identification of any changes to zoning or development regulations, other plans, or capital improvement programs that will be necessary to support the change, together with identification of funding sources if a capital change is involved. If the proposed amendment is coupled with changes to the zoning code, you must concurrently request that text amendment as well and go on to answer the additional questions below. If the requested amendment would result in changes to any other City plans or budgeting, please identify how and, if money is involved, where the funding will come from.

**FOR ZONING TEXT AMENDMENTS, PLEASE ADDITIONALLY ADDRESS THE FOLLOWING AMENDMENT CRITERIA.** The City Council cannot approve zoning amendments unless all of these criteria are met. Please read the criteria below (underlined and in this font) and, on one or more separate pages, answer the questions accompanying them:

1. The proposed amendment is consistent with the comprehensive plan. How will your proposed amendment conform with what is envisioned for the City's future, as expressed in the comprehensive plan?
2. The proposed amendment and subsequent development of the site would be compatible with development in the vicinity. Would the proposed text amendment result in changes to development outcomes in specific geographic areas, in a way that would be inconsistent with the existing development?
3. The proposed amendment will not unduly burden the transportation system in the vicinity of the property with significant adverse impacts which cannot be mitigated. Would the

proposed text amendment result in changes to development outcomes such that the transportation system is overburdened in specific geographic areas? Can you insure that any negative impacts will be mitigated? How?

4. The proposed amendment will not unduly burden the public services and facilities serving the property with significant adverse impacts which cannot be mitigated. Would the proposed text amendment result in changes to development outcomes such that public services and facilities such as utilities, emergency services, schools, etc. are overburdened? Can you insure that any negative impacts will be mitigated? How?
5. The proposed amendment will not adversely impact the public health, safety, and general welfare of the citizens of the city. If approved, how would the amendment affect the public health, safety, or general welfare?
6. The entire range of permitted uses in the requested zoning classification is more appropriate than the entire range of permitted uses in the existing zoning classification, regardless of any representations made by the petitioner as to the intended use of the subject property. If the requested text amendment would change or expand the array of land uses that might be situated within specific zoning districts, and disregarding any affect upon specific properties, how would the amended land uses be more appropriate than the currently allowed uses for all lands within the city having that zoning designation?
7. Circumstances have changed substantially since the establishment of the current zoning map or zoning district to warrant the proposed amendment. What has changed since the zoning was established that makes this requested amendment necessary?
8. The negative impacts of the proposed change on the surrounding neighborhood and area are largely outweighed by the advantages to the city and community in general, other than those to the individual petitioner. Disregarding any benefit to the specific property owner or developer, how will your proposal would benefit the community as a whole? How will it outweigh any negative impacts of the change?

**FOR SHORELINE MASTER PROGRAM TEXT AMENDMENTS, PLEASE ADDITIONALLY ADDRESS THE FOLLOWING AMENDMENT CRITERIA.**

1. A detailed statement of what is proposed to be changed and why. What changes are you requesting and what is the reason or rationale for them?
2. A statement of anticipated impacts of the change, including geographic area affected and issues presented. What impact will the requested change have? Will it result in a specific outcome for a specific geographic area?
3. A demonstration of why the existing shoreline master program plan guidance should not continue or is no longer relevant. What about the current shoreline master program plan text is inappropriate, incorrect, or no longer relevant that would dictate the requested amendment?

4. A statement of how the proposed amendment complies with the state Shoreline Management Act's goals and specific requirements. Please review the requirements of RCW 90.58. How will the proposed amendment comply this this law?
5. Identification of any changes to zoning or development regulations, or other plans, that will be necessary to support the change. If the proposed amendment is coupled with changes to the zoning code, you must concurrently request that text amendment as well and go on to answer the additional questions above.