



A G E N D A

PLANNING COMMISSION

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

Meeting Wednesday, September 2, 2020

COVID-19 Meeting Notice

The Planning Commission will hold its scheduled meetings to ensure essential city functions continue. However, if [Governor Inslee's Emergency Proclamation 20-28.8](#), issued on July 31, 2020 and in effect through September 1, 2020, is extended, in-person attendance by members of the public in the Council Chambers at 6000 Main St. SW, Lakewood, WA will not be permitted on September 2, 2020.

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 at +1(253) 215- 8782 and by entering Webinar ID: 85746905711#.

To participate in Public Comment and/or Public Hearing Testimony:

Public Comments and Public Hearing Testimony will be accepted by mail, email or by live virtual comment. Send comments by mail or email to Karen Devereaux, Planning Commission Clerk, at kdevereaux@cityoflakewood.us or 6000 Main Street SW Lakewood, WA 98499. Comments received up to one hour before the meeting will be provided to the Planning Commission electronically.

Live Public Participation: To provide live Public Comments or Public Hearing Testimony during the meeting, join the Zoom meeting as an attendee by calling by telephone **Dial +1(253) 215- 8782 and enter participant ID: 85746905711#** or by going online at <https://us02web.zoom.us/j/85746905711>. Each speaker will be allowed (3) three minutes to speak during the Public Comment and during each Public Hearing. Outside of Public Comments and Public Hearings, attendees will not be acknowledged and their microphone will remain muted.

By Phone: For those participating by calling in by phone, the Chair will call on you during the Public Comment and/or Public Hearings portions of the agenda. When you are unmuted, please provide your name and city of residence.

Online: For those using the ZOOM link (<https://us02web.zoom.us/j/85746905711>), upon entering the meeting, please enter your name or other chosen identifier. Use the "Raise Hand" feature to be called upon by the Chair during the Public Comments and/or Public Hearings portions of the agenda. When you are unmuted, please provide your name and city of residence.

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes from July 15, 2020**
4. **Agenda Updates**
5. **Public Comments**
6. **Unfinished Business:** None
7. **Public Hearings:** None
8. **New Business**
 - 2021 Comprehensive Plan Amendment Docket List Introduction
9. **Report from Council Liaison**
10. **Reports from Commission Members & Staff**
 - Future Agenda Topics
 - Written Communications
 - Other

Enclosures

1. Draft Meeting Minutes from July 15, 2020
2. Staff Report on 2021 Comprehensive Plan Amendment Docket Update

Members Only

Please email kdevereaux@cityoflakewood.us or call Karen Devereaux at 253.983.7767 no later than Tuesday, September 1, 2020 at noon if you are unable to attend. Thank you.



**PLANNING COMMISSION
REGULAR MEETING MINUTES
July 15, 2020
Zoom Meeting
6000 Main Street SW
Lakewood, WA 98499**

Call to Order

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

Roll Call

Planning Commission Members Present: Don Daniels, Chair; Ryan Pearson, Paul Wagemann, and James Guerrero

Planning Commission Members Excused: Nancy Hudson-Echols and Connie Coleman-Lacadie
Commission Members Absent: None

Staff Present: Tiffany Speir, Long Range & Strategic Planning Manager; and Karen Devereaux, Administrative Assistant

Council Liaison: Councilmember Mr. Paul Bocchi (not present)

Approval of Minutes

The minutes of the meeting held on June 3, 2020 were approved as written by voice vote M/S/C Pearson/Guerrero. The motion passed unanimously, 4-0.

Agenda Updates

None

Public Comments

This meeting was held over the computer as a ZOOM meeting to comply with Governor Inslee's Emergency Proclamations 20-25 and 20-28. Citizens were encouraged to virtually attend and to provide written comments prior to the meeting. No written public comments were received prior to the meeting. No additional attendees were logged in to the meeting for comment.

Unfinished Business

None

Public Hearings

None

New Business

Shoreline Restoration Activities Annual Presentation

Planning Commissioners hosted the first annual presentation receiving updates on the public education and outreach programs from partnering agency representatives. In learning that an effort is underway to acquire a motorized boat lift to help in cleaning the invasive Eurasian watermilfoil plant from watercraft and area lakes, commissioners were in support of this effort.

Mr. James Guerrero made the motion to recommend that City Council provide a letter of support for acquiring a portable display and cleaning station for American Lake from the state Department of Fish and Wildlife. The motion was approved by voice vote M/S/C Guerrero/Wagemann. The motion carried unanimously, 4-0.

2021 Comprehensive Plan Amendment Docket Schedule and Topics

Ms. Tiffany Speir explained Lakewood is beginning the process to compile the 2021 Comprehensive Plan amendment cycle docket. Ms. Speir provided an overview of the City's intended proposed amendments and the legal steps required to complete zoning map and text amendments. The current schedule to complete the process was discussed. The submittal deadline for 2021 CPA Docket applications was August 28. Staff would provide a list and description of the potential amendments for Planning Commission consideration on September 2, 2020.

Report from Council Liaison

None

Reports from Commission Members and Staff

Lakewood Station District Subarea Plan Status Update

Ms. Tiffany Speir provided a review explaining the consultant has completed the situational assessment and is now focusing effort on drafting the Planned Action for the LSDS plan. This work should be completed by the end of July then released for a 30-day public comment period. The Planned Action will not be presented for review or action by the Planning Commission per state SEPA process.

Ms. Speir reviewed the scheduled events noting commissioners will review the Draft Plan and Hybrid Form-Based Code from mid-September through early December this year before forwarding their recommendations. City Council action and adoption is scheduled for May 2021.

Future Agenda Topics

None

Area-Wide Planning / Land Use Updates

9/2/2020 Lakewood Station District Subarea Plan Updates

Commission Member Reports

None

Next Regular Meeting: There would be no August 5th or August 19th meeting. The next meeting would be held on September 2, 2020 in the Lakewood City Council Chambers or virtually, depending on the status of COVID-19 social distancing restrictions.

Meeting Adjourned at 7:55 p.m.

Don Daniels, Chair
Planning Commission 09/02/2020

Karen Devereaux, Recording Secretary
Planning Commission 09/02/2020



TO: Planning Commission
FROM: Tiffany Speir, Long Range & Strategic Planning Manager
DATE: September 2, 2020
SUBJECT: Potential 2021 Lakewood Comprehensive Plan and Zoning Map Amendments ("21CPAs") and potential new City Industrial Center of Local Importance (CoLI)
ATTACHMENT: Information regarding establishing a Countywide Industrial Center

BACKGROUND

Lakewood has begun its 2021 Comprehensive Plan and Zoning Map amendment ("21CPA") cycle process. There are several legally required steps in order to complete a Comprehensive Plan and Zoning Map amendment process, including:

- City level SEPA review;
- Department of Commerce (DOC) review;
- Planning Commission public hearing, review, and recommendation; and
- City Council public hearing, review and action.

The current schedule for the 21CPA process is as follows:

- August 1 - 28: Call for public 21CPA applications
- August 24: City Council review of preliminary draft 21CPA docket list and consider adding amendments to docket
- September 2: Planning Commission review and discussion of the list of initially proposed amendments and consideration of adding its own items to the docket;
- September 16: Planning Commission public hearing on the proposed 21CPA docket;
- October 21: Planning Commission action on 21CPA docket recommendation;
- November 23: City Council review of Commission-recommended 21CPA docket;
- December 7: City Council takes action on 21CPA docket Resolution with or without amendment;
- Winter - Spring 2021: City substantive review of the proposed 21CPAs and preparation of recommendations for each;
- Spring 2021: Planning Commission substantive review of 21CPAs;
- Summer 2021: Planning Commission public hearing on proposed 21CPA amendments; and
- Summer/Fall 2021: City Council adopts 2021 Comprehensive Plan Amendments.

DISCUSSION

Currently (and subject to change), the following amendments are proposed for the 2021 Comprehensive Plan and Zoning Map amendment cycle. The City Council reviewed the list on August 24 and did not make any changes to the docket list at that time. At the time this memorandum was published, no private applications for the cycle had been received.

CITY-INITIATED TEXT APPLICATIONS (*Text for each being prepared*)

2021-01 Replacement of Sustainability Chapter with an Energy and Climate Change Chapter (funded by Commerce Grant awarded to Lakewood - \$20,000)

Draft Outline of chapter:

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

(2) Establish ways to reduce consumption-based emissions having a particular focus on enforcement of current state energy and conservation codes, actual feasibility (taking into account economic, environmental, legal, social, and technological factors), and incentive-based measures.

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

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

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

7) Summary of implementing actions

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

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

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

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

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

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

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

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

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

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

Update Comprehensive Plan maps and text in relation to 2020 WSH Master Plan and/or other updates as needed per state law updates.

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

2021-06 Updates to reflect adoption of the Downtown Subarea Plan and the Lakewood Station District Subarea (LSDS) Plan (LSDS scheduled for adoption by 5/24/21)

Downtown Subarea (adopted 10/18): Update Comprehensive Plan maps and Sections 1.4.1, 1.4.3, and 2.4, Table 3.2, Section 3.3, Goals LU-43 and LU-49, Sections 4.1, 4.2, text above Table 4.4, Sections 4.5.1, Goal UD-8, Sections 5.2.1, 5.2.8, and 5.4, Goals ED-5, T-16, U-14, and S-5, Sections 11.3.3, 11.3.11, 11.3.14, and Transportation Implementation Strategies

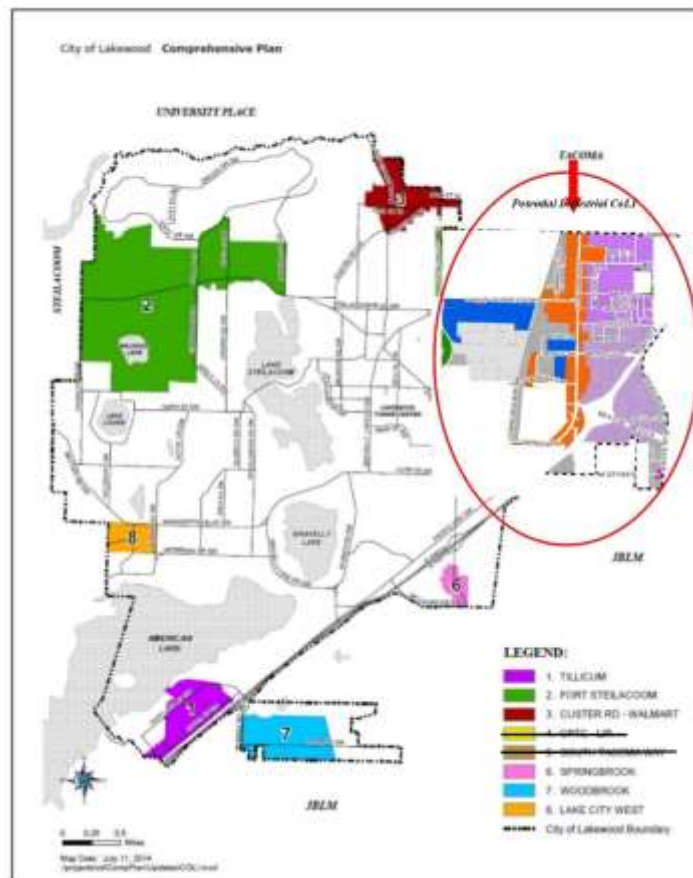
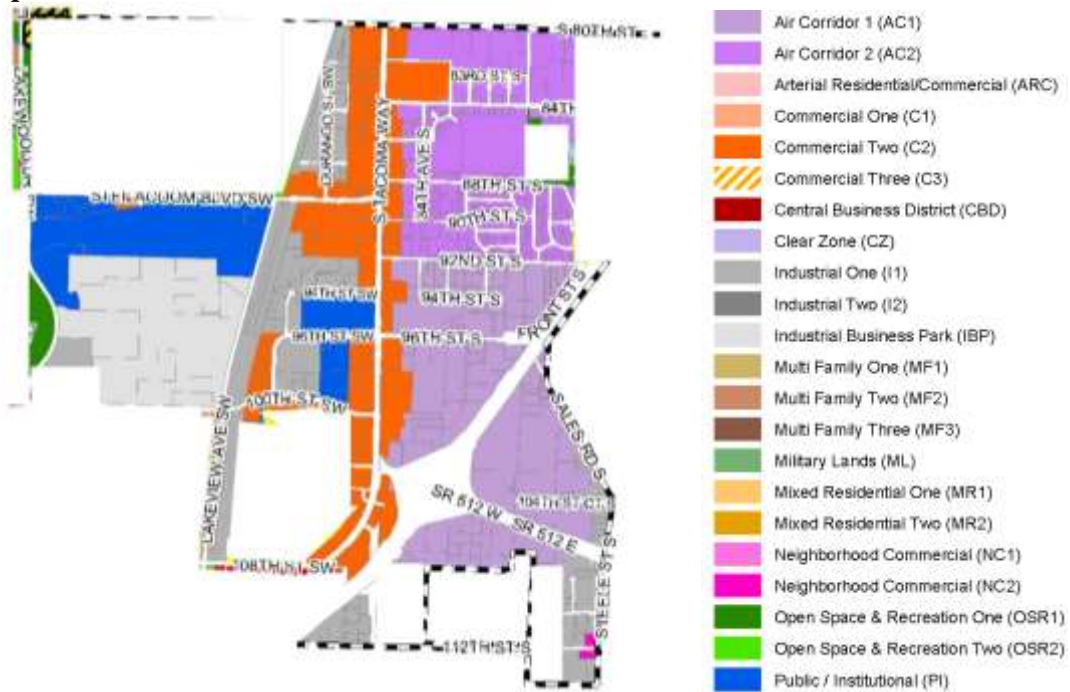
Lakewood Station District Subarea (adoption by 6/1/21): Update Comprehensive Plan maps and Sections 1.4.1, 1.4.3, 1.6.7, 2.3.5, 2.3.7, and 2.3.16, LU-17.3, Sections 3.3.3, 3.3.5, 4.1, 4.2, 4.4, 4.5, 4.5.2, 5.2.1, 5.2.7, 5.3.1, Goal UD-9, ED-5, and T-13, Sections 11.3.3 and 11.3.11, and Transportation Implementation Strategies. Rezone OSR parcels owned by Sound Transit within LSDS boundaries to Industrial.

2021-07 Updates related to City’s Center of Local Importance (CoLI) 4 (Industrial Business Park/Clover Park Technical College) and CoLI 5 (South Tacoma Way)

Update Comprehensive Plan maps and text to remove current CoLIs 4 and 5 and create a new industrial CoLI recognized at the Countywide level in order to spur economic development and also qualify for new transportation funding to support the industrial development within the new CoLI boundaries. (See Attachment A for more details about creating a new industrial CoLI and having it designated a Countywide Industrial Growth Center.) A map of the proposed CoLI is included below.

[Sections 1.7, 2.1, 2.5, Goal T-2, Figures 2.3 – 2.11, and Chapter 5]

Proposed new Industrial CoLI



PRIVATELY-INITIATED TEXT OR DESIGNATION/ZONE APPLICATIONS

The period for the public to submit applications ran August 1 – 28. XXX applications were received:

1. **TBA** – application to rezone parcels around I-5 bridge/interchange in Tillicum area expected (similar to 2020 CPA cycle application)

COMPREHENSIVE PLAN MAP OR TEXT AMENDMENTS INITIATED BY CITY COUNCIL

1. **TBA**

ATTACHMENT A
Memo re Potential Designation of a Lakewood Countywide Industrial Center

TO: John Caulfield, City Manager
FROM: Tiffany Speir, Long Range & Strategic Planning Manager
THROUGH: Dave Bugher, Assistance City Manager for Development Services
DATE: August 13, 2020
SUBJECT: Consideration of Amendments to Centers of Local Importance (CoLIs) to establish Countywide Industrial Center in Lakewood

BACKGROUND

CED and PWE have considered the potential to apply for the designation of a Countywide Industrial Center to include the Lakewood Industrial Park (LIP), which would in turn make Lakewood eligible for countywide transportation project funding competitions. This memo includes an exploration of required processes and actions to begin doing so by updating several of the city's CoLIs in the 2021 Comprehensive Plan amendment cycle.

Allowed uses within the potential industrial CoLI's zones are included as Exhibit A to this memo. Exhibit B to this memo includes the process and criteria to seek designation of a Countywide Industrial Center.

DISCUSSION

Lakewood's Adopted Centers of Local Importance (CoLIs):

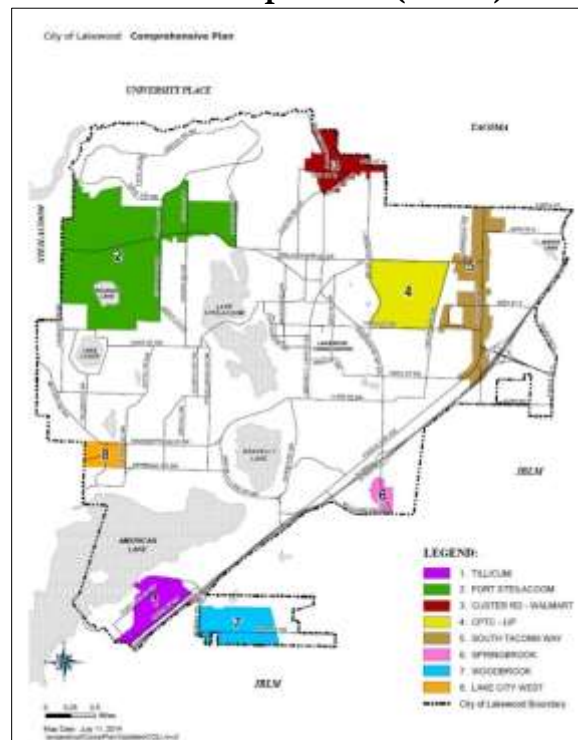
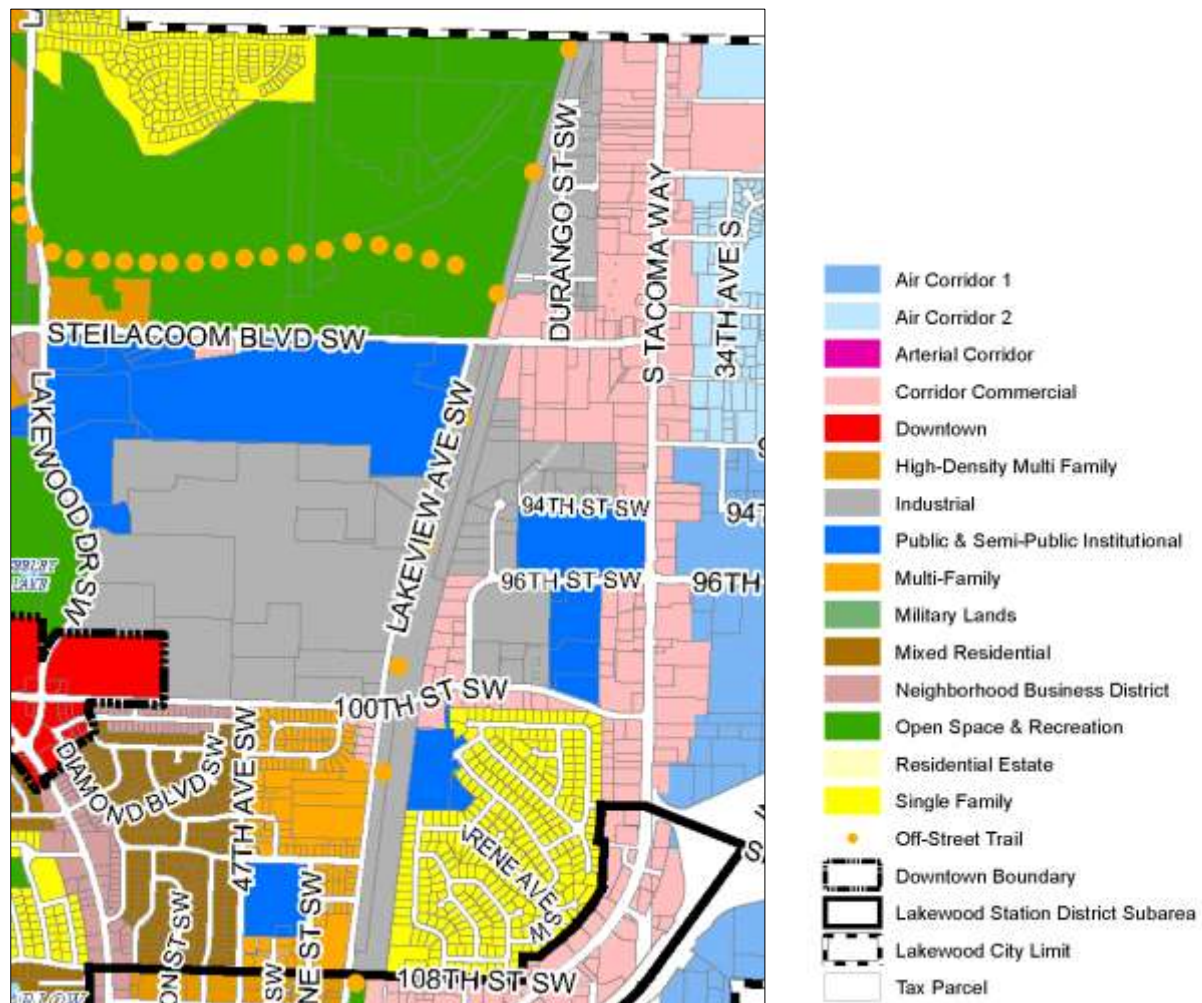


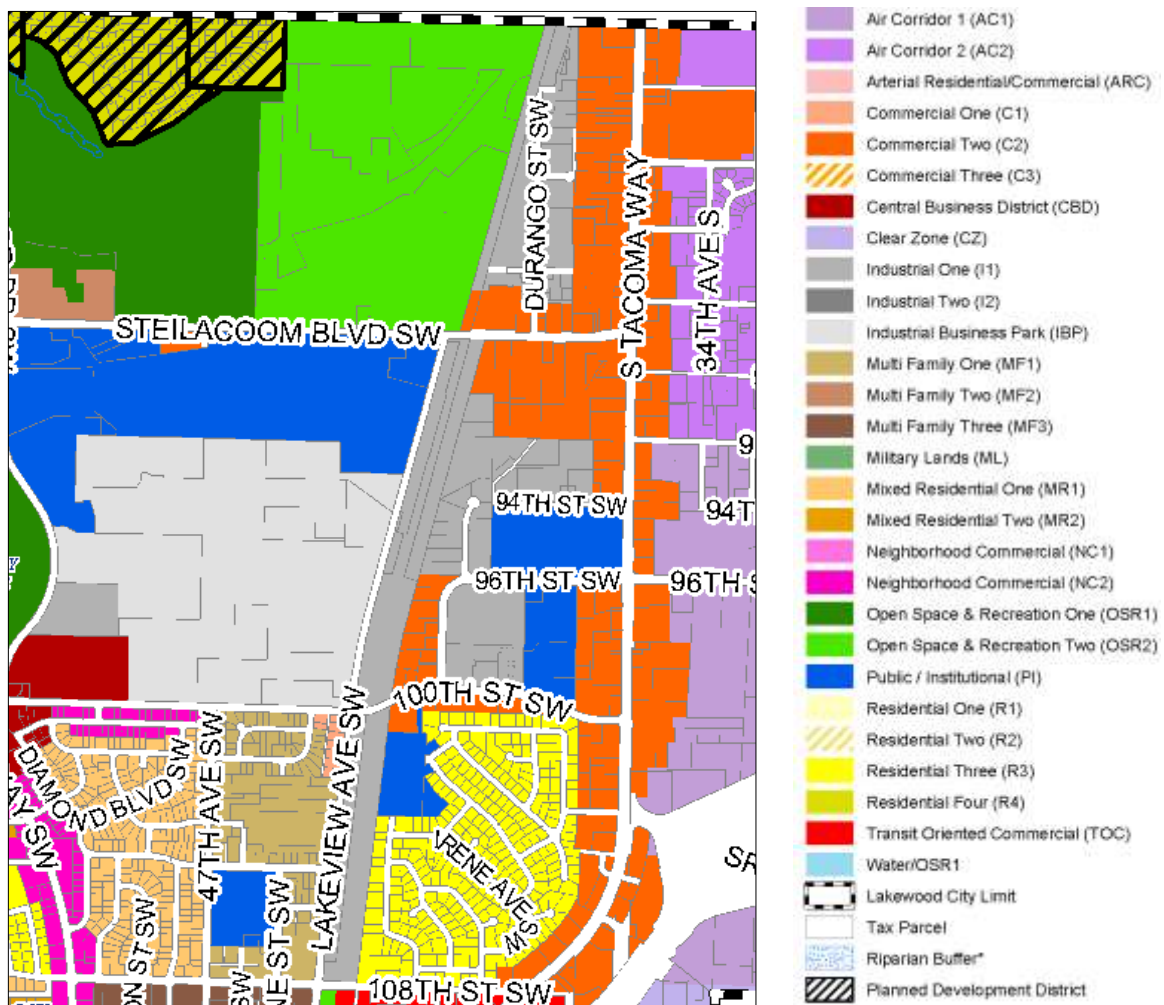
Figure 2.3 City-Wide CoLI

eliminating those CoLIs and creating a new industrial-focused CoLI that encompasses areas from both. The current land use designation and zoning within CoLIs 4 and 5 is shown below.

Future Land Use Map Excerpt - Much of the area is designated Industrial, Open Space & Recreation, Public & Semi-Public Institutional, Downtown, and Neighborhood Business District.



Zoning Map Excerpt - Much of the area is zoned Industrial 1 (I1), Industrial Business Park (IBP), Open Space & Recreation 1 & 2 (OSR1 & OSR2), Commercial 2 (C2), Central Business District (CBD) and Public/Institutional (PI).

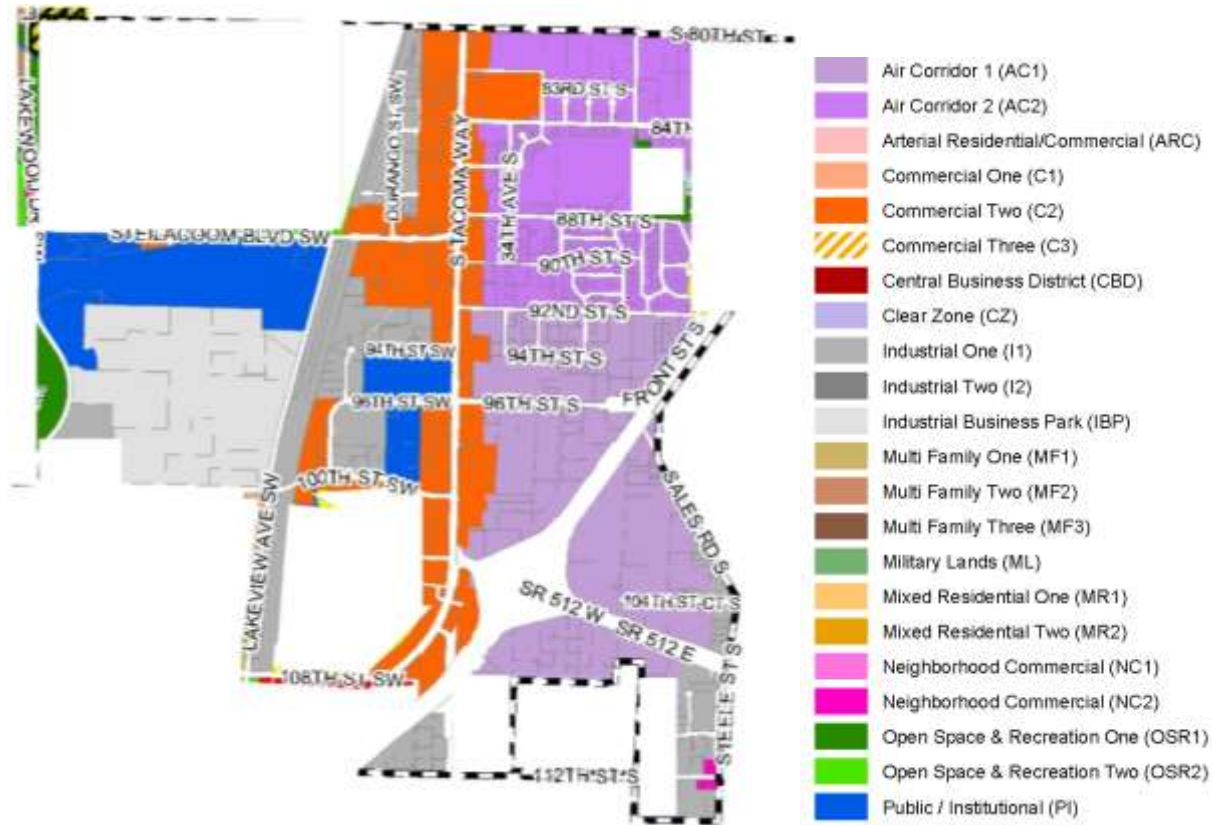


Potential New Industrial CoLI Boundaries

A map of a possible new Industrial CoLI that incorporate areas from both current CoLIs 4 and 5 is included below. The new Industrial CoLI would encompass parcels currently zoned Industrial 1 (I1), Industrial Business Park (IBP), Commercial 2 (C2), Air Corridor 1 and 2 (AC1 and AC2), and Public/Institutional (PI.)

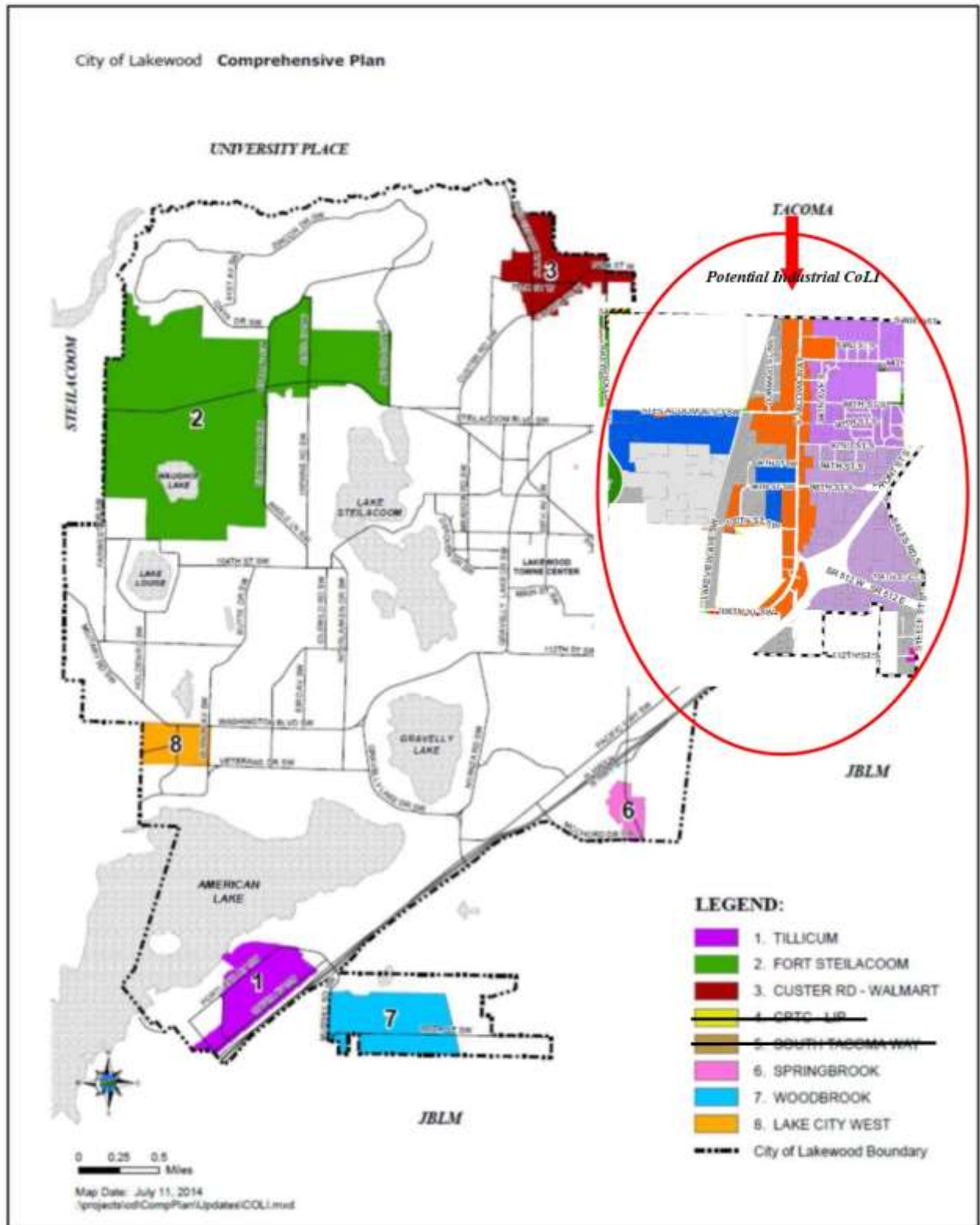
Allowed uses within the potential industrial CoLI zones are included as Exhibit A to this memo.

Potential New Industrial CoLI Map (Southern boundary at 108th St SW to incorporate all of Commercial 2 zoning on South Tacoma Way and 112th to incorporate all Industrial zoning between I-5 and SR 512)



A map of all city CoLIs including the potential Countywide Industrial CoLI is included below.

Citywide CoLIs including potential Countywide Industrial CoLI



STEPS TO SECURING A COUNTYWIDE INDUSTRIAL CENTER DESIGNATION IN LAKEWOOD

1. Amend Comprehensive Plan and Zoning Map in 2021 City Comprehensive Plan amendment cycle to eliminate current CoLIs 4 and 5 and create a new Industrial CoLI.
2. Conduct study of area (funded by EDA EAA grant) to verify that Industrial CoLI satisfies criteria for Countywide Industrial Center; draft report required for submission to PCRC.
3. Request that Industrial CoLI be identified as a Countywide Center in the Countywide Planning Policies in 2021 or 2023 cycle.

Would the Proposed New Industrial CoLI Meet Countywide Industrial Center Criteria?
<p>Center must meet each of the following criteria:</p> <ul style="list-style-type: none"> ✗ Identified as a Center in the local Comprehensive Plan and adopted regulations. Yes once adopted in 2021 CPA cycle ✗ Identified as a Countywide Center in the Countywide Planning Policies. Yes once PCRC approves for inclusion ✓ Located within a city, multiple adjacent cities, or unincorporated urban area.
<p>Demonstration that:</p> <p>The Center is a local planning and investment priority:</p> <ul style="list-style-type: none"> • Identified as a Countywide Center in a local Comprehensive Plan; Subarea Plan recommended ✗ Yes once adopted in 2021 CPA cycle • Clear evidence that area is a local priority for investment, such as planning efforts or infrastructure ✓ See Comprehensive Plan, Economic Strategies, City Priorities <p>The Center supports industrial sector employment:</p> <ul style="list-style-type: none"> • Minimum 1,000 existing jobs and/or 500 acres of industrial land ✓ • Defined transportation demand management strategies in place ✓ 18A.80.030, .060 • At least 75% of land area zoned for core industrial uses* (*“Core industrial uses”: Core industrial zoning is characterized by allowing, and preferring, most industrial uses. Incompatible land uses are generally prohibited but may be allowed in limited instances.) ✓ ? Verify Allowed uses within zones included in proposed new Industrial CoLI boundaries • Industrial retention strategies in place ✓ ? Verify Comprehensive Plan, Economic Strategies, City Priorities • Capacity and planning for additional growth ✓ See Comprehensive Plan, Zoning, Economic Strategies, City Priorities • Important county role and concentration of industrial land or jobs with evidence of long-term demand ✓ See Comprehensive Plan, Zoning, Economic Strategies, City Priorities

EXHIBIT A
Allowed Uses within Zones within potential Countywide Industrial CoLI

Type of Use	Use	C2 35 dua	IBP	I1	PI
Agricultural	Commercial beekeeping	C	C	C	C
	Growing and harvesting of crops	P	P	P	P
	Plant nurseries and greenhouses	P	P	P	P
	Raising and keeping of animals for agricultural purposes	-	-	-	-
	Residential beekeeping	-	-	-	-
Commercial and Industrial	Accessory commercial	P	P	-	-
	Accessory Industrial	-	P	P	-
	Accessory retail or services	P	-	-	P
	Artisan shop	P	-	-	-
	Auto and vehicle sales/rental	P	-	-	-
	Auto parts sales	P	-	-	-
	Bank, financial services	P	-	-	-
	Brewery – production	C	P	-	-
	Building and landscape materials sales	P	-	-	-
	Building contractor, light	-	P	P	-
	Building contractor, heavy	-	C	C	-
	Business support service	P	P	-	-
	Catering service	P	-	-	-
	Cemetery, mausoleum, columbarium	-	-	C	-
	Club, lodge, private meeting hall	C	-	-	-
	Commercial recreation facility – indoor	-	C	C	C
	Commercial recreation facility – outdoor	-	C	-	-
	Community center	P	-	-	C
	Construction/heavy equipment sales and rental	-	-	P	-
	Convenience store	P	-	-	-
	Equipment rental	P	-	P	-
	Flex Space	P	P	P	-
	Fuel dealer	-	P	P	-
	Furniture/fixtures manufacturing, cabinet shop	-	C	P	-
	Furniture, furnishings, appliance/ equipment store	P	-	-	-
	Gas station	P	-	-	-
	General retail	P	P	-	-
	Golf course, country club	-	-	-	-
	Grocery store, large	P	-	-	-
	Grocery store, small	P	-	-	-
	Handcraft industries, small-scale manufacturing	C	P	P	-
	Health/fitness facility, commercial	-	C	-	-
	Health/fitness facility, quasi-public	P	-	-	P

Kennel, animal boarding B(3)	C	C	P	-
Laboratory – Medical/Analytical	-	P	P	P
Laundry, dry cleaning plant	-	C	C	-
Library, museum	C	-	-	-
Live/work and work/live units	C	C	C	-
Maintenance service, client site services	P	P	P	-
Manufacturing, Assembling and Packaging - Light	P	P	P	-
Manufacturing, Assembling and Packaging - Medium	C	P	P	-
Manufacturing, Assembling and Packaging - Heavy	-	C	C	-
Metal Products Fabrication, Machine and Welding – American Direct	P	P	P	-
Medical Services - Lab	P	P		P
Mixed use	-	-	-	-
Mobile home, RV, and boat sales	P	-	-	-
Mortuary, funeral homes and parlors	P	-	-	-
Motion Picture Production Studios	-	P	P	-
Office – business services	P	P	-	-
Office – processing	-	P	-	-
Office – professional	P	P	-	-
Outdoor storage	-	P	P	-
Pawn Brokers and Second Hand Dealers	-	-	-	-
Personal services	P	-	-	-
Personal services – restricted	C	-	-	-
Petroleum product storage and distribution	-	P	P	-
Places of assembly	P	P	-	p
Printing and publishing	P	P	P	-
Produce stand	P	-	-	-
Recycling facility – processing facility	C	-	C	-
Repair service - equipment, large appliances	C	C	P	-
Research and development	-	P	-	-
Recycling Facility - Scrap and dismantling yards	-	-	-	-
Second hand store	P	-	-	-
Shelter, animal B(3), B(4)	C	-	P	C
Shopping center	P	-	-	-
Social service organization	C	-	-	-
Solid waste transfer station	-	C	P	-
Small craft distillery	P	P	-	-
Sports and active recreation facility	-	-	-	C
Storage - personal storage facility	P	C	P	-
Studio - art, dance, martial arts, music, etc.	P	-	-	-
Swap meet	-	-	-	-
Theater, auditorium	-	-	-	-
Veterinary clinic B(3)	P	-	P	C
Vehicle services – major repair/body work	C	C	P	-

	Vehicle services – minor maintenance/repair	P	P	P	-
	Vehicle storage	-	P	P	-
	Warehouse	-	P	P	-
	Warehouse retail	-	P	-	-
	Wholesaling and distribution	-	P	P	-
	Wildlife preserve or sanctuary	-	P	P	P
	Wine production facility	-	P	P	-
Eating and Drinking Establishments	Bar/tavern	P	-	-	-
	Brewery - brew pub	P			
	Microbrewery	P			
	Mobile food vending facility	P	P	P	P
	Night club	C	-	-	-
	Restaurant, café, coffee shop – counter ordering	P	-	-	-
	Restaurant, café, coffee shop –drive-through services	C	-	-	-
	Restaurant, café, coffee shop –table service	P	-	-	-
	Restaurant, café, coffee shop – outdoor dining	P	-	-	-
	Restaurant, café, coffee shop – serving alcohol	P	-	-	-
	Tasting room	P	-	-	-
	Vendor stand	P	-	-	-
Essential Public Facilities	Airport (Seaplane)	-	-	-	-
	Community and technical colleges, colleges and universities	-	C	-	C
	Correctional facilities	-	-	C	-
	Electrical transmission lines of higher voltage than 115 kV, in existing corridors of such transmission lines	P	P	P	P
	Electrical transmission lines of higher voltage than 115 kV, in new corridors	C	C	C	C
	Group Home				
	In-Patient Facility Including but not Limited to Substance Abuse Facility B(1), B(2)	-	-	-	C
	Intercity High-Speed Ground Transportation	-	-	P	-
	Intercity Passenger Rail Service	-	-	P	-
	Interstate Highway “I-5”	P	-	-	-
	Mental Health Facility	-	-	-	C
	Military Installation	-	-	-	-
	Minimum Security Institution	-	-	-	C
	Secure Community Transition Facility (SCTFs)	C	-	-	-
	Solid Waste Transfer Station	C	C	C	-
	Sound Transit Facility	-	-	P	-
	Sound Transit Railroad Right-of-Way	P	-	P	-
	Transit Bus, Train, or Other High Capacity Vehicle Bases	-	-	-	-
	Washington State Highway 512	P	-	P	-
	Work/Training Release Facility	C	-	-	-
Government	City, county, special district, state, and federal offices	P	C	C	P

Services, General	Fire stations	P	C		P
	Maintenance shops and vehicle and equipment parking and storage areas for general government services	-	P	P	P
	Police stations, including temporary holding cells	P	P	-	P
	Post offices	P	-	-	P
Health and Social Services	Day care center in existing and new schools	-	-	-	-
	Day care center in existing or new churches	C	-	-	-
	Day care center providing care for children and/or adult relatives of owners or renters of dwelling units located on the same site	-	-	-	-
	Day care center providing care for children and/or adult relatives of employees of a separate business establishment located on the same site B(2), B(3)	-	P	-	C
	Day care center, independent	-	-	-	C
	Human service agency offices	P	P	-	-
	Medical service - clinic, urgent care	P	-	-	-
	Medical service - doctor office	P	-	-	-
	Medical service – hospital	-	-	-	C
	Medical service - integrated medical health center	-	-	-	C
	Medical service – lab	C	P	-	C
Lodging	Pharmacy	P	-	-	-
	Preschool/nursery school	C	C	-	C
	Bed and breakfast guest houses	-	-	-	-
	Hostels	-	-	-	-
Residential Uses	Hotels and motels	P	-	-	-
	Short term vacation rentals	-	-	-	-
	Accessory caretaker's unit	P	-	P	-
	Accessory dwelling unit	-	-	-	-
	Babysitting care	-	-	-	-
	Boarding house	-	-	-	-
	Cottage housing	-	-	-	-
	Co-housing (dormitories, fraternities and sororities)	-	-	-	-
	Detached single family	-	-	-	-
	Two family residential, attached or detached dwelling units	-	-	-	-
	Three family residential, attached or detached dwelling units	-	-	-	-
	Multifamily, four or more residential units	-	-	-	-
	Mixed use	-	-	-	-
	Family daycare	-	-	-	-
	Home agriculture	-	-	-	-
	Home occupation	-	-	-	-
	Mobile home parks	-	-	-	-

	Mobile and/or manufactured homes, in mobile/manufactured home parks	-	-	-	-
	Residential accessory building	-	-	-	-
	Rooms for the use of domestic employees of the owner, lessee, or occupant of the primary dwelling	-	-	-	-
	Small craft distillery	P	-	P	-
	Specialized senior housing	-	-	-	-
	Accessory residential uses	-	-	-	-
Special Needs Housing	Assisted Living Facility	P	-	-	
	Confidential Shelter	-	-	-	
	Continuing Care Retirement Community	P	-	-	
	Enhanced Services Facility	C	-	-	
	Hospice Care Center	C	-	-	
	Nursing Home	P	-	-	
	Type 1 Group Home – Adult Family Home	-	-	-	
	Type 2 Group Home, Level 1	-	-	-	
	Type 2 Group Home, Level 2	-	-	-	
	Type 2 Group Home, Level 3	-	-	-	
	Type 3 Group Home, Level 1	-	-	-	
	Type 3 Group Home, Level 2	-	-	-	
	Type 3 Group Home, Level 3	-	-	-	
	Type 4 Group Home	C	-	-	
	Type 5 Group Home	C	-	-	
Transportation	Parking facilities (surface or structured)	P	P	P	P
	Streets and pedestrian and bicycle facilities	P	P	P	P
	Transit park and ride lots	P	-	-	P
	Transit shelter	P	P	P	P

Land Use Categories	APZ-I	APZ-II	CZ	Density
Existing uses				
Continuation of uses already legally existing within the zone at the time of adoption of this chapter. Maintenance and repair of existing structures shall be permitted.	P	P	-	N/A
Alteration or modification of non-conforming existing uses and structures.	C	C	-	N/A
Agriculture and natural resources				
Agriculture	-	-	-	N/A
Agriculture, clear zone	-	-	P	N/A
Agriculture, home	P	P	-	N/A
Natural resource extraction/recovery	C	C	-	Maximum FAR of 0.28 in APZ-I, no activity which produces smoke, glare, or involves explosives.
Research – scientific (small scale)	C	P	-	Office use only. Maximum FAR of 0.22 in APZ-I & APZ-II.
Undeveloped land	P	P	P	N/A
Residential uses				
Accessory caretaker's unit	-	-	-	N/A
Accessory dwelling unit	-	-	-	N/A
Cottage housing	-	-	-	N/A
Co-housing (dormitories, fraternities and sororities)	-	-	-	N/A
Detached single family on lot less than 20,000 square feet	-	-	-	N/A
Detached single family on lot greater than 20,000 square feet	-	P	-	N/A
Two family residential, attached or detached dwelling units	-	-	-	N/A
Three family residential, attached or detached dwelling units	-	-	-	N/A
Multifamily, four or more residential units	-	-	-	N/A
Mixed use	-	-	-	N/A
Home occupation	P	P	-	N/A
Mobile home parks	-	-	-	N/A
Mobile and/or manufactured homes, in mobile/manufactured home parks	-	-	-	N/A
Rooms for the use of domestic employees of the owner, lessee, or occupant of the primary dwelling	-	P	-	N/A
Child care facility	-	-	-	N/A
Child day care center	-	-	-	N/A
Family day care provider	-	-	-	N/A
Special needs housing (Essential Public Facilities)				
Type 1 group home	-	-	-	N/A
Type 2 group home	-	-	-	N/A
Type 3 group home	-	-	-	N/A
Type 4 group home	-	-	-	N/A
Type 5 group home	-	-	-	N/A
Assisted living facilities	-	-	-	N/A
Continuing care retirement community	-	-	-	N/A
Hospice care center	-	-	-	N/A
Enhanced services facility	-	-	-	N/A
Nursing home	-	-	-	N/A
Commercial and industrial uses				

Land Use Categories	APZ-I	APZ-II	CZ	Density
Building and landscape materials sales	P	P	-	Maximum FAR of 0.28 in APZ I & 0.56 in APZ II.
Building contractor, light	P	P	-	Maximum FAR of 0.28 in APZ I & 0.56 in APZ II.
Building contractor, heavy	C	-	-	Maximum FAR of 0.11 in APZ I & 0.22 in APZ II.
Business support service	P	-	-	Maximum FAR of 0.22 in APZ I.
Catering service	P	P	-	Maximum FAR of 0.22 in APZ II.
Construction/heavy equipment sales and rental	C	C	-	Maximum FAR of 0.11 in APZ I; & 0.22 in APZ II.
Equipment rental	P	P	-	Maximum FAR of 0.11 in APZ I; & 0.22 in APZ II.
Furniture, furnishings, appliance/ equipment store	-	C	-	Maximum FAR of 0.28 in APZ II.
Handcraft industries, small-scale manufacturing	P	P	-	Maximum FAR of 0.28 APZ I; Maximum FAR of 0.56 in APZ II.
Kennel, animal boarding	P	P	-	Maximum FAR of 0.11 APZ I; Maximum FAR of 0.22 in APZ II.
Laundry, dry cleaning plant	P	-	-	Maximum FAR of 0.22 in APZ II.
Live/work and work/live units	P	P	-	N/A
Maintenance service, client site services	P	P	-	Maximum FAR of 0.22 in APZ II.
Military installations	P	P	P	N/A
Mobile home, RV, and boat sales	C	C	-	Maximum FAR of 0.14 in APZI & 0.28 in APZ II.
Office – business services	P	P	-	Maximum FAR of 0.22 in APZII.
Office – professional	P	-	-	Maximum FAR of 0.22 in APZII.
Places of assembly	-	-	-	N/A
Personal services	P	-	-	Office uses only. Maximum FAR of 0.11 in APZ II.
Small craft distillery	-	P	-	Maximum FAR 0.56 in APZ II.
Storage - personal storage facility	P	P	-	Maximum FAR of 1.0 in APZ I; 2.0 in APZ II.
Vehicle services – minor maintenance/repair	P	P	-	Maximum FAR of 0.11 APZ I; 0.22 in APZ II.
Vehicle storage	C	C	-	Maximum FAR of 0.28 in APZ I & 0.56 in APZ II.
Warehouse retail	P	-	-	Maximum FAR of 0.16 in APZ II.
Warehouse	P	P	-	Maximum FAR of 1.0 in APZ I; 2.0 in APZ II.
Wholesaling and distribution	P	P	-	Maximum FAR of 0.28 in APZ I & 0.56 in APZII.
Wildlife preserve or sanctuary	P	P	-	N/A
Eating and drinking establishments				
Bar/tavern	-	-	-	N/A
Brewery - brew pub	-	-	-	N/A
Mobile food vending facility	P	P	-	N/A
Night club	-	-	-	N/A

Land Use Categories	APZ-I	APZ-II	CZ	Density
Restaurant, café, coffee shop – counter ordering	-	-	-	N/A
Restaurant, café, coffee shop – drive-through services	-	-	-	N/A
Restaurant, café, coffee shop – table service	-	-	-	N/A
Restaurant, café, coffee shop – outdoor dining	-	-	-	N/A
Restaurant, café, coffee shop – serving alcohol	-	-	-	N/A
Tasting room	-	-	-	N/A
Lodging				
Bed and breakfast guest houses	-	-	-	N/A
Hostels	-	-	-	N/A
Hotels and motels	-	-	-	N/A
Recreational vehicle parks	-	-	-	N/A
Transportation				
Parking facilities (surface)	P	P	-	N/A
Parking facilities (structured)	--	-	-	N/A
Streets with pedestrian and bicycle facilities	P	P	-	N/A
Transit park and ride lots	P	P	-	N/A
Transit shelter	P	P	-	N/A
Utilities				
Above-ground electrical distribution lines, pipes, and support poles, transformers, and related facilities, not including substations	P	P	-	N/A
Underground electrical distribution lines, pipes, and support poles, transformers, and related facilities, not including substations	P	P	P	N/A
Electrical distribution substations	P	P	-	N/A
Electrical transmission lines of 115 kV or less and support poles	P	P	-	N/A
Electric vehicle battery charging stations	P	P	-	N/A
Above ground natural gas conveyance facilities	-	-	-	N/A
Underground natural gas conveyance facilities	P	P	P	N/A
Potable water conveyance facilities	P	P	-	N/A
Potable water storage facilities	C	P	-	N/A
Storm water collection and conveyance facilities	P	P	P	N/A
Storm water detention/retention facilities	P	P	C	N/A
Telecommunications earth receiving stations (satellite dishes)	P	P	-	N/A
Telecommunications lines, pipes, support poles and related facilities, not including earth receiving stations, personal wireless service, transmission/ receiving/relay facilities, or switching facilities	P	P	-	N/A
Telecommunications switching facilities	P	P	-	N/A
Telecommunications transmission/receiving/relay facilities		P	-	N/A
Waste water conveyance facilities	P	P	P	N/A
Wireless communication facilities (WCFs)	P	P	-	N/A
Essential public facilities				
Airport (American Lake Seaplane Base)	-	-	-	N/A
Community and technical colleges, colleges and universities	-	-	-	N/A
Correctional facilities	-	-	-	N/A
Electrical transmission lines of higher voltage than 115 kV, in existing corridors of such transmission lines	-	C	-	N/A
Electrical transmission lines of higher voltage than 115	-	-	-	N/A

Land Use Categories	APZ-I	APZ-II	CZ	Density
kV, in new corridors				
Group Home	-	-	-	N/A
In-Patient Facility Including but not Limited to Substance Abuse Facility	-	C	-	N/A
Intercity High-Speed Ground Transportation	-	-		N/A
Intercity Passenger Rail Service	-	-	-	N/A
Interstate Highway "I-5"	P	-	-	N/A
Mental Health Facility	-	-	-	N/A
Military Installation	P	P	P	N/A
Minimum Security Institution	-	-	-	N/A
Secure Community Transition Facility (SCTFs)	-	-	-	N/A
Solid Waste Transfer Station	-	-	-	N/A
Sound Transit Facility	-	-	-	N/A
Sound Transit Railroad Right-of-Way	-	-	-	N/A
Transit Bus, Train, or Other High Capacity Vehicle Bases	-	-	-	N/A
Washington State Highway 512	P	-	-	N/A
Work/Training Release Facility	-	-	-	N/A
P: Permitted Use C: Conditional Use "-": Not Allowed N/A: Not Applicable Numbers in parentheses reference use-specific development and operating conditions under subsection B of this section.				

EXHIBIT B

Pierce County Countywide Center Designation

Once a new Center of Local Importance (CoLI) was established in the Lakewood Comprehensive Plan, Lakewood could pursue seeking designation of the CoLI as a Countywide Industrial Center.

Pierce County Countywide Planning Policies (CPPs) Excerpts:

Center Designation Authority

Countywide Centers and Centers of Local Importance (CoLI) are approved by the Pierce County Regional Council (PCRC) by amending the Countywide Planning Policies.

Center Designation Process

Pierce County and any municipality in the County that is planning to include a county or regionally designated Center within its boundaries shall specifically define the area of such Center within its Comprehensive Plan. The Comprehensive Plan shall include policies aimed at focusing growth within the Center and along corridors consistent with the applicable criteria contained within the Countywide Planning Policies. The County or municipality shall adopt regulations that reinforce the Center's designation.

Beginning in 2019 and once every two years thereafter, the Pierce County Regional Council (PCRC) shall invite jurisdictions to submit requests for designation of new Centers. Said request shall be processed in accordance with established procedures for amending the Countywide Planning Policies.

Each jurisdiction seeking to designate a new Countywide Center shall provide the PCRC with a report demonstrating that the proposed Center:

1. Meets the basic standards for designation;
2. Is characterized and defined in the local Comprehensive Plan;
3. Is consistent with the applicable Countywide Planning Policies, and
4. Is supported and served by adopted local development regulations.

The minimum criteria report and statement shall be reviewed by the Growth Management Coordinating Committee (GMCC) for consistency with Countywide Planning Policies, the Transportation Coordination Committee (TCC) for consistency with transportation improvements plans of WSDOT, and with Pierce Transit's Comprehensive Plan. The coordinating committees shall provide joint recommendation to the PCRC. Once included in the Countywide Planning Policies, the jurisdiction where a Center is located may go on to seek regional designation of the Center from the Puget Sound Regional Council (PSRC). Jurisdictions must adhere to the latest eligibility, designation criteria, and process for new Regional Growth Centers as adopted by PSRC as they prepare applications for new Center designation. Countywide Centers should be reviewed for consistency and countywide concurrence prior to submitting for regional designation.

After the Center is designated as a Countywide center within the Countywide Planning Policies and until regional-level designation by the PSRC occurs the Center shall be considered a "candidate" Regional Growth Center or Manufacturing/Industrial Center.

Each jurisdiction which designates a Regional Growth Center shall establish 20-year household and employment growth targets for that Center. The expected range of targets will reflect the diversity of the various Centers and allow communities to effectively plan for needed services. The target ranges not only set a policy for the level of growth envisioned for each Center, but also for the timing and funding of infrastructure improvements. Reaching the target ranges will require careful planning of public investment and providing incentives for private investments.

Amending an Existing Countywide Center

Once a Center has been designated in the Countywide Planning Policies (CPPs), the affiliated jurisdiction may request an amendment to the Center. The Center amendment process shall be limited to a vote of the PCRC though submission of a report explaining the requested amendment and affirming that the amended Center will be consistent with the Countywide Center basic standards and the Countywide Planning Policies.

Countywide Industrial Centers serve as important local industrial areas. These areas support living wage jobs and serve a key role in the county's manufacturing/industrial economy.

Within Pierce County, a limited number of additional Centers may be designated through amendment of the Countywide Planning Policies consistent with the basic standards and process included below.

C-25. Countywide Centers are local focal points where people come together for a variety of activities, including business, shopping, living, and recreation. These Centers may include the core of small- to medium-sized cities and may also be located in unincorporated urban areas. Often, Countywide Centers include a strong public presence because they are the location of city hall, main street, and other public spaces.

C-26. A jurisdiction may apply for status as a Candidate Countywide Center if it satisfies all required criteria included below, has a minimum of 7 activity units per acre, and is planning for at least 16 activity units per acre. The application for Countywide Center would not be regionally designated until the Center achieves at least 10 activity units per acre. Activity units means the sum of population and job units per gross acre, per PSRC.

C-27. Countywide Centers are potential candidates for designation as Regional Centers.

C-28. To be designated as a Countywide Center, the following criteria shall be met.

Countywide Industrial Center
Center must meet each of the following criteria:
Identified as a Center in the local Comprehensive Plan and adopted regulations.
Identified as a Countywide Center in the Countywide Planning Policies.
Located within a city, multiple adjacent cities, or unincorporated urban area.
<p>Demonstration that:</p> <p>The Center is a local planning and investment priority:</p> <ul style="list-style-type: none"> • Identified as a Countywide Center in a local Comprehensive Plan; Subarea Plan recommended • Clear evidence that area is a local priority for investment, such as planning efforts or infrastructure <p>The Center supports industrial sector employment:</p> <ul style="list-style-type: none"> • Minimum 1,000 existing jobs and/or 500 acres of industrial land • Defined transportation demand management strategies in place • At least 75% of land area zoned for core industrial uses* (*“Core industrial uses”: Core industrial zoning is characterized by allowing, and preferring, most industrial uses. Incompatible land uses are generally prohibited but may be allowed in limited instances.) • Industrial retention strategies in place • Capacity and planning for additional growth • Important county role and concentration of industrial land or jobs with evidence of long-term demand