



LAKEWOOD CITY COUNCIL STUDY SESSION AGENDA

Monday, June 12, 2023

7:00 P.M.

City of Lakewood

Council Chambers

6000 Main Street SW

Lakewood, WA 98499

Residents can virtually attend City Council 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: Dial +1(253) 215-8782 and enter meeting ID: 868 7263 2373

Page No.

CALL TO ORDER

ITEMS FOR DISCUSSION:

- (3) 1. Review of 1st Quarter (2023) Police Report. – (Memorandum)
- (13) 2. Review of Six-Year (2024-2029) Transportation Improvement Program. – (Memorandum)
- (45) 3. Review of 2023 Comprehensive Plan Amendments. – (Memorandum)
- (120) 4. 2024 Lakewood Comprehensive Plan and Development Regulations Periodic Review (24CPPR) Process: Climate Change, Shorelines of the State, and Critical Areas. – (Memorandum)

ITEMS TENTATIVELY SCHEDULED FOR THE JUNE 20, 2023 REGULAR CITY COUNCIL MEETING:

- 1. Authorizing the execution of an amendment to the agreement with Town of Steilacoom for court services. – (Motion – Consent Agenda)
- 2. Authorizing the execution of an amendment to the agreement with City of DuPont for court services. – (Motion – Consent Agenda)
- 3. Appointing a City representative serve on the Pierce County Opioid Abatement Council (OAC). – (Motion – Consent Agenda)

Persons requesting special accommodations or language interpreters should contact the City Clerk, 253-983-7705, as soon as possible in advance of the Council meeting so that an attempt to provide the special accommodations can be made.

4. This is the date set for a Public Hearing on the Six-Year (2024-2029) Transportation Improvement Program. – (Public Hearings and Appeals – Regular Agenda)
5. This is the date set for a Public Hearing on the 2023 Comprehensive Plan Amendments. – (Public Hearings and Appeals – Regular Agenda)
6. Ordinance authorizing the acquisition of real property under threat of condemnation or by condemnation for park and/or road purposes; authorizing payment thereof from the City's General Fund or from such other monies that the City may have available or attain for the acquisition; providing for severability; and establishing an effective date.
– (Ordinance – Regular Agenda)
7. Ordinance amending Chapter 9.06 of the Lakewood Municipal Code relating to Controlled Substances. – (Ordinance – Regular Agenda)
8. Review of 1st Quarter (2023) Financial Report. – (Reports by the City Manager)

REPORTS BY THE CITY MANAGER

CITY COUNCIL COMMENTS

ADJOURNMENT

Persons requesting special accommodations or language interpreters should contact the City Clerk, 253-983-7705, as soon as possible in advance of the Council meeting so that an attempt to provide the special accommodations can be made.

LAKEWOOD POLICE QUARTERLY STATS

1st Quarter 2023

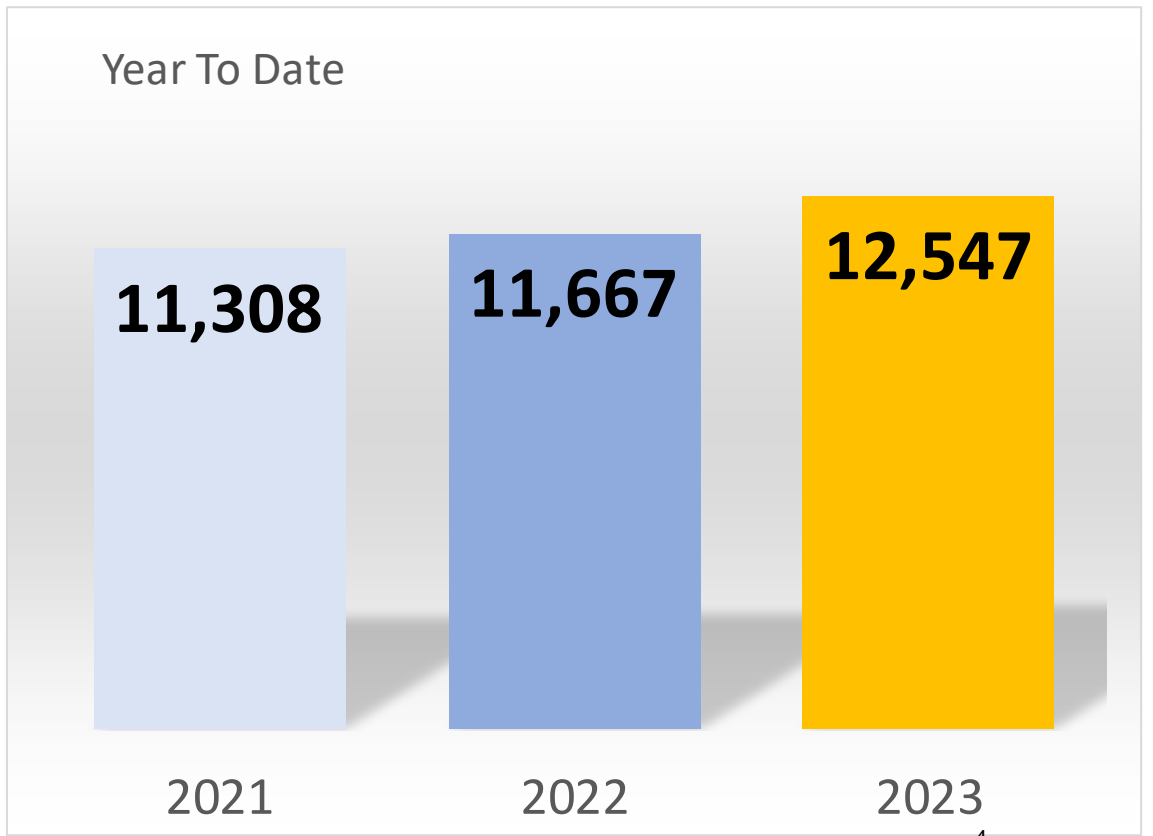
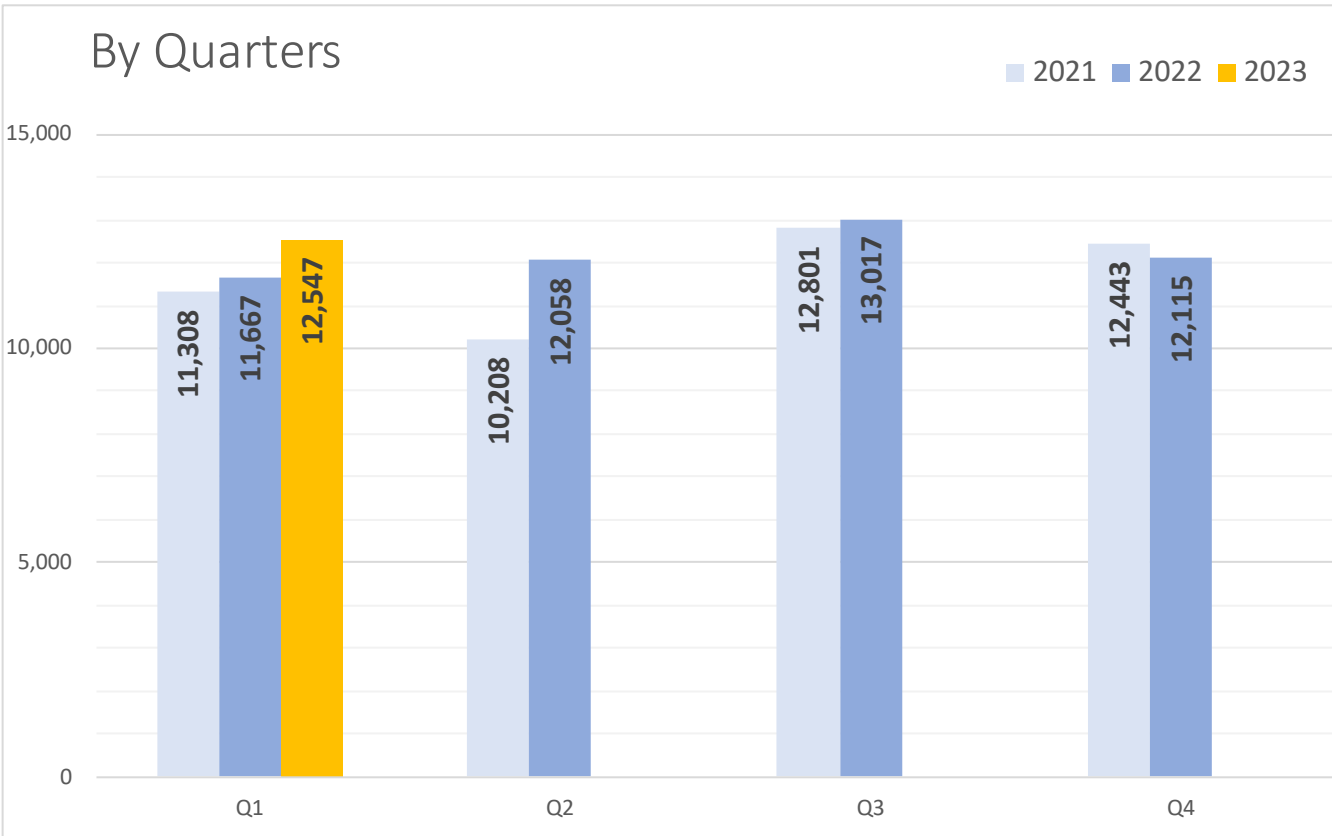


Calls for Service



*Calls for Service include resident calls for service in Lakewood’s jurisdiction & self-initiated activity by officers. Canceled calls are not included.

	4th Quarter 2022	1st Quarter 2023	% Change	1st Quarter 2022	1st Quarter 2023	% Change	Year to Date 2022	Year to Date 2023	% Change
Calls for Service	12,115	12,547	3.6%	11,667	12,547	7.5%	11,667	12,547	7.5%



Arrests

*Arrests are counted by the highest charge for an individual under the same case number. Example: an individual arrested on multiple charges (Felony, Misdemeanor and Warrant) under the same case number will only be counted as a Felony arrest.

	4th Quarter 2022	1st Quarter 2023	% Change	1st Quarter 2022	1st Quarter 2023	% Change	Year to Date 2022	Year to Date 2023	% Change
Felony	109	116	6.4%	92	116	26.1%	92	116	26.1%
Gross Misdemeanor	6	10	66.7%	2	10	400.0%	2	10	400.0%
Misdemeanor	195	182	-6.7%	163	182	11.7%	163	182	11.7%
Warrants	84	92	9.5%	105	92	-12.4%	105	92	-12.4%
Total	394	400	1.5%	362	400	10.5%	362	400	10.5%

ARREST TOTALS

Previous Quarter

394

Q 4 2022

400

Q 1 2023

Q1 Comparisons

370

2021

362

2022

400

2023

Year To Date Comparison

370

2021

362

2022

400

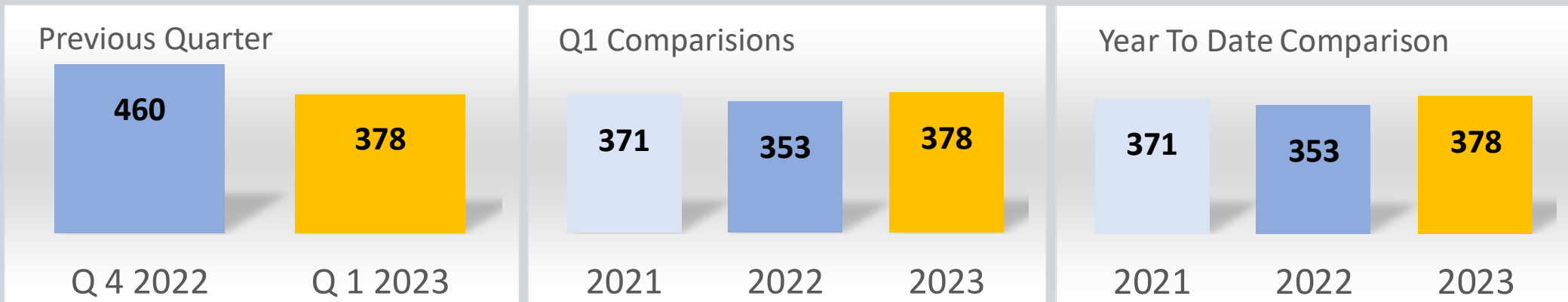
2023

Crimes Against PERSONS



	4th Quarter 2022	1st Quarter 2023	% Change	1st Quarter 2022	1st Quarter 2023	% Change	Year to Date 2022	Year to Date 2023	% Change
Aggravated Assault	146	90	-38.4%	98	90	-8.2%	98	90	-8.2%
Simple Assault	255	223	-12.5%	204	223	9.3%	204	223	9.3%
Homicide	1	1	0.0%	1	1	0.0%	1	1	0.0%
Robbery	39	25	-35.9%	28	25	-10.7%	28	25	-10.7%
Sex (Forcible & Non-Forcible)	19	39	105.3%	22	39	77.3%	22	39	77.3%
Total	460	378	-17.8%	353	378	7.1%	353	378	7.1%

PERSON TOTALS



Crimes Against PROPERTY



	4th Quarter 2022	1st Quarter 2023	% Change	1st Quarter 2022	1st Quarter 2023	% Change	Year to Date 2022	Year to Date 2023	% Change
Burglary	96	109	13.5%	174	109	-37.4%	174	109	-37.4%
Fraud (Counterfeit & Embezzlement)	71	65	-8.5%	59	65	10.2%	59	65	10.2%
Larceny	438	372	-15.1%	483	372	-23.0%	483	372	-23.0%
Motor Vehicle Theft	297	345	16.2%	307	345	12.4%	307	345	12.4%
Stolen Property	46	42	-8.7%	68	42	-38.2%	68	42	-38.2%
Vandalism	281	279	-0.7%	347	279	-19.6%	347	279	-19.6%
Weapon Laws Violations	34	34	0.0%	30	34	13.3%	30	34	13.3%
Total	1,263	1,246	-1.3%	1,468	1,246	-15.1%	1,468	1,246	-15.1%

PROPERTY TOTALS

Previous Quarter

1,263

1,246

Q 4 2022

Q 1 2023

Q1 Comparisons

1,091

1,468

1,246

2021

2022

2023

Year To Date Comparison

1,091

1,468

1,246

2021

2022

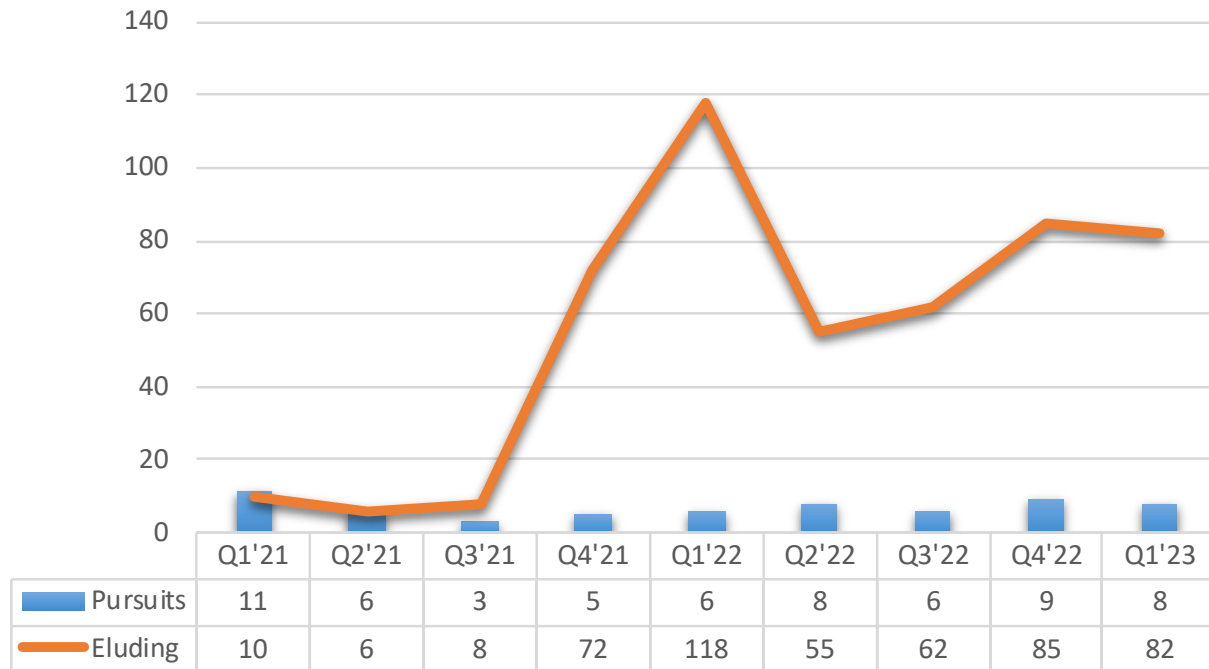
2023

Pursuits & Eluding

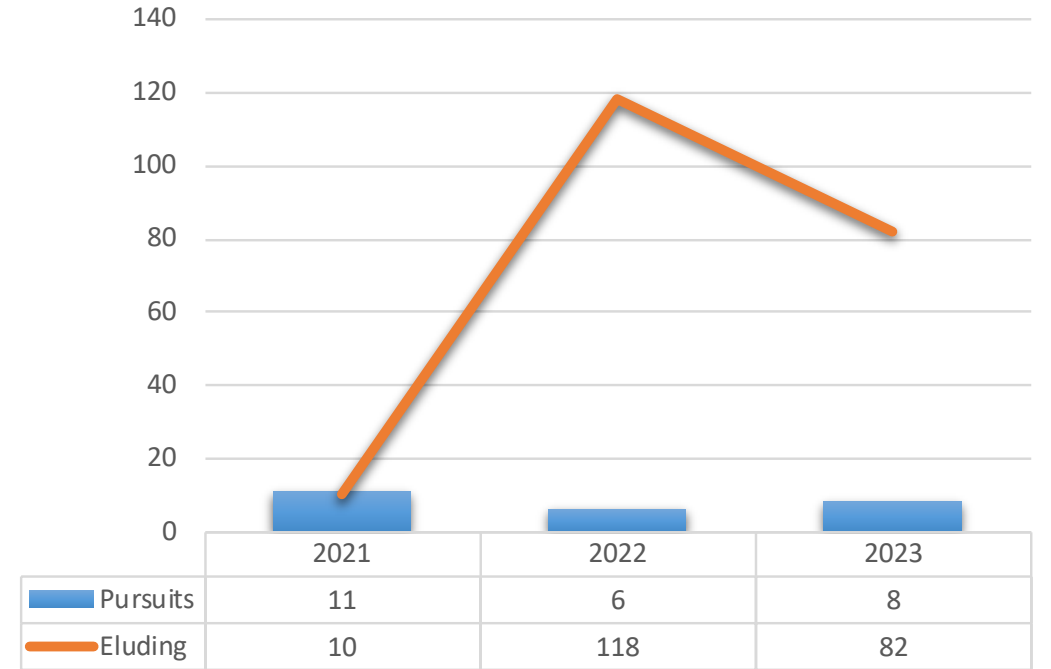


	4th Quarter 2022	1st Quarter 2023	% Change	1st Quarter 2022	1st Quarter 2023	% Change	Year to Date 2022	Year to Date 2023	% Change
Eluding	62	82	32.3%	118	82	-30.5%	118	82	-30.5%
Pursuits	9	8	-11.1%	6	8	33.3%	6	8	33.3%

Three Year Trend by Quarter



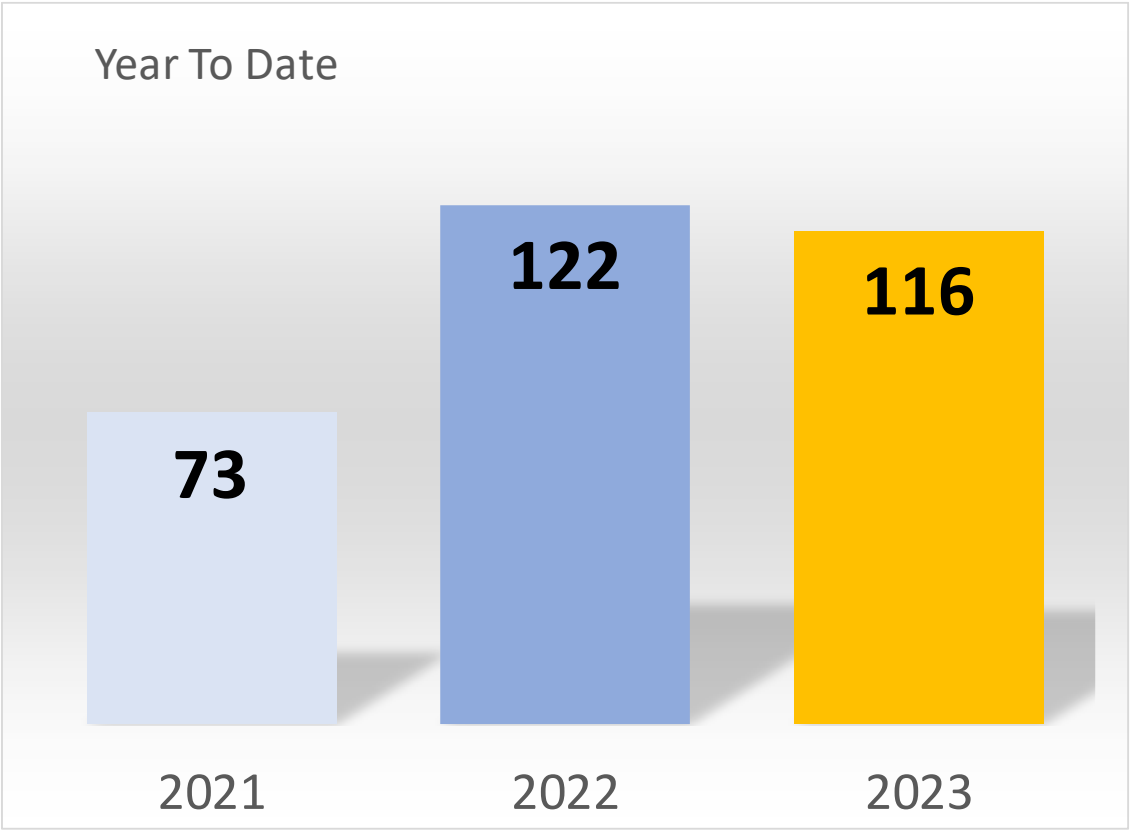
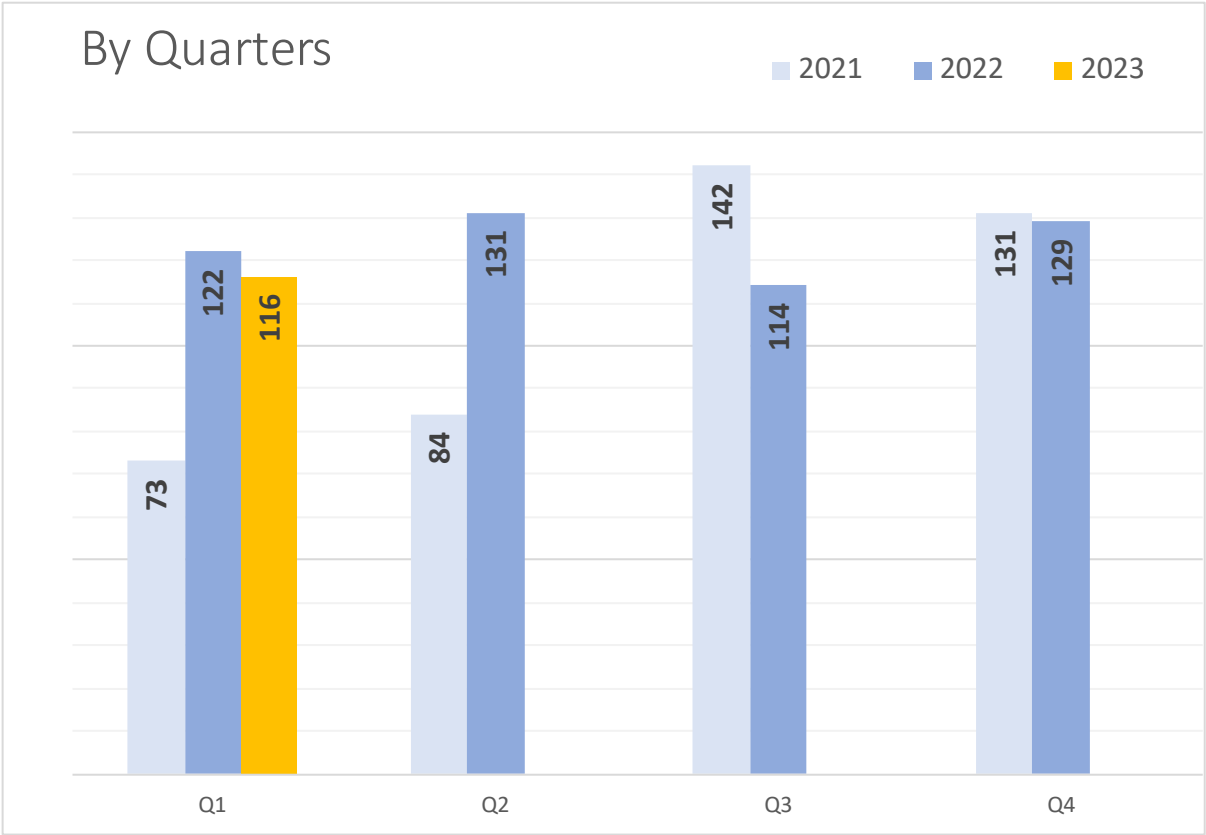
Year to Date Comparison



Shots Fired

*Numbers include Calls for Service within Lakewood with a call type of SHOOT, SHOTS, or SHOTSD.

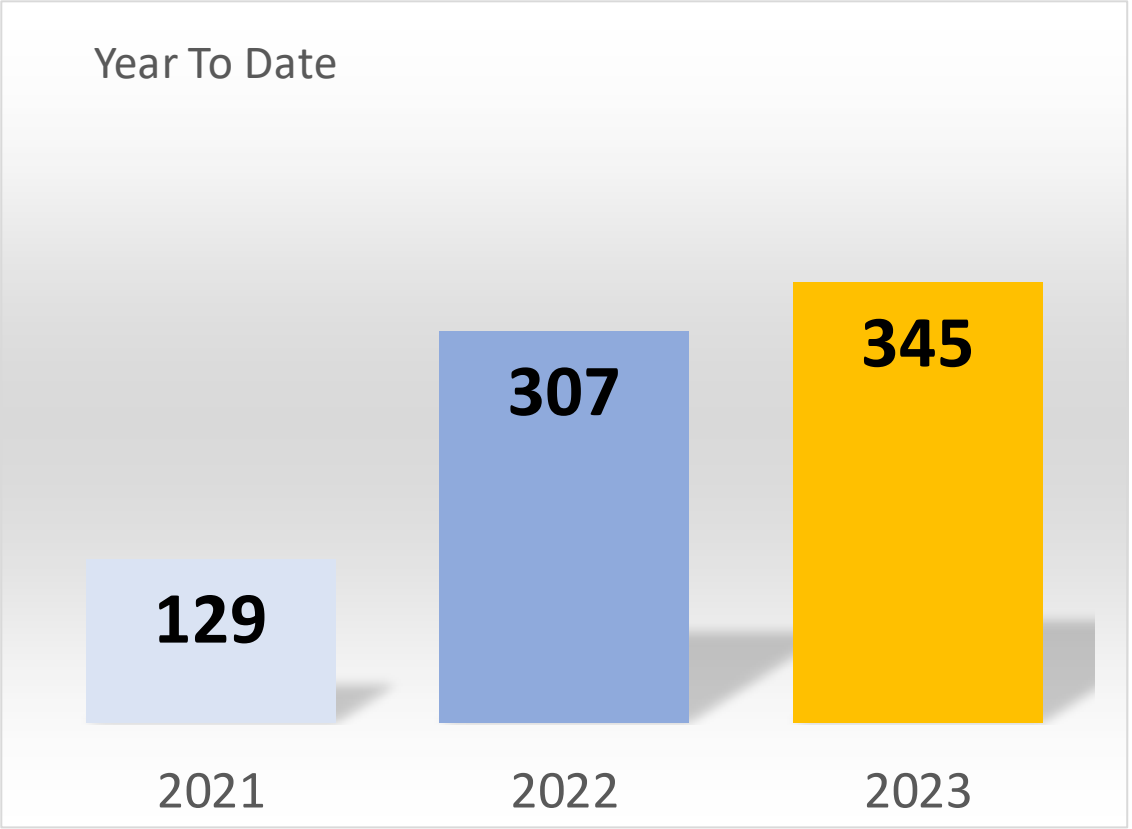
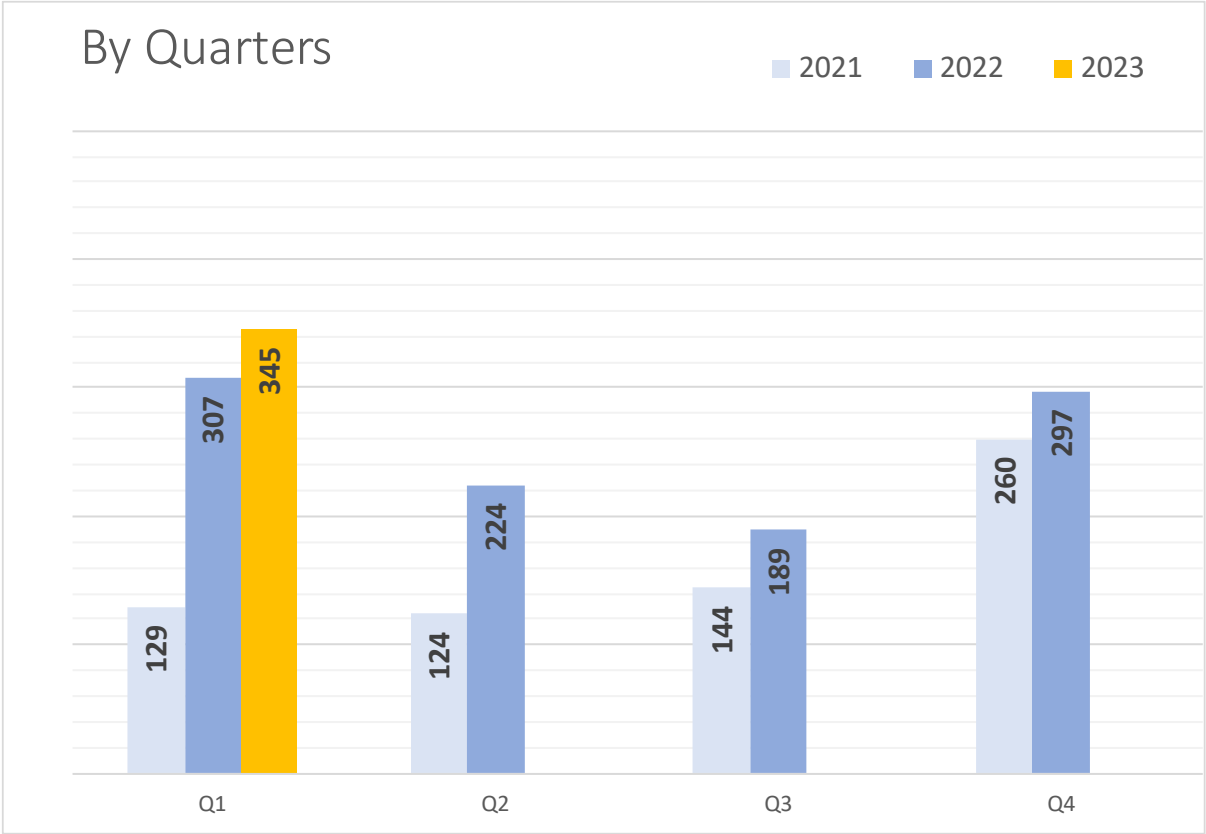
	4th Quarter 2022	1st Quarter 2023	% Change	1st Quarter 2022	1st Quarter 2023	% Change	Year to Date 2022	Year to Date 2023	% Change
Shots Fired	129	116	-10.1%	122	116	-4.9%	122	116	-4.9%



Motor Vehicle Thefts



	4th Quarter 2022	1st Quarter 2023	% Change	1st Quarter 2022	1st Quarter 2023	% Change	Year to Date 2022	Year to Date 2023	% Change
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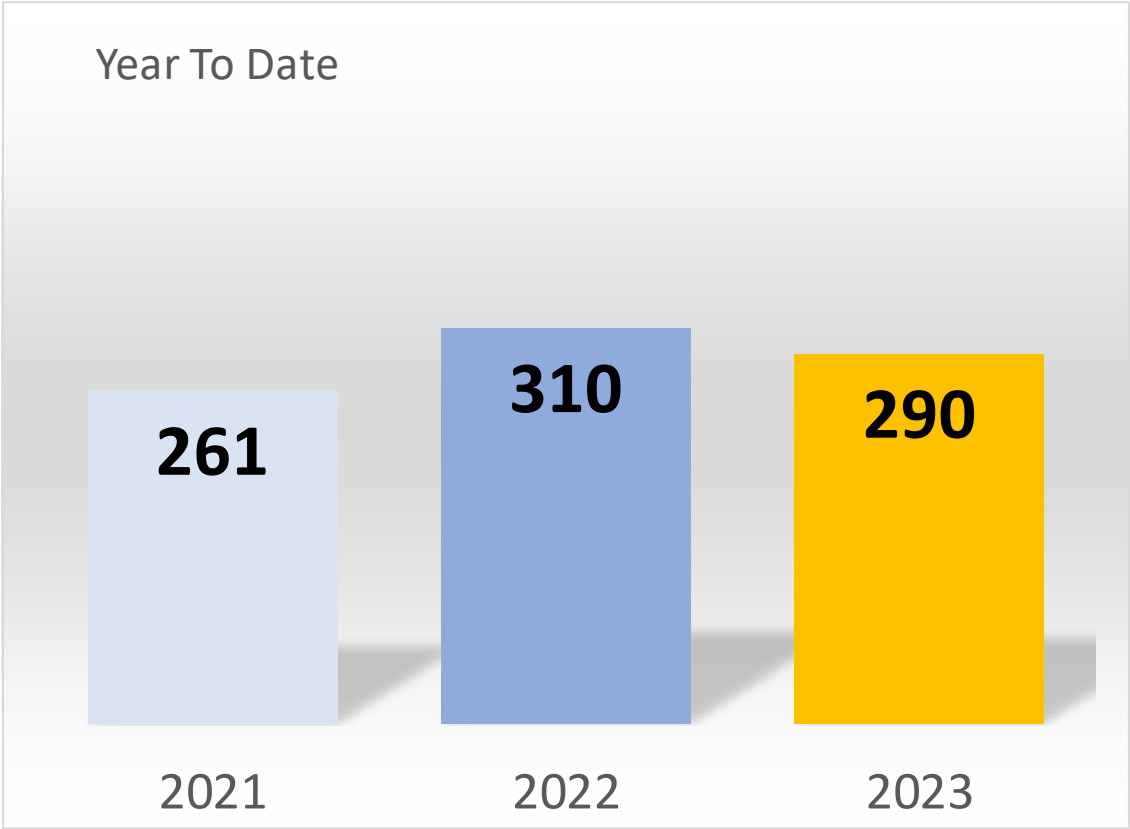
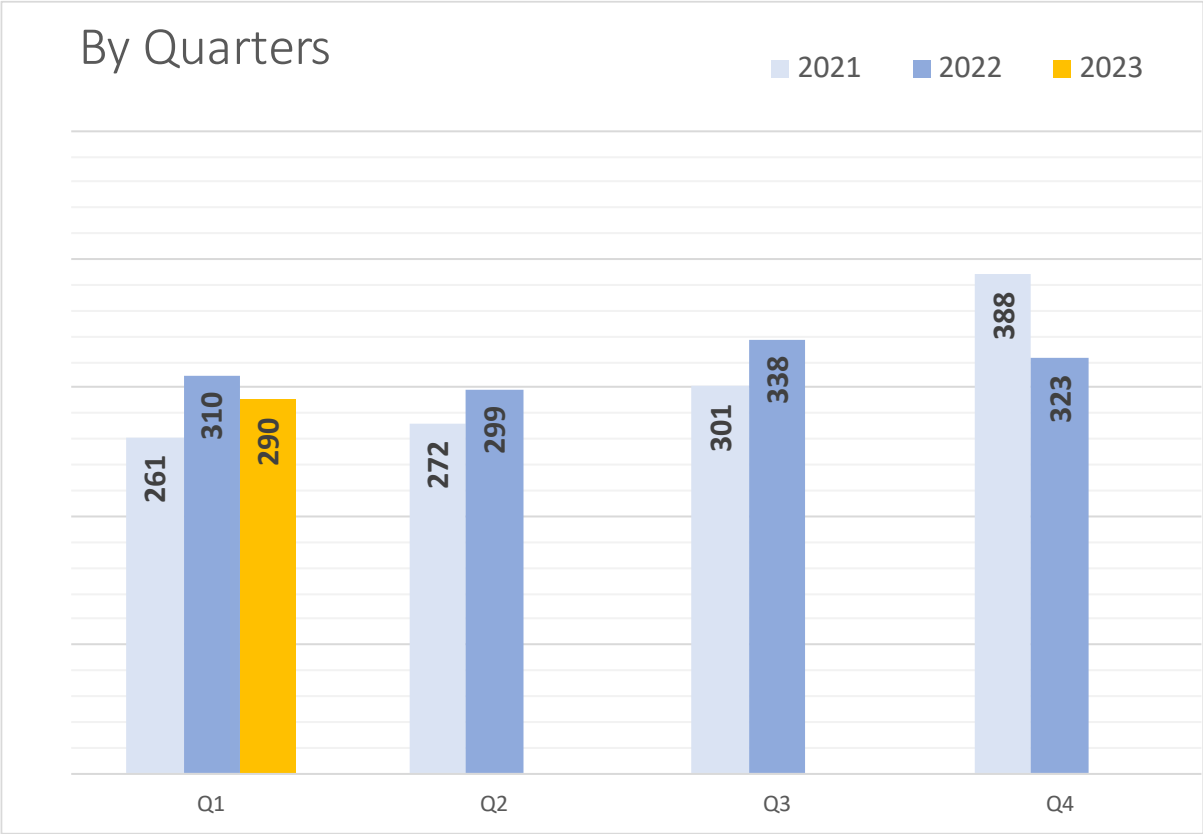


Collisions



*Reports taken by Lakewood PD for Collisions.

	4th Quarter 2022	1st Quarter 2023	% Change	1st Quarter 2022	1st Quarter 2023	% Change	Year to Date 2022	Year to Date 2023	% Change
Collision Reports	323	290	-10.2%	310	290	-6.5%	310	290	-6.5%



Summary of Crimes



	4th Quarter 2022	1st Quarter 2023	% Change	1st Quarter 2022	1st Quarter 2023	% Change	Year to Date 2022	Year to Date 2023	% Change
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Total	1,263	1,246	-1.3%	1,468	1,246	-15.1%	1,468	1,246	-15.1%
Other Crimes Of Interest									
Shots Fired	129	116	-10.1%	122	116	-4.9%	122	116	-4.9%
Eluding	62	82	32.3%	118	82	-30.5%	118	82	-30.5%
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CITY OF LAKEWOOD

AMENDED SIX-YEAR COMPREHENSIVE TRANSPORTATION IMPROVEMENT PROGRAM 2024-2029

-- FINAL: 7/3/2023 --

PREFACE

Chapters 35.77.010 of the Revised Code of Washington (RCW) provide that each city shall annually update its Six-Year Comprehensive Transportation Program (Program) and file a copy of the adopted Program with the Secretary of the Washington State Department of Transportation (WSDOT) by July 1 of each year. The Program is necessary to allow cities and counties to obtain State and Federal funding. For a project to obtain funding, it must appear in the agency's current Program.

The Program is based upon anticipated revenues versus desirable projects. There are always more projects than available revenues. Therefore, a primary objective of the Program is to integrate the two to produce a comprehensive, realistic program for the orderly development and preservation of our street system. It is also important to note that the adoption of the Program does not irreversibly commit the City of Lakewood to construct the projects. The Program may at any time be revised by a majority of the City Council, but only after a public hearing.

CONSISTENCY WITH LAND USE MANAGEMENT PLAN

The State's Growth Management Act (GMA) requires local governments to develop and adopt comprehensive plans covering land use, housing, capital facilities, utilities, and transportation. These comprehensive plans must balance the demands of growth with the provision of public facilities and services and, in particular, transportation facilities and services. The City of Lakewood was required to develop and adopt a comprehensive plan that is in conformance with the requirements of the GMA.

The City of Lakewood has, as part of its Comprehensive Plan, a Transportation Element with a Master Goal to "Ensure that the transportation and circulation system is safe, efficient and serves all segments of the population and reduces reliance on single-occupant vehicles and increase use of other modes of transportation."

Specific goals include the following.

1. To provide a safe, comfortable and reliable transportation system.
2. To reduce consumption of energy through an efficient and convenient transportation system.
3. To enhance options for future improvements to the transportation system by taking advantage of advances in technology and transportation research.
4. To keep travel times for people and goods as low as possible.

5. To emphasize the movement of people and goods, rather than vehicles, in order to obtain the most efficient use of transportation facilities.
6. To establish a minimum level of adequacy for transportation facilities through the use of consistent and uniform standards.
7. To protect the capital investment in the transportation system through adequate maintenance and preservation of facilities.

The projects in the Six-Year Comprehensive Transportation Program are intended to conform to the goals within the City's Comprehensive Plan.

GRANT APPLICATIONS AND LEVERAGING LOCAL DOLLARS

The need to leverage local dollars through grant applications is very important to the City, especially in light of the decrease in funding available for transportation related capital improvements. The intent of this Program is not only to list and program projects for funding, but to establish City Council approval to submit grant applications on those projects contained in the Program.

FUNDING SOURCES

A. Motor Vehicle Fuel Tax Funds

The Motor Vehicle Fuel Tax Funds have been programmed to provide matching funds for federal aid and urban arterial projects and for projects to be implemented with Motor Vehicle Fuel Tax Funds only.

By law, each city receives a proportionate share of the total state motor vehicle fuel tax. Money received is a monthly allocation based on population. The dollars shown in this year's Program reflect the revenues from this source expected to be received by the City of Lakewood.

B. Federal Aid Funding Programs

Each of the Federal aid programs listed below has specific requirements a project must meet to qualify for funding under the individual program. For a project to receive funding from any of these sources it must compete with other public agency projects.

On December 4, 2015, President Obama signed the Fixing America's Surface Transportation Act (FAST ACT). The Act authorizes \$305 billion over fiscal years 2016 through 2020 for the Department's highway, highway and motor vehicle safety, public transportation, motor carrier safety, hazardous materials safety, rail, and research, technology and statistics programs. The ACT essentially continues on with a number of specific funding programs that were funded under the previous Federal Transportation program (MAP 21). These include the following:

1. STP Surface Transportation Program: This is a regionally competitive program.
2. CMAQ Congestion Mitigation and Air Quality: This is a regionally competitive program intended for projects that significantly improve air quality.
3. HSIP Highway Safety Improvement Program: Statewide competition for federal funds targeted at safety improvements at high accident locations.
4. TAP Transportation Alternatives Program: This is a regionally competitive program and focuses on pedestrian and bicycle facilities (on and off road); safe-routes to schools, etc.; and other non-highway focused programs.

Much of the above said Federal grant funds are funneled thru the regional MPOs which for Lakewood that's Puget Sound Regional Council (PSRC). PSRC had its last call for projects for 2022 where roughly \$200,000,000 in grant funding is available throughout its four county region. Typically Lakewood projects are most competitive at County Wide level where we compete against all other Pierce County agencies for approximately \$19,960,000 (2022).

C. Washington State Transportation Improvement Board (TIB)

The TIB has a number of statewide competitive programs which use criteria developed by the TIB for prioritization of projects. The two TIB programs in which the City can compete are as follows:

1. UAP Urban Arterial Program. This program is for arterial street construction with primary emphasis on safety and mobility.
2. SP Sidewalk Program. This program is for the improvement of pedestrian safety, and to address pedestrian system continuity and connectivity.

3. Complete Streets. The Complete Streets Award is a funding opportunity for local governments that have an adopted complete streets ordinance. Board approved nominators may nominate an agency for showing practice of planning and building streets to accommodate all users, including pedestrians, access to transit, cyclists, and motorists of all ages and abilities.

D. Community Development Block Grants (CDBG)

This is a program to provide physical improvements within low-income census tracts or to promote economic development within the City. Through the years 2019-2024 it is anticipated that a minimum of \$250,000 (on average) per year will be made available for pavement preservation, street lighting, and pedestrian improvements in eligible neighborhoods.

E. City Funding Sources

1. Real Estate Excise Tax (REET). This funding source comes from the two ¼% REET's charged by the City on the sale of real estate within the City limits. The City's REET is restricted to funding capital, including transportation and related debt service. Revenue from REET has averaged \$2,000,000 between 2014 and 2018, the REET is estimated at \$1,700,000 annually.
2. General Fund Transfer In. This funding source comes from several different sources that make up the General Fund revenue including: property tax, sales tax, and utility tax and fees. The Street Capital Projects Fund is budgeted to receive approximately \$500,000 annually (on average) over the next 5 years in support of the pavement preservation program.
3. Transportation Benefit District (TBD). In 2014, the TBD Board implemented a \$20 per vehicle tab fee to provide funds toward a specific list of pavement preservation projects to be implemented between 2015 through 2020. The anticipated revenue is approximately \$815,000 per year.
4. General Obligation bonds: A general obligation bond (GO) is a municipal bond backed by the credit and taxing power of the issuing jurisdiction.
5. Downtown Plan Trip Mitigation Fee Policy: All businesses in the subarea plan that generate new PM Peak Hour trips as determined by the most recent edition of the ITE Trip Generation Manual, will be charged a Transportation Mitigation Fee (TMF).

F. Washington State Department of Transportation

1. Pedestrian and Bicycle Program: This is a statewide competitive program specifically oriented toward the elimination of hazards to the pedestrian and bicyclists. The recent call for projects has expanded the program's scope to emphasize "complete streets" – accommodation of all roadway users from vehicles to bicyclists to pedestrians. The programs focus for "complete streets" is for "Main Street" urban arterials and corridors. Historically, the city has not received much funding from this program. However, given the change in the grant scope, there may be opportunities from this source in the future.
2. Safe Routes to Schools Program: This is a statewide competitive program specifically oriented toward pedestrian and bicycle safety near schools.
3. Surface Water Management Program:

The City's Surface Water Management (SWM) Program pays for all drainage facilities constructed in conjunction with street improvements. The revenue from SWM is directly related to the amount of capital improvement projects constructed.

PROJECT NUMBERING SYSTEM

Project numbers were revised to match the City's CIP Budget 2021/2022 using City's BARS numbering system for consistency. Most sections of the Program will have non-sequential project numbering, as projects are completed and removed from the list. Projects carried forward from previous year(s) retain the same project numbers from the previous year(s). Some projects will have the same numbering if they are part of a larger project that hasn't fully been funded.

BUDGET DOLLARS

Costs shown are planning level estimates and are reflected in each year as FY20xx dollars, with 4% inflation per year to year of anticipated expenditure with an exception of 8% used for 2023.

2023	2024	2025	2026	2027	2028	2029
1.000	1.080	1.1232	1.168	1.215	1.263	1.312

Note: Compounded Inflation Multiplier does not apply to grant amounts, these are fixed based upon the grant award.

PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
NOTE: Bold & Italicized numbers denote grant secured										
SECTION 1 ROADWAY IMPROVEMENTS	Description	Base Cost 2023	Sources	2024	2025	2026	2027	2028	2029	2024- 2029
302.0024 Steilacoom Blvd - Farwest to Phillips <i>Design/ROW funded, \$5,587,000 construction unfunded.</i> <i>Note: project is tied to 302.0137 and 302.0133 ROW funds</i>	This project designs and acquires ROW to construct curb, gutter, sidewalks, bike lanes, turn lanes, street lighting, drainage, overlay.	30	City	3						3
		999	Grant	25						25
			Other							0
		1,029	Total	28	0	0	0	0	0	28
302.0073 150th Street Corridor Capacity	Provide capacity for Woodbrook Industrial development: widening of 150th Street; bike/pedestrian facilities; structural pavement section improvements		City							0
			Grant							0
			Other							0
		5	Total	0	0	0	0	0	0	0
302.0074 South Tacoma Way - 88th to North City Limits Design Funds Only	Curb, gutter, sidewalks, bike lanes, street lighting, signal at 84th, drainage, overlay.	1,644	City	1,583						1,583
		2,889	Grant	2,500						2,500
			Other							0
		4,533	Total	4,083	0	0	0	0	0	4,083
302.0075 Mt. Tacoma Dr. SW/Motor Ave. SW: S 80th St. Road Restoration Improvements	Provide curb and gutter, sidewalk and a shared travel/bike lane on one side of Mt. Tacoma Dr. SW and Motor Ave. SW.		City		395	3,555				3,950
			Grant							0
			Other							0
		3,913	Total	0	395	3,555	0	0	0	3,950
302.0076 Gravelly Lake Non-Motorized Trail - Phase 2 (Nyanza Rd. SW: GLD to GLD)	Provide non-motorized path around Gravelly Lake along Nyanza Drive. Existing roadway cross section shifted to outside and overlaid. Lighting.	4,450	City	450	4,000					4,450
			Grant							0
			Other							0
		4,450	Total	450	4,000	0	0	0	0	4,450

PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
NOTE: Bold & Italicized numbers denote grant secured										
SECTION 1 ROADWAY IMPROVEMENTS	Description	Base Cost 2023	Sources	2024	2025	2026	2027	2028	2029	2024- 2029
302.0083 Hipkins Rd. - 104th to Steilacoom Blvd.	Curb, gutters, sidewalks, street lighting, drainage, traffic calming, and overlay.	3,640	City							0
			Grant							0
			Other							0
		3,640	Total	0	0	0	0	0	0	0
302.0084 Interlaaken Drive SW Non-Motorized Improvements - Short Lane to Holly Hedge Ln. SW	Provide curb and gutter, sidewalk and a shared travel/bike lane on one side of Interlaaken Dr.		City							0
		6,007	Grant							0
			Other							0
		6,007	Total	0	0	0	0	0	0	0
302.0085 Murray Road Corridor Capacity <i>Notes: Assume multiple phases; multiple years</i>	Provide capacity for Woodbrook Industrial development: widening of Murray Road; bike/pedestrian facilities; structural pavement section improvements		City							0
		1,982	Grant							0
			Other							0
		1,982	Total	0	0	0	0	0	0	0
302.0092 Steilacoom Blvd. - Custer Rd SW to Lakewood Dr SW	Curbs, gutters, sidewalks, street lighting on both sides from BPW to Fairlawn. Overlay BPW to GLD.		City							0
		4,956	Grant							0
			Other							0
		4,956	Total	0	0	0	0	0	0	0
302.0093 Gravelly Lake Dr. - Pacific Hwy to Nyanza (south)	Curb, gutter, sidewalk, bike way, street lighting, pavement rehab		City							0
		2,162	Grant							0
			Other							0
		2,162	Total	0	0	0	0	0	0	0
302.0096 Union Avenue - W. Thorne Ln. to Spruce St. <i>Notes: Limits revised to reflect recent improvements at Berkeley/Union.</i>	Widen to add turn lane, shared bike/travel lane, sidewalks, street lighting. Intersection improvements.	545	City							0
		500	Grant							0
			Other							0
		1,045	Total	0	0	0	0	0	0	0

PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
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SECTION 1 ROADWAY IMPROVEMENTS	Description	Base Cost 2023	Sources	2024	2025	2026	2027	2028	2029	2024- 2029
302.0097 Lakewood Station - Non-Motorized Access Improvements (115th Ct. SW to Pedestrian Crossing at Kendrick St. SW)	Curb, gutters, sidewalks, and street lighting improvements per Lakewood's 2009 Non-Motorized Transportation Plan and Sound Transit Access Improvement Study.	1,502	City							0
			Grant							0
			Other							0
		1,502	Total	0	0	0	0	0	0	0
302.0109 Phillips Rd. Sidewalks and Bike Lanes Agate to Steilacoom Blvd. (east side of roadway)	Provide for curb and gutter, sidewalk, street lighting, bike facilities, storm drainage, striping, and pavement overlay.	2,673	City							0
			Grant							0
			Other							0
		2,673	Total	0	0	0	0	0	0	0
302.0111 Kendrick from 111th St. SW to 108th St. SW Roadway Improvements	Provide for curb and gutter, sidewalk, street lighting, bike facilities, storm drainage, striping, and pavement rebuild. Sound Transit to Fund via Access Imp.	1,111	City							0
			Grant							0
			Other							0
		1,111	Total	0	0	0	0	0	0	0
302.0113 Military Rd. SW: Edgewood Dr. SW to Farwest Dr.	curb, gutter, sidewalks, bike facilities, street lighting, drainage, overlay. This connect Military Rd. to sidewalks constructed as part of development on Military Rd. and far west.	554	City	49			505			554
		3,546	Grant	311			3,235			3,546
			Other							0
		4,100	Total	360	0	0	3,740	0	0	4,100
302.0114 112th Sidewalks: Gravelly Lk. Dr. SW to Bridgeport Way SW	curb, gutter, sidewalks, bike lanes, street lighting, drainage, overlay. Sound Transit to Fund via Access Imp.		City							0
			Grant							0
			Other							0
		2,645	Total	0	0	0	0	0	0	0
302.0115 Davisson Rd. SW and Highland Ave SW: 112th St. SW to 108th St. SW	curb, gutter, sidewalks, bike facilities, street lighting, drainage, overlay. Sound Transit to Fund via Access Imp.	1,742	City							0
			Grant							0
			Other							0
		1,742	Total	0	0	0	0	0	0	0
302.0116 Custer Rd. SW: Bridgeport Way - Lakewood Dr. SW (East City Limits/74th St.)	curb, gutter, sidewalks, bike facilities, street lighting, drainage, road reconstruction, utility relocation	66	City	72						72
		3,653	Grant							0
			Other							0
		3,719	Total	72	0	0	0	0	0	72

PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
NOTE: Bold & Italicized numbers denote grant secured										
SECTION 1 ROADWAY IMPROVEMENTS	Description	Base Cost 2023	Sources	2024	2025	2026	2027	2028	2029	2024- 2029
302.0118 Lakewood Drive - Custer/74th to N. City Limits	Traffic signal replacement, ADA upgrades, new sidewalk, storm drainage upgrades, and hot mix asphalt paving	8	City							0
		1,139	Grant							0
			Other							0
		1,147	Total	0	0	0	0	0	0	0
302.0120 Tye Park School Sidewalks - Seminole Rd. SW	Intersection upgrades and sidewalks to school		City							0
		570	Grant							0
			Other							0
		570	Total	0	0	0	0	0	0	0
302.0121 112th Sidewalks: Farwest Dr. SW to Butte Dr. SW	curb, gutter, sidewalks, bike lanes, street lighting, drainage, overlay	1,301	City	147	1,148					1,295
		2,318	Grant							0
			Other							0
		3,620	Total	147	1,148	0	0	0	0	1,295
302.0122 47th Ave. SW Sidewalks: Clover Creek to Pacific Hwy. SW	curb, gutter, sidewalks, bike facilities, street lighting, drainage, overlay. Sound Transit to Fund via Access Imp.		City							0
		1,322	Grant							0
			Other							0
		1,322	Total	0	0	0	0	0	0	0
302.0131 Custer Rd. SW: Bridgeport Way SW to Steilacoom Blvd. SW	Curb, gutter, sidewalk, roadway widening, turn pockets, pedestrian ramps, signage, and striping.		City							0
		1,420	Grant	448	957					1,405
		1,639	Other							0
		3,059	Total	448	957	0	0	0	0	1,405
302.0135 Washington Blvd/North Gate Rd/Edgewood Ave SW - North Gate Rd. SW to Gravelly Lake Dr. SW Vernon Ave. SW: Wash. Blvd. SW to Veterans Dr. SW (JBLM North Access Project)	Curb, gutter, sidewalks, bike lanes, street lighting, drainage, overlay.	10,099	City	3,000						3,000
		7,856	Grant	4,274						4,274
			Other							0
		17,955	Total	7,274	0	0	0	0	0	7,274
302.0136 100th - 59th Ave. to South Tacoma Way	Curb, gutter, sidewalks, bike facilities, street lighting, drainage, overlay.	733	City		40	528				568
		4,342	Grant		258	3,380				3,638
			Other							0
		5,075	Total	0	298	3,908	0	0	0	4,206
302.0137 Steilacoom Blvd/88th -87th to Custer Rd.	Curb, gutter, sidewalks, bike lanes, street lighting, drainage, overlay.	786	City	786						786
		4,244	Grant	4,244						4,244
			Other							0
		5,030	Total	5,030	0	0	0	0	0	5,030

PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
NOTE: Bold & Italicized numbers denote grant secured										
SECTION 1 ROADWAY IMPROVEMENTS	Description	Base Cost 2023	Sources	2024	2025	2026	2027	2028	2029	2024- 2029
302.0141 104th St. SW - Short Ln. to Lake Louise Dr.	Curb, gutter, sidewalks, bike facilities, street lighting, drainage, overlay.		City							0
		4,331	Grant							0
		4,331	Other							0
		4,331	Total	0	0	0	0	0	0	0
302.0142 Ardmore Dr. SW: Steilacoom Blvd. SW to Whitman Ave. SW - Complete Street Improvements	Curb, gutter, sidewalks, bike lanes, street lighting, drainage, overlay.	2,292	City	2,100						2,100
			Grant							0
			Other							0
		2,292	Total	2,100	0	0	0	0	0	2,100
302.0144 146th St. SW: Woodbrook Dr. SW to Murray Rd. SW Industrial Road Section	Curb, gutter, sidewalks, bike facilities, street lighting, drainage, overlay.		City							0
			Grant							0
			Other							0
		2,670	Total	0	0	0	0	0	0	0
302.0146 Downtown Plan - Green Street Loop: Gravelly Lake Dr., 59th Ave., Main St., Mt. Tacoma Dr., and Bridgeport Way	Downtown loop with full Green Street Amenities		City							0
			Grant							0
			Other							0
		21,692	Total	0	0	0	0	0	0	0
302.0147 59th Ave. SW and Towne Center Blvd. SW	Curb, gutter, sidewalks, street lighting, drainage, and paving		City							
		3003	Grant							
		3,003	Other							
		3,003	Total							
302.0148 100th St. SW / Bridgeport Way SW: add westbound right turn pocket	Curb, gutter, sidewalks, drainage, and paving		City							
		781	Grant							
		781	Other							
		781	Total							
302.0150 Lake Louise Loop Patching and Road Restoration Lake Louise Dr. SW and 101st St. SW	Roadway patching and repair, sidewalk, signage, markings, and striping.		City							
		1853	Grant							
		1,853	Other							
		1,853	Total							
302.0152 Oakbrook Non-Motorized Loop - Onyx Dr. SW/97th Ave SW to Zircon Dr. SW Zircon Dr. SW to Onyx Dr. SW/Phillips Rd. SW Coral Ln. SW/Amber Dr. SW: Onyx Dr. SW and Zircon Dr. SW	Curb, gutter, sidewalks, shared use path, turn lanes, street lighting, drainage, overlay. Total length 3.3 miles.		City							
		14,417	Grant							
		14,417	Other							
		14,417	Total							

PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
NOTE: Bold & Italicized numbers denote grant secured										
SECTION 1 ROADWAY IMPROVEMENTS	Description	Base Cost 2023	Sources	2024	2025	2026	2027	2028	2029	2024- 2029
302.0155 Edgewater Dr./Waverly Dr. SW: Steilacoom Blvd. SW to Mt. Tacoma Dr. SW	Curb, gutter, sidewalks, bike facilities, parking, street lighting, drainage, road rebuild. Total length 0.6 miles.		City							
		3,003	Grant							
		3,003	Other							
			Total							
302.0158 Interlaaken Dr. SW: 112th St. SW to Washington Blvd. SW	Curb, gutter, sidewalks, shared use path, street lighting, drainage, pavement overlay and widening. Total length 0.5 miles.	1,900	City	190	1710					1,900
			Grant							
			Other							
		1,900	Total	190	1,710					1,900
302.0159 Idlewild Rd. SW: Idlewild School to 112th St. SW	Curb, gutter, sidewalks, street lighting, drainage, overlay. Total length 0.15 miles.	520	City	468						468
			Grant							
			Other							
		520	Total	468						468
302.0160 112th St. SW: Idlewild Rd. SW to Interlaaken Dr. SW	Curb, gutter, sidewalks, street lighting, drainage, overlay. Total length 0.15 miles.	490	City	441						441
			Grant							0
			Other							0
		490	Total	441	0	0	0	0	0	441
302.0161: N. Thorne Ln.: Union Ave. SW to Portland Ave. SW	Curb, gutter, sidewalks, bike lanes, street lighting, drainage, pavement rebuild and widening. Total length 0.3 miles.		City							0
		1,081	Grant							0
			Other							0
		1,081	Total	0	0	0	0	0	0	0

PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
NOTE: Bold & Italicized numbers denote grant secured										
SECTION 1 ROADWAY IMPROVEMENTS	Description	Base Cost 2023	Sources	2024	2025	2026	2027	2028	2029	2024- 2029
302.0163 Butte Dr. SW-Vernon: 104th St. SW to Washington Blvd. SW	Curb, gutter, sidewalks, bike facilities, street lighting, drainage, overlay. Total length 1.1 miles.		City							0
		4,746	Grant							0
		4,746	Other							0
		4,746	Total	0	0	0	0	0	0	0
302.0164 Sidewalk fill-in on Farwest Dr. from 112th to Lakes High School, and 100th St. Ct. SW to Steilacoom Blvd. SW	Fill-in of missing sidewalks.		City							0
		781	Grant							0
		781	Other							0
		781	Total	0	0	0	0	0	0	0
302.0165 Pine St. SW: 84th St. SW to 80th St. SW(City Limits)	Curb, gutter, sidewalks, street lighting, drainage, overlay. Total length 0.2 miles.		City							0
		961	Grant							0
		961	Other							0
		961	Total	0	0	0	0	0	0	0
302.0167 McChord Dr. SW-New York Ave SW: Pacific Hwy. SW to Bridgeport Way SW	Curb, gutter, sidewalk on one side. Street lighting, bike lanes, and drainage improvements both sides. Pavement widening, patching and overlay. Total length 0.73 miles. Sound Transit to Fund via Access Imp.		City							0
		1,703	Grant							0
		1,703	Other							0
		1,703	Total	0	0	0	0	0	0	0
302.0168 McChord Dr. SW: Bridgeport Way SW to 47th Ave. SW	Curb, gutter, sidewalk on one side. Street lighting, bike lanes, and drainage improvements both sides. Pavement widening, patching and overlay. Total length 0.11 miles. Sound Transit to Fund via Access Imp.		City							0
		257	Grant							0
		257	Other							0
		257	Total	0	0	0	0	0	0	0
302.0169 47th Ave. SW: McChord Dr SW to 127th St. SW	Curb, gutter, sidewalk on one side. Street lighting, bike lanes, and drainage improvements both sides. Pavement widening, patching and overlay. Total length 0.20 miles. Sound Transit to Fund via Access Imp.		City							0
		467	Grant							0
		467	Other							0
		467	Total	0	0	0	0	0	0	0
302.0170 Lincoln Ave. SW: McChord Dr. SW to San Francisco Ave. SW	Curb, gutter, sidewalks, street lighting, drainage, overlay. Total length 0.35 miles. Sound Transit to Fund via Access Imp.		City							0
		816	Grant							0
		816	Other							0
		816	Total	0	0	0	0	0	0	0

PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
NOTE: Bold & Italicized numbers denote grant secured										
SECTION 1 ROADWAY IMPROVEMENTS	Description	Base Cost 2023	Sources	2024	2025	2026	2027	2028	2029	2024- 2029
302.0171 Chicago Ave. SW: Spring Brook Ln. SW to McChord Dr. SW	Curb, gutter, sidewalks, street lighting, drainage, overlay. Total length 0.37 miles. Sound Transit to Fund via Access Imp.	863	City							0
			Grant							0
			Other							0
		863	Total	0	0	0	0	0	0	0
302.0172 San Francisco Ave. SW: Spring Brook Ln. SW to True Ln. SW	Curb, gutter, sidewalks, street lighting, drainage, overlay. Total length 0.22 miles. Sound Transit to Fund via Access Imp.	513	City							0
			Grant							0
			Other							0
		513	Total	0	0	0	0	0	0	0
302.0173 Clover Creek Dr. SW: Pacific Hwy. SW to Hillcrest Dr. SW *This does not include the work within the Sound Transit ROW	Curb, gutter, sidewalks, street lighting, drainage, overlay. Total length 0.06 miles. Sound Transit to Fund via Access Imp.	420	City							0
			Grant							0
			Other							0
		420	Total	0	0	0	0	0	0	0
302.0174 Boston Ave SW: I-5 to McChord Dr SW	Curb, gutter, sidewalks, street lighting, drainage, overlay. Total length 0.28 miles. Sound Transit to Fund via Access Imp.	333	City							0
			Grant							0
			Other							0
		333	Total	0	0	0	0	0	0	0
302.0175 John Dower Road: 78th Street SW to 75th Street	Curb, gutter, sidewalks, street lighting, drainage, overlay east side only. Total length 0.22 miles.	798	City							0
			Grant							0
			Other							0
		798	Total	0	0	0	0	0	0	0
TOTALS		29,059	City	9,286	7,293	4,083	505	0	0	10,558
		34,143	Grant	11,802	1,215	3,380	3,235	0	0	13,561
		64,558	Other	0	0	0	0	0	0	0
		127,760	Total	21,088	8,508	7,463	3,740	0	0	

PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
NOTE: Bold & Italicized numbers denote grant secured										
SECTION 2 TRAFFIC SIGNALS	Description	Base Cost 2023	Sources	2024	2025	2026	2027	2028	2029	2024-2029
302.0059 Steilacoom / Durango New Traffic Signal	Intersection meets warrants for traffic signal. Signal needed with new development in area. Special concern with adjacent train crossing becoming active.		City							0
			Grant							0
		931	Other							0
		931	Total	0	0	0	0	0	0	0
302.0078 So. Tacoma Way / 92nd Street	New warranted signal, improvements include associated ADA upgrades and pavement patching.		City							0
			Grant							0
		841	Other							0
		779	Total	0	0	0	0	0	0	0
302.0094 Gravelly Lake Drive / Avondale Traffic Signal	Intersection meets warrants for traffic signal. Increased volumes in and around Towne Center. Increase in accidents.		City							0
			Grant							0
		931	Other							0
		931	Total	0	0	0	0	0	0	0
302.0098 84th St. Pedestrian Crossing Signal at Pine St	Install pedestrian signal, connection to Pine street intersects Tacoma's Water Ditch Trail and Wards Lake Park.	86	City							0
		883	Grant							0
			Other							0
		969	Total	0	0	0	0	0	0	0
302.0123 Holden/Military Rd. New Traffic Signal S 80th St. Road Restoration	Intersection meets warrants for traffic signal. Increased volumes in and around Mann Middle School.		City							0
			Grant							0
		661	Other							0
		661	Total	0	0	0	0	0	0	0
302.0126 Custer Rd. and 88th Traffic Signal Replacement	Replace existing traffic signal with pole and mast arm signal.		City							0
			Grant							0
		661	Other							0
		661	Total	0	0	0	0	0	0	0

PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
NOTE: Bold & Italicized numbers denote grant secured										
SECTION 2 TRAFFIC SIGNALS	Description	Base Cost 2023	Sources	2024	2025	2026	2027	2028	2029	2024-2029
302.0166 Gravelly Lake Dr./112th St. SW Traffic Signal Replacement	Intersection meets warrants for traffic signal. Increased volumes in and around Towne Center. Increase in accidents.		City							0
			Grant							0
		931	Other							0
		931	Total	0	0	0	0	0	0	0
302.0174 Pacific Hwy. SW/Sharondale SW New Traffic Signal for Lakewood Station District Plan	Traffic signal for future increased volumes related to the Lakewood Station District Plan. Will include pedestrian ramp modifications and minor roadway patching.		City							0
			Grant							0
		904	Other							0
		904	Total	0	0	0	0	0	0	0
302.0177 Signal Work at Western State Hosp. Temp signal, new signal and removal or signal	Install Temp signal and after WSH is ready install a new permanent signal and remove the temp and the existing signal at Circle Dr. Funded 100% by WSH.		City							0
			Grant							0
		680	Other				430			430
		680	Total	0	0	0	430	0	0	430
TOTALS		86	City	0	0	0	0	0	0	0
		883	Grant	0	0	0	0	0	0	0
		6,540	Other	0	0	0	0	0	0	0
		7,509	Total	0	0	0	0	0	0	0

PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
<i>NOTE: Bold & Italicized numbers denote grant secured</i>										
SECTION 3 TRANSPORTATION PLANNING	Description	Base Cost 2023	Sources	2024	2025	2026	2027	2028	2029	2024- 2029
101.0000 Pavement Management System Pavement Condition Index Rating	4/year cycle. Consultant to perform	50/4/yr	City				50			50
			Grant							0
			Other							0
		13/yr	Total	0	0	0	50	0	0	50
TOTALS		50	City	0	0	0	50	0	0	50
			Grant	0	0	0	0	0	0	0
			Other	0	0	0	0	0	0	0
		50	Total	0	0	0	50	0	0	50

PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
NOTE: Bold & Italicized numbers denote grant secured										
SECTION 4 STREET LIGHTING	Description	Base Cost 2023	Sources	2024	2025	2026	2027	2028	2029	2024-2029
302.0002 New Street Lighting	Install street lighting per identified Street Lighting plan map (Yearly)	170/yr	City	180	180	185	0	0	0	545
			Grant							0
			Other							0
		170/yr	Total	180	180	185	0	0	0	545
TOTALS		170/yr	City	180	180	185	0	0	0	545
			Grant	0	0	0	0	0	0	0
			Other	0	0	0	0	0	0	0
		170	Total	180	180	185	0	0	0	545

PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
<i>NOTE: Bold & Italicized numbers denote grant secured</i>										
SECTION 5 BRIDGES	Description	Base Cost 2023	Sources	2024	2025	2026	2027	2028	2029	2024-2029
101.0000 Bridge Inspection	On-going biennial bridge inspection.	5	City	5		6		6		17
			Grant							0
			Other							0
		5	Total	5	0	6	0	6	0	17
302.0130 Structural guardrail replacement Clover Creek Gravelly Lake Drive: 112th to Nyanza Includes structural analysis of the box culvert.	Design and replace the existing guard rail over the south side of the roadway where Gravelly Lake Drive crosses Clover Creek between Nyanza and 112th.		City							0
			Grant							0
			Other							0
		162	Total	0	0	0	0	0	0	0
TOTALS		5	City	5	0	6	0	6	0	17
			Grant	0	0	0	0	0	0	0
			Other	0	0	0	0	0	0	0
		167	Total	5	0	6	0	6	0	17

PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
<i>NOTE: Bold & Italicized numbers denote grant secured</i>										
SECTION 6 ROADWAY RESTORATION PROJECTS	Description	Base Cost 2023	Sources	2024	2025	2026	2027	2028	2029	2024-2029
302.0004 Minor Capital Improvements	Roadway patching and repair, sidewalk, signage, markings, and striping.	250	City	260	260	260	270	270	270	1,590
			Grant							0
			Other							0
		250	Total	260	260	260	270	270	270	1,590
302.0005 Chip Seal Resurfacing Program	Projects in various locations may include pavement preservation contribution to planned utility projects to facilitate full roadway overlays.	360	City	360	360	380	380	390	390	2,260
			Grant							0
			Other							0
		360	Total	360	380	380	390	390	390	2,260
302.0145 150th St. SW: East City Limits to Woodbrook Dr. SW Road Restoration	Roadway patching and repair, sidewalk, signage, markings, and striping.		City							
			Grant							
		389	Other							
		389	Total	0	0	0	0	0	0	0
302.0151 S. Tacoma Way: 96th St. S to S 84th St. Road Restoration	Roadway patching and repair, overlay, signage, markings, and striping.		City							
			Grant							
		1001	Other							
		1,001	Total	0	0	0	0	0	0	0
302.0176 112th: South Tacoma Way to Steele Street	Roadway patching and repair, overlay, signage, markings, and striping.	494	City			28	466			494
		750	Grant			43	707			750
			Other							
		1,244	Total	0	0	71	1,173	0	0	1,244
TOTALS		1,104	City							4,344
		750	Grant							750
		1,390	Other							0
		3,244.50	Total	620	640	711	1,833	660	660	5,094

PROJECT COSTS IN THOUSANDS OF DOLLARS**EXPENDITURE PLAN****NOTE: Bold & Italicized numbers denote grant secured****TOTAL
FUNDS**

SECTION 7 NEIGHBORHOOD TRAFFIC MANAGEMENT	Description	Base Cost 2023	Sources	2024	2025	2026	2027	2028	2029	2024- 2029
302.0003 Neighborhood Traffic Safety Traffic Calming Various Locations	May include speed humps, traffic circles, signage, radar feedback signs, etc.	25	City Grant Other	25	27	27	30	30	30	169
		25	Total	25	27	27	30	30	30	169
TOTALS		25	City Grant Other	25 0 0	27 0 0	27 0 0	30 0 0	30 0 0	30 0 0	169 0 0
		25	Total	25	27	27	30	30	30	169

Completed/Removed and Added Projects										
302.0000 ADA Transition Plan Update	Update ADA transition plan to address ADA deficiencies of existing curb ramps; signal access / operations; etc.	5/yr	City	Completed						0
			Grant							0
			Other							0
		5/yr	Total	0	0	0	0	0	0	0
302.0068 Pacific Hwy - 108th to SR512	Roadway patching, overlay, markings, and striping.		City	Completed in 2022						0
			Grant							0
			Other							0
		-	Total	0	0	0	0	0	0	0
302.0082 City-Wide Traffic Signal Management System	City-hall based Traffic Management Center. Fiber optic interconnect. PTZ major corridors. Active traffic		City	Shift to new system in 2023 & County maintenance removes the need						0
			Grant							0
			Other							0
		350	Total	0	0	0	0	0	0	0
302.0090 96th Street - 2-way left turn lane	Widen 96th St. from 500' east of So. Tac. Wy to I-5 underpass to provide 2-way left turn lane. Does not include sidewalks or HMA overlay.		City	Deleted Project...NO Room with new Development						0
			Grant							0
			Other							0
			Total	0	0	0	0	0	0	0
302.0117 Round-a-Bout 87th Ave. SW, Dresden Ln., and Ft. Steilacoom Park Entrance and sidewalks 87th Ave. SW Dresden Ln. to Steilacoom Blvd.	round-a-bout, curb, gutter, sidewalks, bike facilities, street lighting, drainage, road reconstruction, and signage		City	This project was combined with Elwood/Angle trail/sidewalk project CIP 302.0156 and will be completed in 2023						0
			Grant							0
			Other							0
			Total	0	0	0	0	0	0	0
302.0132 Non-Motorized Transportation Plan Update	Update NMTP to include relevant policy updates and capital improvement projects. (original plan adopted June 2009)	50/yr	City	Completed Plan						0
			Grant							0
			Other							0
		50/yr	Total	0	0	0	0	0	0	0

Completed/Removed and Added Projects									
302.0156 Elwood Dr. SW and Angle Lane SW - Dresden Ln. SW to Hipkins Rd. SW	Curb, gutter, sidewalk, shared use path, street lighting, drainage, pavement overlay and widening. Total length 1.0 miles.		City	To be completed ...Partial with re-eval on other side of roadway					
			Grant						
			Other						
		3,893	Total						
302.0177 Steilacoom Blvd: Temp Signal and Permanent Signal	Install Temp signal and after WSH is ready install a new permanent signal and remove the temp and the existing signal at Circle Dr.		City	ADDED in 2023					
		680	Grant						
			Other						
		680	Total						



City of Lakewood

Transportation Improvement Program (TIP) 2024 - 2029

Charles “Ted” Hill, P.E.
Public Works Engineering
June 2023

Completed or Under Construction

2022/23

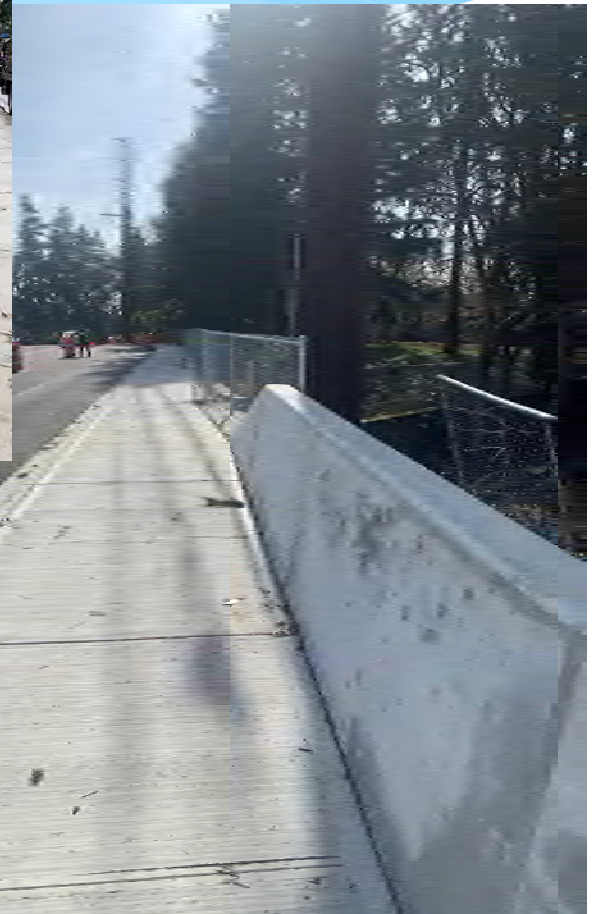
To be removed from TIP

- Steilacoom Sidewalks (Non-SRTS “Phase 3”) (0137)
- South Tacoma Way Overlay (0068)
- Elwood/Angle, Trail/Sidewalk (0156)

(Project CIP Number, 302.0###)

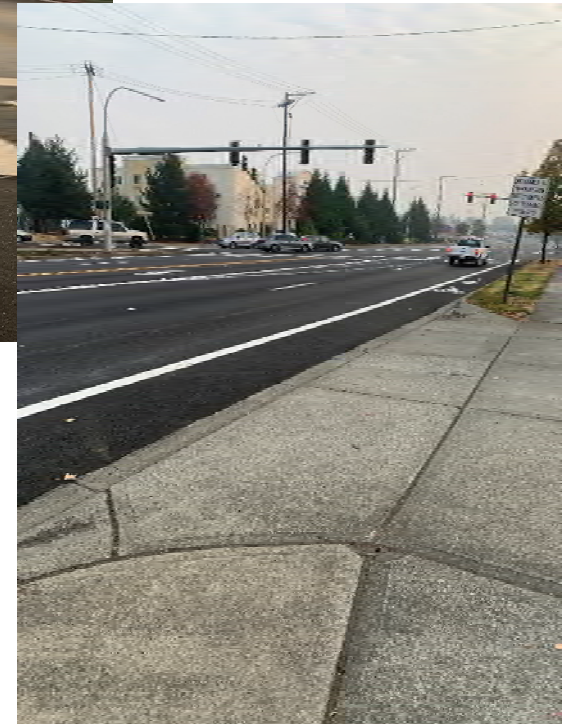
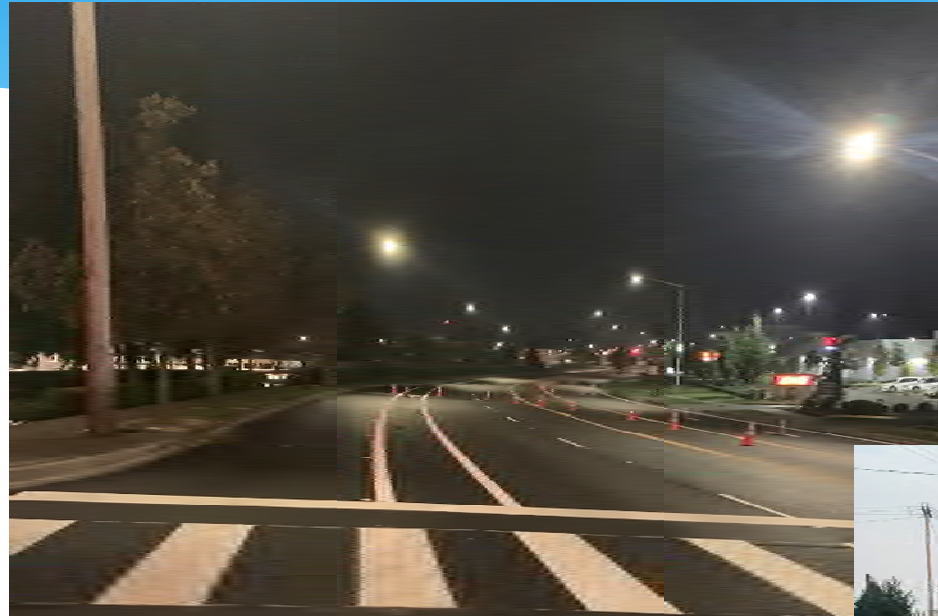
Steilacoom Sidewalks Non SRTS

- Minor Road Widening
- Curb/Gutter
- Sidewalks
- Illumination
- ADA Compliance
- Signal Upgrades



South Tacoma Way Overlay

- Mill and fill roadway wear course
- Repaired subgrade failures
- Brought ADA ramps up to current code
- Upgraded signal detection at 108th
- New pavement markings



Elwood/Angle Lane

- New Round-a-bout at Fort Steilacoom Park Entrance
- Mixed use trail along west side of Elwood
- Sidewalk along south side of Angle
- Crosswalks to get to pedestrian facilities
- Pedestrian lighting of trail
- New pavement markings

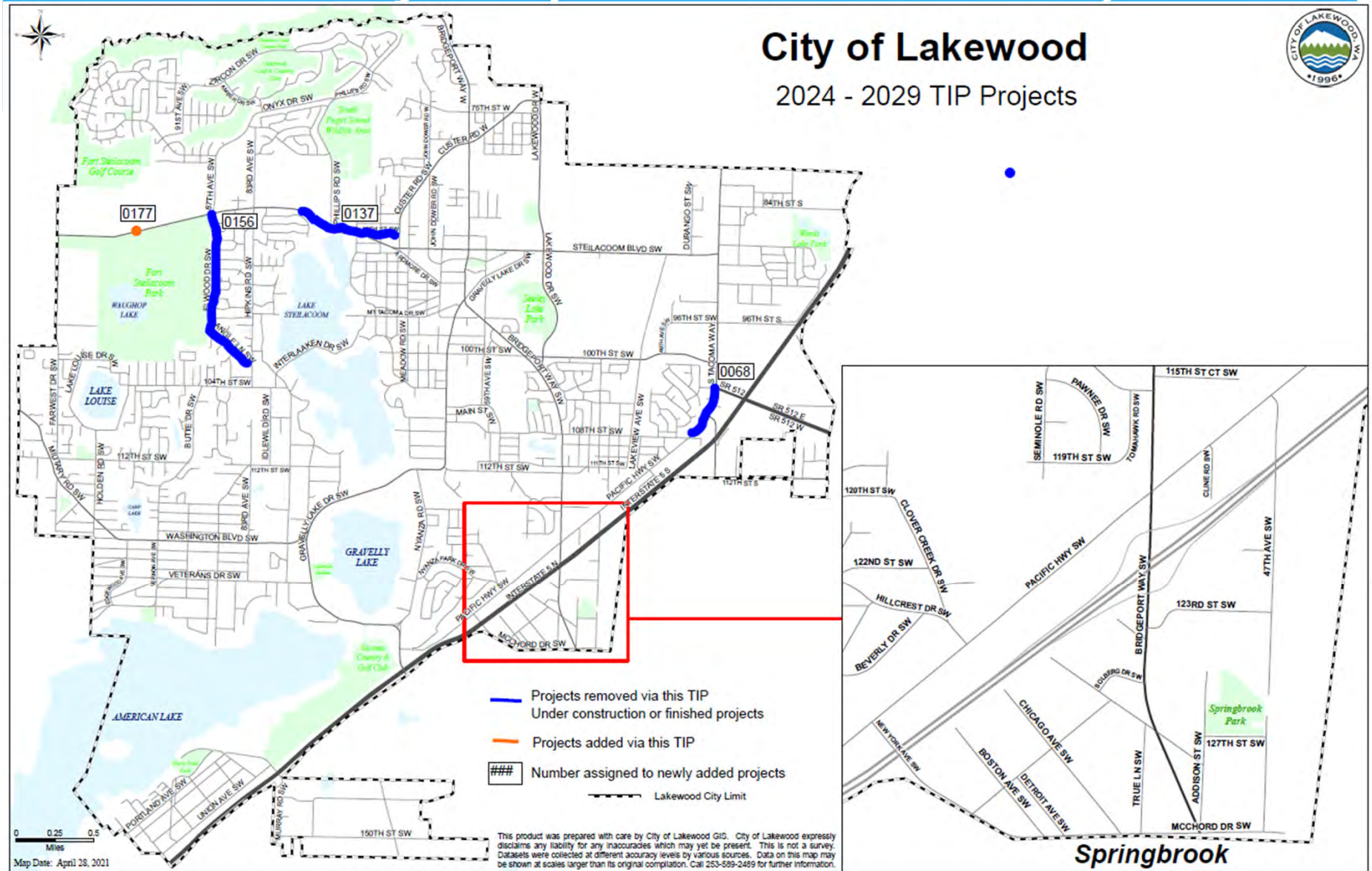


Projects Proposed to be Added to TIP

Roadway Improvement Projects

- Western State Hospital Signal(s) 302.0177
(Project CIP Number, 302.0###)

Roadway Improvement Projects

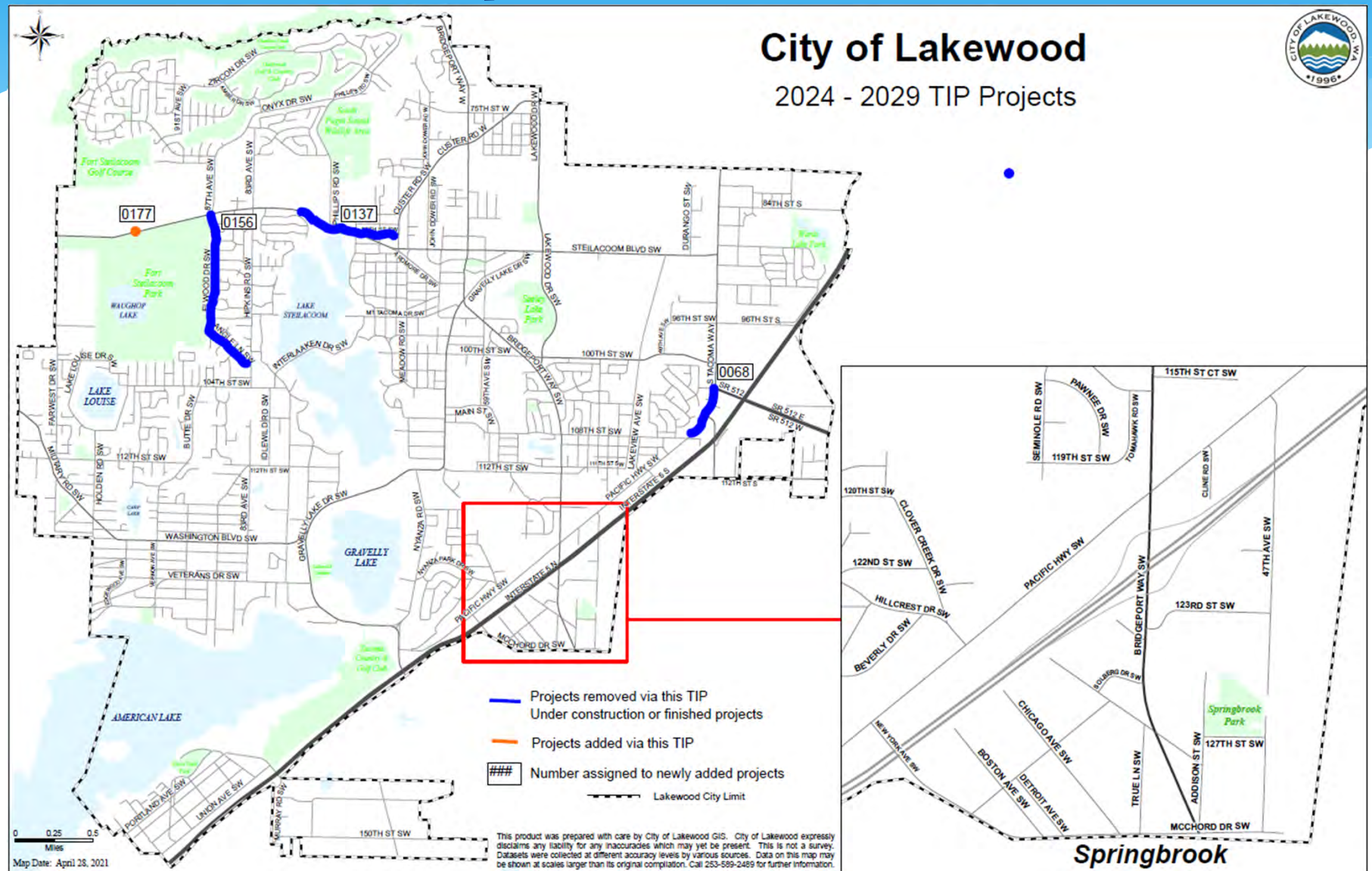


Western State Hospital Signal(s)

- Temp Signal During Remodel, design and construction
- Permanent Signal at end of Remodel
- Estimated Cost
\$250,000 (temp.)
\$430,000 (perm.)



Questions





TO: City Council
FROM: Tiffany Speir, Long Range & Strategic Planning Manager
THROUGH: John Caulfield, City Manager
Dave Bugher, Assistant City Manager for Development Services
DATE: June 12, 2023
SUBJECT: 2023 Comprehensive Plan Amendments
ATTACHMENTS: Planning Commission Resolution 2023-01 (**Attachment A**); Public Comments (**Attachment B**); City Review and Evaluation of Each Proposed Amendment (**Attachment C**)

BACKGROUND

In Resolution 2022-15, the Lakewood City Council set the docket list for the 2023 Comprehensive Plan amendment (23CPA) cycle to include nine (9) potential amendments.

The Planning Commission held a study session on March 15, 2023, opened its public hearing on April 5, continued the hearing for all amendments through April 19, and then continued the hearing for 2023-03 and 2023-05 through May 3. On May 31, 2023, the Planning Commission took final action on Resolution 2023-01 that includes its recommendations to the City Council for action on the 23CPA package.

Planning Commission Resolution 2023-01 is included here as **Attachment A**. Public comments provided to the Planning Commission and the City's responses to them are included as **Attachment B**.

Comprehensive Plan Amendment Process

Lakewood's Municipal Code describes the process to be used to review proposed Comprehensive Plan Map and Text amendments:

LMC 18A.30.030 Preliminary review and evaluation criteria – Comprehensive plan.

A. Prior to City Council action, the Department shall conduct a preliminary review and evaluation of proposed amendments, including rezones, and assess the extent of review that would be required under the State Environmental Policy Act (SEPA.) The preliminary review and evaluation shall also include any review by other departments deemed necessary by the Department, and except as provided in Chapter 18A.30 LMC, Article VII, Rezone and Text Amendment, shall be based on the following criteria:

1. Is the proposed amendment consistent with the county-wide planning policies, the Growth Management Act (GMA), other state or federal law, or the Washington Administrative Code?
2. Would the proposed amendment have little or no adverse environmental impacts and is the time required to analyze impacts available within the time frame of the standard annual review process?

3. Is sufficient analysis completed to determine any need for additional capital improvements and revenues to maintain level-of-service, and is the time required for this analysis available within the time frame for this annual review process?
4. Can the proposed amendment be considered now without conflicting with some other Comprehensive Plan established timeline?
5. Can the proposed amendment be acted on without significant other amendments or revisions not anticipated by the proponents and is the time required for processing those amendments or revisions available within the time frame of this annual review process?
6. If the proposed amendment was previously reviewed, ruled upon or rejected, has the applicant identified reasons to review the proposed amendment again?

B. If the Department determines that the answer to any of the above questions is no, it may recommend to the City Council that the proposed amendment or revision not be further processed in the current amendment review cycle. Upon direction from City Council, Department staff will inform those whose proposed amendments or revisions will not be considered because:

- (a) impact analysis beyond the scope of the amendment process is needed;
- (b) the request does not meet preliminary criteria; or
- (c) likelihood of inclusion of the proposal in a department's work program.

Proponents may resubmit proposals to the Department at any time, subject to the timelines contained in this chapter.

The Review and Evaluation required under City Code of the nine 23CPAs are included as **Attachment C**.

DISCUSSION

Proposed 23CPA **2023-02** rezones parcels immediately to the south of the current Downtown Subarea boundary to Central Business District (CBD.) Since CBD is a zone exclusive to the Downtown Subarea, if the City Council approves 2023-02, the City will proceed with an update to the subarea's boundaries to incorporate the parcels in question. This will be reflected through adoption of a Supplement to the Subarea Plan (and possibly Planned Action Ordinance) during the 2024 Comprehensive Plan Periodic Review.

The two proposed 2023 Comprehensive Plan amendments that garnered the most discussion and public participation were **2023-03**, related to rezoning parcels owned by the Lakewood Racquet Club, and **2023-05**, related to updating the City's zones to allow special needs housing (emergency housing, emergency shelter, permanent supportive housing, and transitional housing) based on state law changed in HB 1220. These two amendments are being recommended to the City Council reflecting significant changes based on public feedback and Planning Commission discussion over multiple meetings.

**ATTACHMENT A
PLANNING COMMISSION RESOLUTION 2023-01**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
LAKEWOOD, WASHINGTON, FORMALIZING ITS RECOMMENDATIONS
REGARDING THE 2023 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 periodically 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 2023 Comprehensive Plan and Zoning Map amendments through Resolution No. 2022-15; and

WHEREAS, the 2023 docket consists of nine (9) amendments (CPA/ZOA 2023-01 through 2023-09); 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 9, 2023 under SEPA #202300597 and updated on March 15, 2023 under SEPA #202301227; and

WHEREAS, notice was provided to state agencies on February 27, 2023 per City of Lakewood--2023-S-4821--60-day Notice of Intent to Adopt Amendment and updated on March 12, 2023 per City of Lakewood--2023-S-4856--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 April 5, 2023 and continued the hearing first through April 19, 2023 on all proposed amendments and then through May 3 on proposed amendments 2023-03 and 2023-05; and

WHEREAS, the Lakewood Planning Commission has determined that the 2023 Comprehensive Plan amendments are consistent with the Growth Management Act and the other provisions of the City's Comprehensive Plan, and that the 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; and

WHEREAS, the Lakewood Planning Commission recommends that the City Council request clarification from the Lakewood Racquet Club regarding its process to open its facility to non-members, including senior programs and youth programs, that underlies the Commission's position on rezoning the 3 parcels in 2023-03; and

WHEREAS, the Planning Commission recommends that the City Council consider the ramifications of adopting amendment 2023-05 as included here, particularly the location of the EHESO overlay, in light of the equity, racially disparate impacts, and anti-displacement requirements of the 2024 Comprehensive Plan Periodic Review;

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 Exhibit A hereto, summarized as follows:

2023-01 Add a citywide tree canopy goal of 40% by 2050 to the Comprehensive Plan as Land Use Policy LU-60.4.

2023-02 Redesignate/rezone:

- Parcels 0219024020, -4021 and -4022 from Multifamily (MF)/Multifamily 3 (MF3) to Downtown/Central Business District (CBD); and
- Parcels 6720100160, -170, -180, -191, -200 and 0219024024 from Multifamily (MF)/Multifamily 1 (MF1) to Downtown/Central Business District (CBD.)

2023-03 Allow commercial and quasi-public health/fitness facilities in the Open Space & Recreation 2 (OSR2) zone; and

- Redesignate/rezone parcel(s) 0219111038, -1040, and 3097000312 from Mixed Residential (MR)/Mixed Residential 1 (MR1) to Open Space & Recreation (OSR)/Open Space & Recreation 2 (OSR2)

2023-04 Redesignate/rezone:

- redesignate/rezone parcel(s) 5130001640 and -1650 from Residential (R)/Residential 4 (R4) to Neighborhood Business District (NBD)/Neighborhood Commercial 2 (NC2); and
- redesignate/rezone parcel(s) 5130001660 and -1671 from Arterial Corridor (ARC)/Arterial Residential-Commercial (ARC) to Neighborhood Business District (NBD)/Neighborhood Commercial 2 (NC2.)

2023-05 Allow:

- Indoor Emergency Housing (EH) and Emergency Shelter (ES) within 1 mile of transit and also within any land use zone where hotels are allowed via an Emergency Housing and Emergency Shelter Overlay (EHESO) district; and
- Permanent Supportive Housing (PSH), Rapid Rehousing (RH), and Transitional Housing (TH) within the City's residential zones and in any land use zone where hotels are allowed; and
- Foster Care Facilities within the City's Residential (R) 1, 2, 3, and 4 zones; Mixed Residential (MR) 1 and 2 zones; Multifamily (MF) 1, 2, and 3 zones; Arterial Residential Commercial (ARC) Zone; Neighborhood Commercial (NC) 1 and 2 zones; Transit Oriented Commercial (TOC) zone; Central Business District (CBD) zone; and Commercial (C) 1, 2, and 3 zones;

Remove concomitant agreements from LMC 18A.10.180 and LMC 18A.40.120 (C)(4).

2023-06 Amend Land Use Policy LU-5.3 to reflect changes in allowed types of funding for financial and relocation assistance for people displaced as a result of construction and development projects.

2023-07 Redesignate/rezone parcel 8880900340 from Residential/Residential 3 (R3) to Open Space & Recreation (OSR)/Open Space & Recreation 1 (OSR 1) for expansion of Wards Lake Park.

2023-08 Update Comprehensive Plan text and maps regarding Western State Hospital to reflect adoption of a new Master Plan.

2023-09 Remove language from Land Use Policy LU-2.25 requiring that a property owner occupy either the primary or secondary unit when there is an accessory dwelling unit.

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 17th and 31st days of May, 2023, by the following votes:

Amendments 2023-01, -02, -04, -06, -07, -08, -09

AYES: BOARDMEMBERS: Daniels, Pearson, Combs, Larsen, Parsons

NOES: BOARDMEMBERS: None.

ABSENT: BOARDMEMBERS: Estrada, Wagemann

Amendment 2023-03

(Commissioners Linn Larsen and Brian Parsons were recused due to conflicts of interest)

AYES: BOARDMEMBERS: Daniels, Estrada, Pearson, Wagemann

NOES: BOARDMEMBERS: None.

ABSENT: BOARDMEMBERS: Combs

Amendment 2023-05

AYES: BOARDMEMBERS: Daniels, Pearson, Combs, Larsen, Parsons

NOES: BOARDMEMBERS: None.

ABSENT: BOARDMEMBERS: Estrada, Wagemann

ATTEST:

/s/

CHAIR, PLANNING COMMISSION

/s/

KAREN DEVEREAUX, SECRETARY

EXHIBIT A

Sections of the Comprehensive Plan and Lakewood Municipal Code not included below are not affected by the 2023 Comprehensive Plan Amendments and remain unchanged.

2023-01 Add a citywide tree canopy coverage goal of 40% by 2050 to the Comprehensive Plan at LU-60.4.

Comprehensive Plan Section 3.12.6 Urban Forestry

GOAL LU-60: Institute an urban forestry program to preserve significant trees, promote healthy and safe trees, and expand tree canopy coverage throughout the City.

Policies:

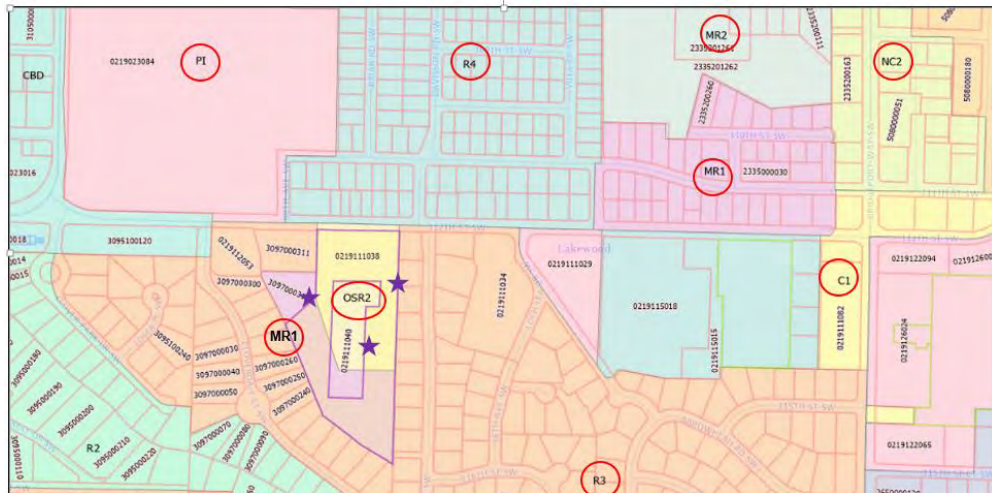
- LU-60.1: Establish an urban forestry program for the City.
- LU-60.2: Promote planting and maintenance of street trees.
- LU-60.3: Provide for the retention of significant tree stands and the restoration of tree stands within the City.
- LU-60.4: Work towards a citywide goal of 40% tree canopy cover by the year 2050. Consider opportunities to increase canopy and environmental equity when evaluating tree canopy distribution.

- ### 2023-02 Redesignate/Rezone:
- **Parcels numbered 0219024020, -4021 and -4022 from Multifamily (MF)/Multifamily 3 (MF3) to Downtown/Central Business District (CBD); and**
 - **Parcels numbered 6720100160, -170, -180, -191, -200 and 0219024024 from Multifamily (MF)/Multifamily 1 (MF1) to Downtown/Central Business District (CBD.)**



*[*If 2023-02 is approved, the City will update to the Downtown Subarea's boundaries to incorporate the parcels in question through adoption of a Supplement to the Subarea Plan and possibly the Planned Action Ordinance as part of the 2024 Comprehensive Plan Periodic Review.]*

- 2023-03** **Allow commercial and quasi-public health/fitness facilities in the Open Space & Recreation 2 (OSR2) zone; and**
- **Redesignate/rezone parcel(s) 0219111038, -1040, and 3097000312 from Mixed Residential (MR)/Mixed Residential 1 (MR1) to Open Space & Recreation (OSR)/Open Space & Recreation 2 (OSR2)**



18A.40.100 Open space.

A. *Open Space Land Use Table.* See LMC 18A.10.120 (D) for the purpose and applicability of zoning districts. See section B for Operating and Development Conditions for Uses Other than Health/Fitness Facilities. See Section C for Operating and Development Conditions for Health/Fitness Facilities.

Open Space Land Uses	Zoning Classifications	
	OSR 1	OSR 2
Arboretums and community gardens more than two (2) acres in size.	C	P
Above-ground and below-ground electrical distribution lines, poles, and associated facilities and appurtenances with voltages of 55,000 volts and under.	P	P
Accessory caretaker's quarters and accessory structures related thereto.	P	—
Antennas and satellite dishes for subject to specific standards, including siting criteria, set forth in Chapter 18A.95 LMC, Wireless Service Facilities.	P	P
Bus shelters.	P	P
Cable, fiber optics, traffic control, or telephone transmission lines, poles, or apparatus, not including antennas, wireless services facilities, structures, or private antenna and satellite dishes.	P	P
Community center.	—	C
Constructed wetlands.	P	P
Docks and mooring facilities as regulated by applicable shoreline management regulations.	P	P
Eating and drinking establishment (Level 1/2).	P	—
Equestrian clubs.	C	

	Zoning Classifications	
	OSR 1	OSR 2
Open Space Land Uses		
Facilities used in on-site grounds maintenance.	P	P
Fish hatcheries.	P	–
Funeral facilities such as preparation and display facilities, funeral chapels, cemeteries, crematories, subject to state air quality standards and intensity limits when situated within the military-related zoning districts, and affiliated offices.	–	C
<u>“Health/fitness facility”, Commercial</u>	–	P
<u>“Health/fitness facility”, Quasi-Public</u>	–	P
Historical cemeteries.	P	–
Hotels and motels associated with a sports complex facility.		C
Local water distribution systems, wellheads, and pump stations.	P	
Marinas.	C	C
Multi-use linear trails.	C	C
Natural gas distribution lines.	P	P
Natural open space and passive recreation.	P	P
Neighborhood-scale active recreation and limited accessory structures: Parks, playgrounds, arboretums, and community gardens two (2) acres or less in size; open sports fields two (2) acres or less in size, with no spectator seating; improved trail systems; paved multi-use areas and bridle trails within defined park areas; public restrooms; playground equipment; and picnic tables and shelters.	P	–
Office and administrative uses related to the operations of park facilities not to exceed five thousand (5,000) square feet.	P	–
On-site soil reclamation treatment in accordance with state regulations.	P	P
Open sports fields with unenclosed seating for up to four hundred (400) spectators.	C	P
Parks and playgrounds from two (2) to twenty (20) acres in size.	C	C
Performing arts theaters.		C
Pipelines engaged in the transmission of water, petroleum, oil, natural gas, or other substance, where lines do not serve as local distribution lines but may serve as a single regional facility.	–	C
Playgrounds over twenty (20) acres in size, open sports fields with unenclosed seating for more than four hundred (400) spectators, and regional recreational facilities.	C	C
Protected open space areas in a natural state, together with low-impact passive recreational facilities including single-track hiking trails, beaches, viewing areas, interpretive signage, and fences.	P	P
Public and private golf courses and associated driving ranges.	C	C
Public and private outdoor recreational facilities.		C
Regional cable, fiber optics, traffic control, or telephone transmission lines, poles, or apparatus, not including antennas or wireless service facilities.	–	P
Retaining walls, freestanding walls, and fences.	P	P
Senior center.		C

	Zoning Classifications	
	OSR 1	OSR 2
Open Space Land Uses		
Sewage collection facilities including distribution lines, such as wastewater transfer facilities, odor control structures, pump stations and lift stations.	P	P
Sports complex engaged in the provision of physical sports, entertainment, or recreational services to the general public or members, which may or may not include eating and drinking establishments, and without alcohol sales.	–	C
Maintenance and storage buildings and Outdoor storage, subject to the provisions of LMC 18A.60.190 , outdoor storage and commercial yard surfacing standards, for maintenance of equipment and goods utilized in the primary use.	P	P
Storm water collection and local conveyance systems.	P	P
Storm water pond facilities that are also developed to allow uses such as parks, or for recreational purposes.	P	P
Swimming pools for community or regional use.	C	P
Water storage facilities.	P	P

P: Permitted Use C: Conditional Use “–”: Not permitted

* Numbers in parentheses reference use-specific development and operating conditions under subsection (B) of this section.

B. Operating and Development Conditions *for Uses Other than Health/Fitness Facilities.*

1. *Lot Coverage.* All building coverage and impervious surface maximums stated herein for the Open Space/Recreation zoning districts may be reduced at the time they are applied, because of storm water requirements. The maximum building and impervious surface coverage for the Open Space/Recreation zoning districts (OSR1 and OSR2) shall be as follows:

- a. Maximum building coverage: twenty (20) percent.
- b. Maximum impervious surface coverage: thirty (30) percent.

2. *Setbacks.* The minimum distance setbacks for the Open Space/Recreation zoning districts (OSR1 and OSR2) shall be as follows, except where increased setbacks due to landscaping or building/fire code requirements apply:

- a. Front yard/street setback: twenty-five (25) feet.
- b. Principal arterial and state highway setback: thirty-five (35) feet.
- c. Rear yard setback: twenty (20) feet.
- d. Interior setback: twenty (20) feet.

3. *Building Height.* The maximum building height, not including any applicable height bonus, for the Open Space/Recreation zoning districts shall be forty (40) feet.

4. *Design.* Design features shall be required as set forth in Chapter [18A.70](#) LMC, Article I, Community Design.

5. *Tree Preservation.* Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter [18A.70](#) LMC, Article III.

6. *Landscaping.* Landscaping shall be provided as set forth in Chapter [18A.70](#) LMC, Article II.

7. *Parking.* Parking shall conform to the requirements of Chapter [18A.80 LMC, Parking.](#)
8. *Signs.* Signage shall conform to the requirements of Chapter [18A.100 LMC, Signs.](#)

C. Operating and Development Conditions for Health/Fitness Facilities.

1. Lot Coverage. All building coverage and impervious surface maximums stated herein for the Open Space/Recreation zoning districts may be reduced at the time they are applied, because of storm water requirements. The maximum building and impervious surface coverage for the Open Space/Recreation zoning districts (OSR1 and OSR2) shall be as follows:

- a. Maximum building coverage: twenty (20) percent.
- b. Maximum impervious surface coverage: fifty five (55) percent.

2. Setbacks. The minimum distance setbacks for the Open Space/Recreation zoning districts (OSR1 and OSR2) shall be as follows, except where increased setbacks due to landscaping or building/fire code requirements apply:

- a. Front yard/street setback: twenty-five (25) feet.
- b. Principal arterial and state highway setback: thirty-five (35) feet.
- c. Rear yard setback: twenty (20) feet.
- d. Interior setback: twenty (20) feet.

3. Building Height. The maximum building height, not including any applicable height bonus, for the Open Space/Recreation zoning districts shall be fifty (50) feet.

4. Design. Design features shall be required as set forth in Chapter 18A.70 LMC, Article I, Community Design.

5. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter 18A.70 LMC, Article III.

6. Landscaping. Landscaping shall be provided as set forth in Chapter 18A.70 LMC, Article II.

7. Parking. Parking shall conform to the requirements of Chapter 18A.80 LMC, Parking.

8. Signs. Signage shall conform to the requirements of Chapter 18A.100 LMC, Signs.

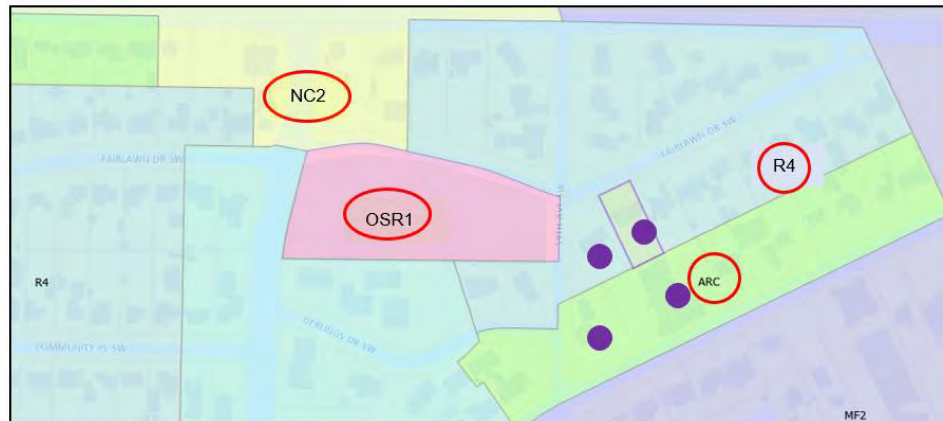
18A.60.070 Open space area and dimensions.

A. Development Standards Table.

	OSR1	<u>OSR2 for Uses other than Health/Fitness Facilities</u>	<u>OSR2 for Health/Fitness Facilities</u>
Lot size	N/A	N/A	<u>N/A</u>
Building coverage	N/A	<u>20%N/A</u>	<u>20%</u>
Impervious surface	20%	30%	<u>55%</u>
Setbacks			

	OSR1	<u>OSR2 for Uses other than Health/Fitness Facilities</u>	<u>OSR2 for Health/Fitness Facilities</u>
Front yard/street setback	25 feet	25 feet	<u>25 feet</u>
Principal arterial and state highway setback	35 feet	35 feet	<u>35 feet</u>
Rear yard setback	20 feet	20 feet	<u>20 feet</u>
Interior setback	20 feet	20 feet	<u>20 feet</u>
Building height	The maximum building height, not including any applicable height bonus, for the Open Space/Recreation zoning districts shall be 40 feet.		<u>The maximum building height, not including any applicable height bonus, shall be 50 feet</u>
Design	Design features shall be required as set forth in Chapter 18A.70 , Article I.		<u>Design features shall be required as set forth in Chapter 18A.70, Article I.</u>
Landscaping	Landscaping shall be provided as set forth in Chapter 18A.70 , Article II.		<u>Landscaping shall be provided as set forth in Chapter 18A.70, Article II.</u>
Tree Preservation	Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter 18A.70 , Article III.		<u>Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter 18A.70, Article III.</u>
Parking	Parking shall conform to the requirements of Chapter 18A.80 .		<u>Parking shall conform to the requirements of Chapter 18A.80.</u>
Signs	Signage shall conform to the requirements of Chapter 18A.100 .		<u>Signage shall conform to the requirements of Chapter 18A.100.</u>

- 2023-04 Redesignate/rezone:**
- **Parcels 5130001640 and -1650 from Residential (R)/Residential 4 (R4) to Neighborhood Business District (NBD)/ Neighborhood Commercial 2 (NC2); and**
 - **Parcels 5130001660 and -1671 from Arterial Corridor (ARC)/Arterial Residential-Commercial (ARC) to Neighborhood Business District (NBD)/Neighborhood Commercial 2 (NC2)**



- 2023-05 Allow:**
- **Indoor Emergency Housing (EH) and Emergency Shelter (ES) within 1 mile of transit via an Emergency Housing and Emergency Shelter Overlay (EHESO) district and also within any land use zone where hotels are allowed; and**
 - **Foster Care Facilities within: the Residential (R) 1, 2, 3, and 4 zones; Mixed Residential (MR) 1 and 2 zones; Multifamily (MF) 1, 2, and 3 zones; Arterial Residential Commercial (ARC) Zone; Neighborhood Commercial (NC) 1 and 2 zones; Transit Oriented Commercial (TOC) zone; Central Business District (CBD) zone; and Commercial (C) 1, 2, and 3 zones; and**
 - **Permanent Supportive Housing (PSH), Rapid Rehousing (RH), and Transitional Housing (TH) within the City's residential zones and in any land use zone where hotels are allowed.**

Remove concomitant agreements from Sections LMC 18A.10.180 and LMC 18A.40.120 (C)(4).

[Comprehensive Plan]

Table 1.4: Relationship between State Law/GMA Requirements for Housing and the Lakewood Comprehensive Plan

RCW Section & GMA Requirement	Location where Lakewood Comprehensive Plan Complies with Requirement
36.70A.070(2)(a) Inventory/analysis of existing/projected housing needs (housing element)	Housing section of background report EIS Section 3.5 Housing

36.70A.070(2)(b) Statement of goals/policies/objectives/ mandatory provision for the preservation/improvement/ development of sufficient land for housing (housing element)	Comp. plan Section 3.2: Residential Lands and Housing
36.70A.070(2)(c) Sufficient land for housing, including government-assisted, low- income, manufactured, multi- family, group homes, & foster care (housing element)	Comp. plan Section 3.2: Residential Lands and Housing Comp. plan Section 2.3: Land Use Designations
36.70A.070(2)(d) Provisions for existing/projected needs for all economic segments (housing element)	Comp. plan Section 3.2: Residential Lands and Housing
<u>Chapter RCW 74.15 – Foster Family Homes and Group Care Facilities</u>	<u>LMC 18A.202.050, .080; 18A.40.110</u>
<u>RCW 36.70A.070.2(c) - Identify sufficient capacity of land for housing including, but not limited to, . . . foster care facilities[.]</u>	<u>LMC 18A.202.050, .080; 18A.40.110</u>
<u>RCW Chapter 43.185C (Homeless Housing and Assistance) – refers to RRH</u> <u>RCW 36.22.176 (Recorded document surcharge - Use) – refers to RRH</u>	<u>In LMC 18A.10.180, “Rapid re-housing” (RRH) 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.</u>
<u>RCW 35A.21.430 - Indoor emergency housing (EH) and indoor emergency shelters (ES) shall be allowed in any zones in which hotels are allowed, except in cities that have adopted an ordinance authorizing indoor emergency shelters and indoor emergency housing in a majority of zones within one-mile of transit.</u>	<u>LMC 18A.50 Article III; Chapter 18A.120</u>
<u>RCW 35A.21.305 - Permanent supportive housing [PSH] shall be allowed in areas where multifamily housing is permitted.</u>	<u>LMC Chapter 18A.120</u>
<u>RCW 35A.21.430 - “A code city shall not prohibit transitional housing [TH] or permanent supportive housing [PSH] in any zones in which residential dwelling units or hotels are allowed.”</u>	<u>LMC Chapter 18A.120</u>

3.2 Residential Lands and Housing

Housing is a central issue in every community, and it plays a major role in Lakewood’s comprehensive plan. The community’s housing needs must be balanced with maintaining the established quality of certain neighborhoods and with achieving a variety of other goals related to transportation, utilities, and the environment. There are a number of considerations related to housing in Lakewood:

* * *

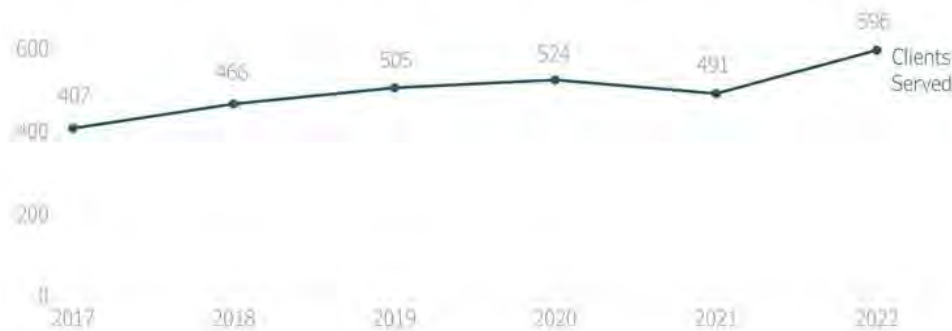
Housing Affordability: The GMA calls for jurisdictions to provide opportunities for the provision of affordable housing to all economic segments of the population. Pierce County has established “fair share” allocations for affordable housing based on the 2010 census. Each city within the County is expected to accommodate a certain portion of the County’s affordable housing needs. The City has developed and possesses a number of tools and programs that help provide housing resources to low-income residents.

Special Needs Housing and Foster Care: Per state law, in 2023 the Department of Commerce established the number of emergency housing units as well as numbers of housing units for various Area Median Income (AMI) levels that Lakewood must plan to be available by 2044.

Lakewood must identify capacity and adopt regulations that allow for 574 emergency housing units by 2044. As of 2023, Lakewood had 8 shelter beds within its boundaries.

Unique clients from Lakewood that were served by emergency shelters from 2017-2022.

The number of unique clients from Lakewood served by emergency shelters increased by 46% from 2017 to 2022.



Note: This includes clients who reported the city they last slept in was Lakewood or who reported their last permanent zip code was in Lakewood.

Source: HMIS, 3/9/2023

Between January 1 and April 15, 2023, 93 clients were served by referrals to emergency shelters outside of the City.

Lakewood must also plan for 9,378 units of its 9,714 unit 2044 growth target broken out into the Pierce County area median income (AMI) levels as shown below:

<u>0-30% AMI PSH</u>	<u>0-30% AMI Non-PSH</u>	<u>>30-50% AMI</u>	<u>>50-80% AMI</u>	<u>>80-100% AMI</u>	<u>>100-120% AMI</u>	<u>>120% AMI</u>
<u>1,212</u>	<u>1,637</u>	<u>1,739*</u>	<u>1,375*</u>	<u>592</u>	<u>536</u>	<u>2,287</u>

Lakewood Municipal Code

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 (1) but not more than six (6) adults who are not related by blood or marriage to the person or persons providing the services. An adult family home may provide services to up to eight (8) adults upon approval from the department under RCW 70.128.066. See also "Group home."

~~"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 (1) but not more than eight (8) 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.~~

“Area median income” means the median family income for the ~~Tacoma, WA HUD Metro FMR Area~~Seattle-Bellevue, WA Metro Fair Market Rent (FMR) Area as most recently determined by the Secretary of Housing and Urban Development (HUD) under Section 8(f)(3) of the United States Housing Act of 1937, as amended. In the event that HUD no longer publishes median family income figures for the Seattle-Bellevue, WA HUD Metro FMR Area, the City may estimate the median income in such manner as the City shall determine.

“Assisted living facility” means any home or other institution, however named, which is advertised, announced, or maintained for the express or implied purpose of providing housing, basic services, and assuming general responsibility for the safety and well-being of the residents, and may also provide domiciliary care, consistent with chapter 142, Laws of 2004, ~~to seven (7) or more residents after July 1, 2000.~~ However, an assisted living facility that is licensed for three (3) to six (6) residents prior to or on July 1, 2000, may maintain its assisted living facility license as long as it is continually licensed as an assisted living facility.

Assisted living facility shall not include facilities certified as group training homes pursuant to RCW [71A.22.040](#), nor any home, institution or section thereof which is otherwise licensed and regulated under the provisions of state law providing specifically for the licensing and regulation of such home, institution or section thereof. Nor shall it include any independent senior housing, independent living units in continuing care retirement communities, or other similar living situations, including those subsidized by the Department of Housing and Urban Development (HUD).

~~**“Concomitant agreement”** means an agreement recorded against the title of a parcel of land under which a property owner binds the property to certain terms and conditions in exchange for development approval.~~

“Emergency housing” ~~means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement. RCW 36.70A.030 (9). Emergency housing is not a Group Home under LMC Titles 18A, 18B, or 18C.~~

"Emergency shelter" ~~means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations. RCW 36.70A.030 (10). Emergency shelter facilities are not a Group Home under LMC Titles 18A, 18B, or 18C.~~

“Enhanced services facility” means a facility that provides support and services to persons meeting the admission criteria in RCW 70.97.030 and for whom acute inpatient treatment is not medically necessary (RCW 70.97.010(5)). ~~means a facility that provides treatment and services to persons for whom acute inpatient treatment is not medically necessary and who have been determined by the Department of Social and Health Services to be inappropriate for placement in other licensed facilities due to the complex needs that result in behavioral and security issues. (RCW 70.97.010)~~

“Essential public facilities” means those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, regional transit authority facilities as defined in RCW 81.112.020, state and local correctional facilities, solid waste handling facilities, and inpatient facilities including substance abuse facilities, mental health facilities, group homes, community facilities as defined in RCW 72.05.020, and secure community transition facilities as defined in RCW 71.09.020. Special needs housing as defined in this title are considered essential public facilities. ~~means those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities and inpatient facilities including substance abuse facilities, mental health facilities, and group homes.~~

“Extremely low income” means an individual, family, or unrelated persons living together, regardless of age or ability, whose adjusted gross income is thirty (30) percent or less of the median income, adjusted for household size, as determined by the United States Department of Housing and Urban Development for the Tacoma, WA HUD Metro FMR Area ~~Tacoma Primary Metropolitan Statistical Area.~~

"Foster family home" means an agency which regularly provides care on a twenty-four hour basis to one or more children, expectant mothers, or persons with developmental disabilities in the family abode of the person or persons under whose direct care and supervision the child, expectant mother, or person with a developmental disability is placed (RCW 74.15.020.)

“Foster care facility” means both a foster family home and a group-care facility as governed under Chapter RCW 74.15.

"Group-care facility" means an agency, other than a foster family home, which is maintained and operated for the care of a group of children on a twenty-four hour basis. "Group care facility" includes but is not limited to:

- (i) Qualified residential treatment programs as defined in RCW 13.34.030;
- (ii) Facilities specializing in providing prenatal, postpartum, or parenting supports for youth; and
- (iii) Facilities providing high quality residential care and supportive services to children who are, or who are at risk of becoming, victims of sex trafficking (RCW 74.15.020.)

“Group home” means group residential environments for people with disabilities, mental or physical. Group home does not include emergency housing or emergency

shelter under LMC Title 18A. See also “Adult family home.” There are five (5) types of group homes:

1. “Type 1 Group Home” means publicly or privately operated living accommodations for related or unrelated individuals having handicaps, subject to compliance with all applicable federal, state, and/or local licensing requirements. For the purposes hereof, “handicap” shall mean a physical or mental impairment which substantially limits one or more of the person’s major life activities, a record of having such an impairment, or being regarded as having such an impairment; however, the term does not include current, illegal use of or an addiction to a controlled substance. A Type 1 Group Home includes an “adult family home.”
2. “Type 2 Group Home” means publicly or privately operated living accommodations for related or unrelated individuals such as group homes for children, group homes providing an alternate residential setting for families in crisis, and other groups not listed in Type 1, 3, 4, or 5 group home residential use types; all subject to compliance with all applicable federal, state, and/or local licensing requirements. ~~There are three (3) levels of Type 2 Group Homes:~~
 - ~~a. Level 1: A group home with a maximum of seven (7) residents, plus resident staff.~~
 - ~~b. Level 2: A group home with a maximum of ten (10) residents, plus resident staff.~~
 - ~~c. Level 3: A group home with more than ten (10) residents, plus resident staff.~~
3. “Type 3 Group Home” means publicly or privately operated living accommodations for juveniles under the jurisdiction of DSHS and/or the criminal justice system, including state-licensed group care homes or halfway houses for juveniles which provide residence in lieu of incarceration, and halfway houses providing residence to juveniles needing correction or for juveniles selected to participate in state-operated minimum security facilities as defined in RCW [72.05.150](#), as hereafter may be amended. A community facility as defined in RCW [72.05.020\(1\)](#), as hereafter may be amended, is considered to constitute a Type 3 Group Home. All are subject to compliance with all applicable federal, state, and/or local licensing and other requirements. ~~There are three (3) levels of Type 3 Group Homes:~~
 - ~~a. Level 1: A group home with a maximum of eight (8) residents, plus resident staff.~~
 - ~~b. Level 2: A group home with a maximum of twelve (12) residents, plus resident staff.~~
 - ~~c. Level 3: A group home with more than twelve (12) residents, plus resident staff.~~
4. “Type 4 Group Home” means publicly or privately operated living accommodations for adults under the jurisdiction of the criminal justice system who have entered a pre- or post-charging diversion program or have been selected to participate in state-operated work/training release or other similar programs as provided in Chapters [137-56](#) and [137-57](#) WAC, as may hereafter be amended. All are subject to compliance with all applicable federal, state, and/or local licensing and other requirements.

5. “Type 5 Group Home” means a secure community transition facility as defined in RCW [71.09.020\(15\)](#), as hereafter may be amended, which is a residential facility that provides supervision and security for people who have completed their criminal sentences for sexually violent offenses but who remain subject to additional requirements for sexually violent predators under Chapter [71.09](#) RCW, as hereafter may be amended. All are subject to compliance with all applicable federal, state, and/or local licensing and other regulations.

“Low-income household” means a single person, family, or unrelated persons living together whose adjusted income is at or below eighty (80) percent of the median family income adjusted for family size, for the county, city, or metropolitan statistical area where the project is located, as reported ~~by for the Tacoma, WA HUD Metro FMR Area United States Department of Housing and Urban Development.~~

“Moderate-income household” means a single person, family, or unrelated persons living together whose adjusted income is more than eighty (80) percent but is at or below one hundred fifteen (115) percent of the median family income adjusted for family size, for the county, city, or metropolitan statistical area where the project is located, as reported ~~by for the Tacoma, WA HUD Metro FMR Area United States Department of Housing and Urban Development.~~

“Permanent Supportive Housing” means ~~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 (RCW 36.70A.030 (19).) Permanent supportive housing does not mean multifamily housing projects with fewer than 50% of the units providing permanent supportive housing. “Permanent supportive housing” means 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.~~

“Special Needs Housing” means assisted living facilities, confidential shelters, continuing care retirement communities, emergency housing, emergency shelters, enhanced services facilities, hospice care centers, nursing homes, permanent supportive housing, rapid re-housing, transitional housing, adult family homes, and group home types 1-5. Special needs housing does not mean multifamily housing projects with fewer than 50% of the units providing special needs housing.

“Transitional housing” means a project that provides housing and supportive services to homeless persons or families for up to two years and that has as its purpose facilitating the movement of homeless persons and families into independent living (RCW 84.36.043 (2)(c).) Transitional housing does not mean multifamily housing projects with fewer than 50% of the units providing transitional housing. **“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 twenty-four (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.

“Very low income” means an individual, family, or unrelated persons living together, regardless of age or ability, whose adjusted gross income is fifty (50) percent or less of the median income, adjusted for household size, as reported for the Tacoma, WA HUD Metro FMR Area ~~determined by the United States Department of Housing and Urban Development for the Tacoma Primary Metropolitan Statistical Area.~~

“Zoning” means the regulation of the use of private lands or the manner of construction related thereto in the interest of implementing the goals and policies of the comprehensive plan. Zoning includes both the division of land into separate and distinct zoning districts, and the specific use and development standards that regulate development. Such regulation shall also govern those public and quasi-public land uses and buildings that provide for government activities and proprietary type services for the community benefit, except as prohibited by law. State and federal governmental activities are strongly encouraged to cooperate under these regulations to secure harmonious City development. There are several general categories of zoning used in this code:

1. Residential zoning can include single-family or any number of other designations which cover homes, apartments, duplexes, trailer parks, co-ops, ~~and~~ condominiums, and special needs housing. Residential zoning can cover issues such as whether mobile homes can be placed on property, and the number of structures allowed on certain property.
2. Commercial zoning usually has several categories and is dependent upon the business use of the property, and often the number of business patrons. Office buildings, shopping centers, nightclubs, hotels, certain warehouses, special needs housing, and some apartment complexes – as well as vacant land that has the potential for development into these types of buildings – can all be zoned as commercial. ~~Almost any kind of real estate, other than single-family home and single-family lots, can be considered commercial real estate.~~

3. Like commercial zoning, industrial zoning can be specific to the type of business. Environmental factors including noise concerns usually are issues in determining into which industrial level a business falls. Manufacturing plants and many storage facilities have industrial zoning. Certain businesses – such as airports – may warrant their own designation.

Industrial zoning is often dependent upon the amount of lot coverage (which is the land area covered by all buildings on a lot) and building height. Additionally, setback requirements are often higher for industrial zoned properties.

18A.10.130 Establishment of overlay districts.

* * *

B. Each overlay district and the abbreviated designation suffix are listed below.

Overlay District	Abbreviated Designation
<u>Emergency Housing Emergency Shelter Overlay</u>	<u>EHESO</u>
Flood Hazard Overlay	FHO
Senior Housing Overlay	SHO
Sexually Oriented Business Overlay	SOBO

The boundaries of overlay districts are shown on the City’s official Overlay Districts Map, which is included below as Figure 1 and hereby adopted as part of this title, and are further described as follows:

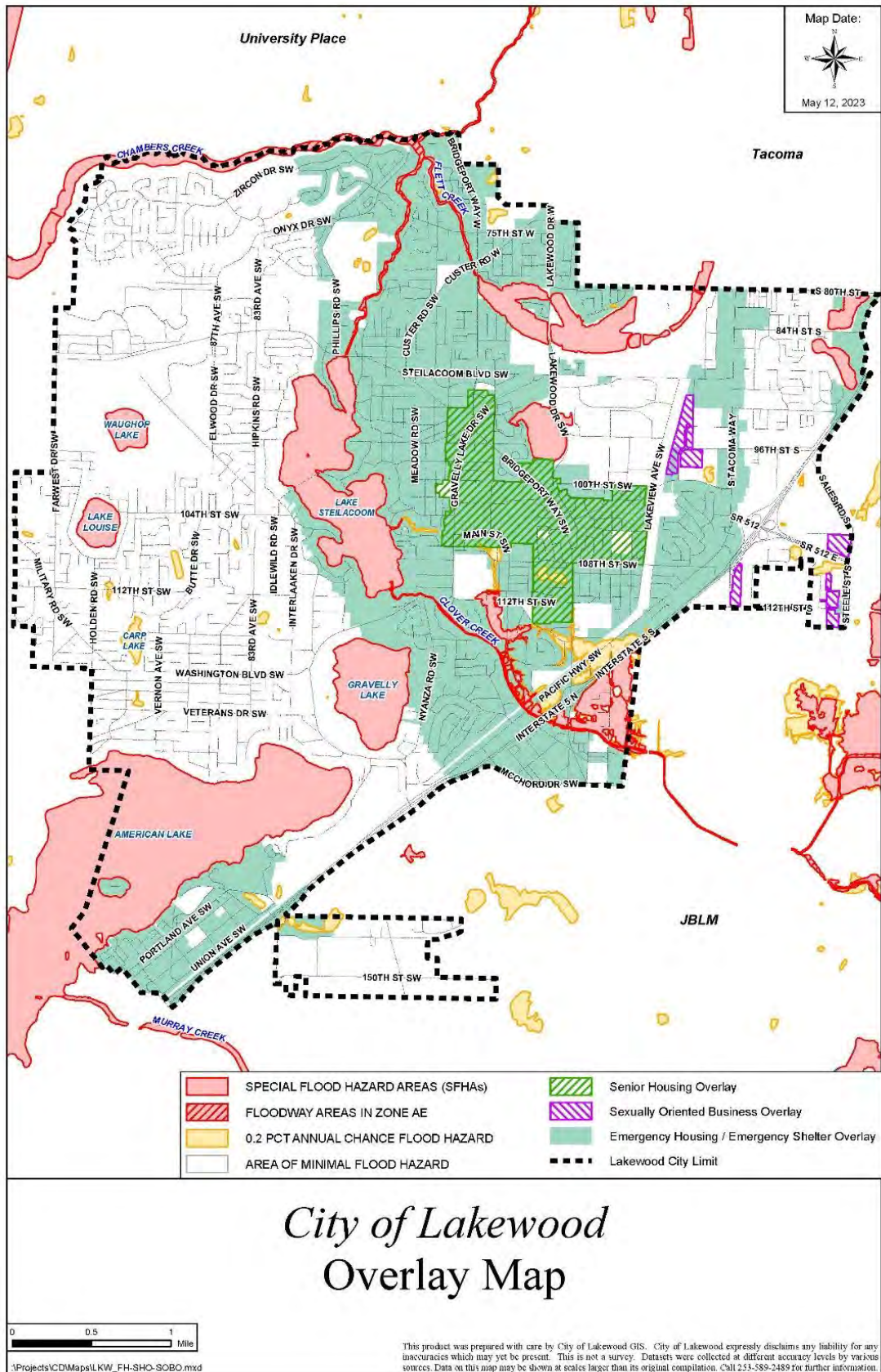
1. The boundaries of the Emergency Housing Emergency Shelter Overlay (EHESO) district shall be the areas within Figure 1, designated as the Emergency Housing Emergency Shelter Overlay, in Lakewood Ordinance No. [XXX].

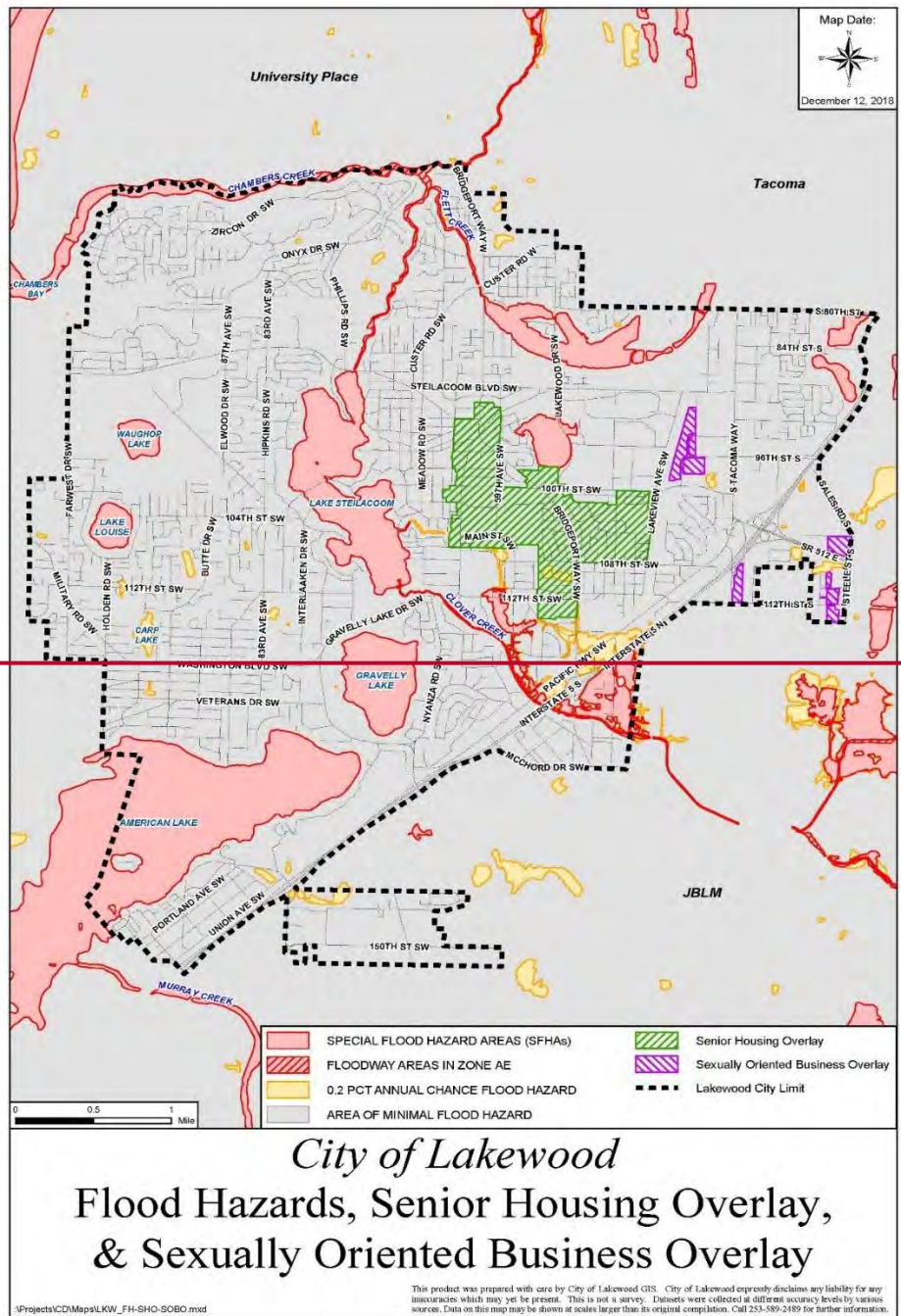
2. The boundaries of the Flood Hazard Overlay (FHO) district shall be the areas of flood hazards identified by the Federal Insurance Administration in a report entitled: “The Flood Insurance Study for Pierce County, and Incorporated Areas” dated March 7, 2017, and any revisions thereto, with an accompanying Flood Insurance Rate Map (FIRM), and any revisions thereto, are hereby adopted by reference and declared to be a part of this title. (The Flood Insurance Study and the FIRM are on file at the City of Lakewood, 6000 Main Street SW, Lakewood, WA) Lakewood Ordinance No. 659.

23. The boundaries of the Senior Housing Overlay (SHO) district shall be the areas shown as Figure 3.1, Senior Housing Overlay in the Lakewood Ordinance No. 237.

34. The boundaries of the Sexually Oriented Business Overlay (SOBO) district shall be the areas identified and described in Lakewood Ordinance No. 358 “Exhibit A”.

Figure 1. Overlay Districts





LMC 18A.20 Article I. Administration

18A.20.050 Complete permit applications, notice and time periods.

H. Application Time Limits.

Application	Planning Permit	Engineering Permit	Building Permit	Review Time Limits (Days)
Accessory Building	Y	N	N	90
Accessory Dwelling Unit	Y	N	N	90
Administrative Nonconforming Determination	Y	N	N	90
Annexation	Y	N	N	180
Appeal to Hearing Examiner	Y	Y	Y	90
Binding Site Plan	Y	N	N	120
Business License	Y	N	N	120
Certificate of Occupancy	N	N	Y	60
Commercial Addition/Remodel	N	N	Y	120
Comprehensive Map amendment, Area Wide	Y	N	N	120
Comprehensive Map amendment, site specific	Y	N	N	120
Comprehensive text only amendment	Y	N	N	120
Conditional Use Permit	Y	N	N	120
Conditional Use Permit – Major Modification	Y	N	N	120
Conditional Use Permit – Minor Modification	Y	N	N	120
Cottage Housing Development	Y	N	N	120
Demolition Permit	N	N	Y	120
Design Review Permit	Y	N	N	90
Development Agreement	Y	N	N	120
<u>Emergency Housing Permit*</u>	<u>N</u>	<u>N</u>	<u>Y</u>	<u>120</u>
<u>Emergency Shelter Permit*</u>	<u>N</u>	<u>N</u>	<u>Y</u>	<u>120</u>
Environmental Review (SEPA Checklist and Threshold Determination)	Y	N	N	120
Environmental Impact Statement (Draft)	Y	N	N	365
Final Subdivision Plat (10 or more lots)	Y	N	N	120
<u>Foster Care Facility Permit</u>	<u>N</u>	<u>N</u>	<u>Y</u>	<u>60</u>
Home Occupation Permit	Y	N	N	90
Housing Incentives Permit	Y	N	N	90
Landscape Plan Review	Y	N	N	90
Land Use Approval	Y	N	N	120
Lot Line Adjustment	Y	N	N	90
Major Modification to a Type III Permit	Y	N	N	120
Manufactured/Mobile Home Setup Permit	N	N	Y	90
New Commercial Permit	N	N	Y	120
New Single-Family Permit	N	N	Y	60
New Multifamily Permit	N	N	Y	120
<u>Permanent Supportive Housing Permit*</u>	<u>N</u>	<u>N</u>	<u>Y</u>	<u>120</u>
Pre-Application	Y	Y	Y	60
Preliminary and Final Short Plats (creating 2 – 9 lots)	Y	Y	N	120

Application	Planning Permit	Engineering Permit	Building Permit	Review Time Limits (Days)
Preliminary Plat (10 or more lots)	Y	Y	N	120
Planned Development District	Y	N	N	120
<u>Rapid Rehousing Permit*</u>	<u>N</u>	<u>N</u>	<u>Y</u>	<u>120</u>
Reasonable Accommodation Request	Y	N	N	90
Residential Addition/Remodel	N	N	Y	60
Scrivener Corrections to Comprehensive Plan Map, and/or Comprehensive Plan text, Zoning Map, and/or Zoning Development Regulations	Y	N	N	N/A
Senior Housing Overlay Permit	Y	N	N	90
Shoreline Conditional Use Permit	Y	N	N	120
Shoreline Conditional Use Permit when Referred by the Shoreline Administrator	Y	N	N	120
Shoreline Exemption Permit	Y	N	N	120
Shoreline Master Program amendment	Y	N	N	120
Shoreline Substantial Development Permit	Y	N	N	120
Shoreline Substantial Development Permit when Referred by the Shoreline Administrator	Y	N	N	120
Shoreline Variance Permit	Y	N	N	120
Shoreline Variance Permit when Referred by the Shoreline Administrator	Y	N	N	120
Sign Permit	Y	N	N	60
Site Development Permit	N	Y	N	90
Small Cell Wireless Permit	Y	N	N	See Chapter 18A.95 LMC
Temporary Use Permit	Y	N	N	90
Transfer of Development Rights	Y	N	N	120
<u>Transitional Housing Permit*</u>	<u>N</u>	<u>N</u>	<u>Y</u>	<u>120</u>
Transitory Accommodation Permit	Y	N	N	120
Tree Removal Permit	Y	N	N	90
Tree Retention Plan	Y	N	N	90
Time Extension or Minor Modification to a Type I Permit	Y	N	N	120
Time Extension or Minor Modification to a Type II Permit	Y	N	N	120
Time Extension or Minor Modification to a Type III Permit	Y	N	N	120
Variance	Y	N	N	120
Unusual Use(s) Permit	Y	N	N	120
Zoning Certification	Y	N	N	60
Zoning Interpretations (map and/or text)	Y	N	N	90
Zoning Map amendment, Area Wide	Y	N	N	120
Zoning Map, site specific	Y	N	N	120
Zoning amendment text only	N	N	N	120

Notes:

“Y” means Yes.

“N” means No.

*A building permit is only necessary if there is: 1) new construction per LMC Title 15; 2) change of use per LMC Title 15; or 3) construction activity where a building permit is required per LMC Title 15.

* * *

18A.20.070 Approval and appeal authorities.

The project review process for an application or a permit may include review and approval by one or more of the following processes:

A. *Department Staff.* Individual staff shall have the authority to review and approve, deny, modify, or conditionally approve, among others, the following actions and/or permits:

1. Accessory building;
2. Accessory dwelling unit;
3. Administrative nonconforming determination;
4. Appeal to Hearing Examiner;
5. Binding site plan;
6. Business license;
7. Certificate of occupancy;
8. Commercial addition/remodel;
9. Conditional use permit;
10. Conditional use permit – minor modification;
11. Cottage housing development;
12. Demolition permit;
13. Design review permit;
14. Emergency Housing permit;
15. Emergency Shelter permit;
- ~~14~~6. Environmental review (SEPA checklist and threshold determination);
- ~~17~~5. Final subdivision plat (10 or more lots);
18. Foster Care Facility permit;
- ~~19~~6. Home occupation permit;
- ~~20~~17. Housing incentives permit;
- ~~21~~18. Landscape plan review;
- ~~19~~22. Land use approval;
- ~~23~~0. Lot line adjustment;
- ~~24~~1. Manufactured/mobile home setup permit;
- ~~22~~5. New commercial permit;
- ~~26~~3. New multifamily permit;
- ~~27~~4. New single-family permit;
28. Permanent Supportive Housing permit;
- ~~25~~9. Pre-application;
- ~~30~~26. Preliminary and final short plats (creating 2 to 9 lots);
31. Rapid Rehousing Permit;
- ~~32~~27. Reasonable accommodation request;
- ~~33~~28. Residential addition/remodel;
- ~~23~~49. Senior housing overlay permit;
- ~~30~~5. Shoreline conditional use permit;
- ~~36~~1. Shoreline substantial development permit;

- ~~372~~. Shoreline exemption;
- ~~383~~. Shoreline variance permit;
- ~~394~~. Sign permit;
- ~~4035~~. Site development permit;
- ~~4136~~. Senior housing permit;
- ~~3742~~. Small cell wireless permit;
-
- ~~3843~~. Temporary use permit;
- ~~3944~~. Transfer of development rights;
- ~~45~~. Transitional Housing permit;
- ~~406~~. Transitory accommodation permit;
- ~~417~~. Tree retention plan;
- ~~482~~. Time extension or minor modification to a Type I permit;
- ~~493~~. Time extension or minor modification to a Type II permit;
- ~~5044~~. Transitory accommodation permit;
- ~~451~~. Tree removal permit;
- ~~5246~~. Unusual use(s) permit;
- ~~5347~~. Zoning certification;
- ~~5448~~. Zoning interpretations (map and/or text).

B. *Director*. Pursuant to Chapter [18A.30](#) LMC, Article V, Land Use Review and Approval, the Director shall have the authority to conduct pre-submission conferences and to grant, conditionally grant, deny, or modify, land use approvals regarding projects for which a public hearing is not required, and to extend the period of approval for land use approval granted by the Director or by the Hearing Examiner.

C. *Lakewood Hearing Examiner*. Lakewood Hearing Examiner shall have the authority vested pursuant to Chapter [1.36](#) LMC.

D. The City Environmental Review Officer shall administer the State Environmental Policy Act (SEPA), Chapter [14.02](#) LMC, Environmental Rules and Procedures, and Chapter [14.142](#) LMC, Critical Areas.

E. *Shoreline Permit Review Process*. See City of Lakewood Shoreline Master Program, Ordinance No. [711](#) or as amended hereafter.

F. *Subdivision Review Process*. See LMC Title [17](#).

18A.20.080 Review authorities.

The following table describes development permits, the public notice requirements, and the final decision and appeal authorities. See LMC [18A.20.400](#) et seq. for appeals. When separate applications are consolidated at the applicant's request, the final decision shall be rendered by the highest authority designated for any part of the consolidated application.

KEY:		
Appeal	=	Body to whom appeal may be filed
Director	=	Community and Economic Development Director

PC	=	Planning Commission				
HE	=	Hearing Examiner				
CC	=	City Council				
R	=	Recommendation to Higher Review Authority				
D	=	Decision				
O	=	Appeal Hearing (Open Record)				
C	=	Appeal Hearing (Closed Record)				
N	=	No				
Y	=	Yes				
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
<u>Emergency Housing Permit</u>		<u>N</u>	<u>D</u>	<u>O/Appeal</u>	<u>N</u>	<u>N</u>
<u>Emergency Shelter Permit</u>		<u>N</u>	<u>D</u>	<u>O/Appeal</u>	<u>N</u>	<u>N</u>
Final subdivision plat (10 or more lots)		Y	D	O/Appeal	N	N
Form-based code review and decision		N	D	O/Appeal	N	N
<u>Foster Care Facility Permit</u>		<u>N</u>	<u>D</u>	<u>O/Appeal</u>	<u>N</u>	<u>N</u>
Home occupation permit				O/Appeal		
Hosting the homeless by religious organizations		See RCW 35A.21.360	D	O/Appeal	N	N
Land use permit – minor modification		N	D	O/Appeal	N	N
Manufactured/mobile home permit		N	D	O/Appeal	N	N
New commercial building permit		N	D	O/Appeal	N	N
New single-family building permit		N	D	O/Appeal	N	N
<u>Permanent Supportive Housing Permit</u>		<u>N</u>	<u>D</u>	<u>O/Appeal</u>	<u>N</u>	<u>N</u>
Pre-application conference permit		N	N	N	N	N
Preliminary and final short plats (creating 2 – 9 lots)		N	D	O/Appeal	N	N
Reasonable accommodation request		N	D	O/Appeal	N	N
Residential addition/remodel		N	D	O/Appeal	N	N
Shoreline exemption		N	D	O/Appeal	N	N
Sign permit		N	D	O/Appeal	N	N
Site development permit		N	D	O/Appeal	N	N

Small wireless facility permit	See Chapter 18A.95 LMC				
Temporary use permit	N	D	O/Appeal	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/Appeal	N	N
Transitional Housing Permit	N	D	O/Appeal	N	N
Tree removal permit	N	D	O/Appeal	N	N
Zoning certification	N	D	O/Appeal	N	N
Zoning (map and/or text) interpretation or determination	N	D	O/Appeal	N	N
TYPE II ADMINISTRATIVE					
Binding site plan	Y	D	O/Appeal	N	N
Cottage housing	Y	D	O/Appeal	N	N
Environmental review (SEPA) – (SEPA Checklist and Threshold Determination)	Y	D	O/Appeal	N	N
Preliminary and final short plats (2 – 9 lots)	Y	D	O/Appeal	N	N
Shoreline conditional use permit	Y	D	O/Appeal	N	N
Shoreline substantial development permit	Y	D	O/Appeal	N	N
Shoreline variance permit	Y	D	O/Appeal	N	N
Time extension or minor modification to a Type II permit	Y	D	O/Appeal	N	N
TYPE III DISCRETIONARY					
Conditional use 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.20.100 Licenses and building permits.

Business and occupational licenses shall not be issued unless the applicant has a final inspection or certificate of occupancy as required by Chapter [15.05](#) LMC and as defined hereunder. No building permit shall be issued for the construction, alteration, change of use, or relocation of any building, structure or part thereof unless the plans, specifications and intended use of such building or structure conforms in all respects with the provisions of this title.

* * *

18A.20.110 Certificate of occupancy.

A certificate of occupancy shall be obtained from the Department ~~when~~ when a certificate of occupancy is required by the International Construction Codes and LMC Title 15.

18A.30.210 Special Needs Housing – Conditional Use Permit

A conditional use permit is required for all special needs housing listed as conditional uses in LMC 18A.40.120. ~~In addition to the regular conditional use permit review criteria, essential public facilities are subject to additional criteria as outlined in LMC 18A.40.120(C)(3).~~

18A.40.040 Commercial and Industrial Uses.

A. *Commercial and Industrial Land Use Table.* See LMC 18A.40.040(B) for Development and Operating Conditions. See LMC [18A.10.120\(D\)](#) for the ~~P~~urpose and ~~a~~Applicability of ~~z~~Zoning ~~D~~istricts.

* * *

	Zoning Classifications																					
Commercial and Industrial	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3 (B)(1)	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	P
Accessory commercial (B)(5)	-	-	-	-	-	-	-	-	-	-	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.

Applications for all uses must comply with all of subsection B's relevant general requirements.

B. ~~Operating and~~ Development and Operating Conditions.

* * *

18A.40.060 Essential public facilities.

A. *Essential Public Facilities Land Use Table.* See [18A.40.060\(B\) for Development and Operating Conditions.](#) See LMC [18A.10.120\(D\)](#) for the purpose and applicability of zoning districts.

	Zoning Classifications																						
Essential Public Facilities	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI	OSR1	OSR2
Airport (Seaplane) (B)(1)*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	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. [. Applications for all uses must comply with all of subsection B’s relevant general requirements.](#)

B. *Development and Operating Conditions.*

1. RCW 36.70A.200 requires cities to include in their comprehensive plans a process for identifying and siting essential public facilities (EPFs). EPFs are described in the Growth Management Act (GMA) as those facilities which are typically difficult to site, but are needed to support orderly growth and delivery of services. The GMA states that no local comprehensive plan or development regulation may preclude the siting of essential public facilities.

2. Except for [special needs housing](#), existing electrical transmission lines of higher voltage than 115 kV, and military installations, essential public facilities shall require a conditional use permit. In addition to the regular conditional use permit review criteria, the following shall apply:

a. * * *

18A.40.110 Residential uses.

A. *Residential Land Use Table.* See LMC [18A.40.110\(B\) for Development and Operating Conditions.](#) See LMC [18A.10.120\(D\)](#) for the purpose and applicability of zoning districts.

	Zoning Classifications																				
Residential Land Uses	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI
Accessory caretaker's unit	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	P	P	-
Accessory dwelling unit (ADU) (B)(1)*	P	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	-	-	-	-	-

	Zoning Classifications																				
Residential Land Uses	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI
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)(3)	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Foster Care Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	=	=	=	=	=	=	=
Co-housing (dormitories, fraternities and sororities) (B)(4)	-	-	-	-	P	P	P	P	P	-	P	P	-	-	-	-	-	-	-	-	-
Detached single-family (B)(5)	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	P	-	-	P	P	P	-	-	-	-	-	-	-	-	-
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), (B)(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. Applications for all uses must comply with all of subsection B’s relevant general requirements.

B. Development and Operating and Development Conditions.

* * *

10. See LMC 18A.40.120 Special Needs Housing

* * *

13. Conditions for Foster Care Facilities. Foster Care Facilities, including Foster Family Homes and Group Care Facilities, must comply with Chapter RCW 74.15 and hold a business license as required thereunder.

18A.40.120 Special needs housing.

A. *Intent.* It is found and declared that special needs housing facilities are essential public facilities which provide a needed community service. ~~It is also recognized that these types of facilities often need to be located in residential neighborhoods.~~

~~Thus, in order to protect the established character of existing residential neighborhoods, the public interest health and safety dictates require that these facilities be subject to certain restrictions conditions. The intent of these regulations is to minimize concentrations of certain types of facilities, mitigate incompatibilities between dissimilar uses, preserve the intended character and intensity of the City's residential neighborhoods, and to promote the public health, safety, and general welfare.~~

B. *Special Needs Housing Table.* See LMC 18A.40.120 (C) for Development and Operating Conditions. See LMC 18A.10.120(D) for the Purpose and Applicability of Zoning Districts. See LMC 18A.50 Article III for the Emergency Housing and Emergency Shelter Overlay (EHESO) district map.

Description(s)	Number of residents (size)	Zoning Classifications									
		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 <u>(C)(5)</u>	Max. of 15, plus resident staff	P	P	P	P	P	-	-	-	P	-
Continuing Care Retirement Community	N/A	-	C	P	P	P	P	-	-	-	-
<u>Emergency Housing</u>		<u>P within EHESO</u>	<u>P within EHESO</u>	<u>P within EHESO</u>	<u>P within EHESO</u>	<u>P within EHESO</u>	<u>P within EHESO</u>	=	=	=	=
<u>Emergency Shelter</u>		<u>P within EHESO</u>	<u>P within EHESO</u>	<u>P within EHESO</u>	<u>P within EHESO</u>	<u>P within EHESO</u>	<u>P within EHESO</u>	=	=	=	=
Enhanced Services Facility	Max. of 16, plus resident staff	-	-	-	C	C	C (C2 zone only)	-	-	-	-

Description(s)	Number of residents (size)	Zoning Classifications									
		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
Hospice Care Center	N/A	C	C	P	-	-	-	-	-	-	-
Nursing Home	N/A	-	C	P	P	P	P	-	-	-	-
Permanent Supportive Housing	N/A	P	P	<u>GP</u>	<u>GP</u>	<u>GP</u>	<u>P-</u>	-	-	C	-
Rapid Re-Housing	N/A	P	P	P	P	P	-	-	-	C	-
Transitional Housing	N/A	P	P	<u>GP</u>	<u>GP</u>	<u>GP</u>	<u>P-</u>	-	-	C	-
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	<u>C</u>	<u>C</u>	<u>C</u>	-	-	-	-	-	-	-
Type 2 Group Home, Level 3	More than 10, plus resident staff	-	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	-	-	-	<u>C</u>	-
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	-	-	<u>C</u>	<u>C</u>	<u>C</u>	-	-	-	<u>C</u>	-
Type 3 Group Home, Level 3	More than 12, plus resident staff	-	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	-	-	-	<u>C</u>	-
Type 4 Group Home	N/A	-	-	-	-	-	C (C1 and C2 zones only)	-	-	-	-
Type 5 Group Home	N/A	-	-	-	C (NC2 zone only)	C	C (C2 zone only)	-	-	-	-

P: Permitted Use _____ C: Conditional Use ~~(C)(2)~~ ~~(C)(3)~~ ~~(C)(4)~~ _____ - : Not allowed

Numbers in parentheses reference use-specific development and operating conditions under subsection [\(C\)](#) of this section. Applications for all uses must comply with all of subsection C's relevant general requirements.

C. Development and Operating and Development Conditions.

1. Adult Family Homes. Adult family homes are permitted, subject to obtaining a state license in accordance with Chapter [70.128](#) RCW, 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.

2. Development Conditions ~~at use permit requirements for s~~Special ~~n~~Needs ~~H~~ousing:

a. ~~Facilities Allowed by Conditional Use Permit.~~ Applications for ~~conditional use permits for~~ special needs housing facilities shall be processed in accordance with the standard procedures and requirements ~~for as outlined in LMC Chapter 18A.20, Article I, conditional use permits, as outlined in Chapter 18A.30 LMC, Article II, and~~ with the following additional requirements:

i. ~~Required Submittals.~~ Applications for special needs housing for special needs housing facilities are public records and shall include the following:

(a) A land use permit application containing all of the required information and submissions set forth in Chapter 18A.20 LMC, Article I;

(b) A copy of any and all capital funding grants or award contracts related to the construction of a new structure or conversion of an existing structure to operate as a special needs housing facility;

(c) Written documentation from the applicant agreeing to hold a public informational community meeting within four weeks, but no sooner than two weeks, from the time of application. The purpose of the community meeting is to provide an early, open dialogue between the applicant and the neighborhood surrounding the proposed facility.

The community meeting should acquaint the neighbors of the proposed facility with the operators and provide for an exchange of information about the proposal, including the goals, mission, and operation and maintenance plans for the proposed facility; the background of the operator, including their capacity to own, operate, and manage the proposed facility. The meeting is also an opportunity for the community to make the operator aware of the characteristics of the surrounding community and any particular issues or concerns.

The applicant shall provide written notification of the meeting to the appropriate neighborhood council, qualified neighborhood and community organizations, and to the owners of property located within three hundred (300) feet of the project site.

If the use is proposed in an existing facility, the community meeting shall be held following an inspection of the existing facility per (C)(2)(a)(i)(c) of this section.

(c) Written request from the applicant to the Fire Marshall and Building Official for an inspection of an existing facility to determine if the facility meets the building and fire code standards for the proposed use. The

purpose of this inspection is not to ensure that a facility meets the applicable Code requirements or to force an applicant to bring a proposed facility up to applicable standards prior to application for a permit, but instead is intended to ensure that the applicant, the City, and the public are aware, prior to making application, of the building modifications, if any, that would be necessary to establish the use.

(d) An operation plan that provides per section (C)(5)(B)(1)(c)(iii) information about the proposed facility and its programs, per the requirements of the Community and Economic Development Department.

ii. Participation in HMIS. All special needs housing facilities should participate in the Pierce County homeless management information system (HMIS.)

~~3.—Special Needs Housing Specific Conditional Use Permit Review Criteria. In addition to the requirements outlined in Chapter 18A.30 LMC, Article II, a conditional use permit for a special needs housing facility shall only be approved upon a finding that such facility is consistent with all of the following criteria:~~

~~a. There is a demonstrated need for the use due to changing demographics, local demand for services which exceeds existing facility capacity, gaps in the continuum of service, or an increasing generation of need from within the community.~~

~~b. The proposed use is consistent with the goals and policies of the City of Lakewood Comprehensive Plan, and the City of Lakewood Consolidated Plan for Housing and Community Development.~~

~~c. The proposed location is or will be sufficiently served by public services which may be necessary or desirable for the support and operation of the use. These may include, but shall not be limited to, availability of utilities, access, transportation systems, education, police and fire facilities, and social and health services.~~

~~d. The use shall be located, planned, and developed such that it is not inconsistent with the health, safety, convenience, or general welfare of persons residing in the facility or residing or working in the surrounding community. The following shall be considered in making a decision:~~

~~i. The impact of traffic generated by the proposed use on the surrounding area, pedestrian circulation and public safety and the ability of the proponent to mitigate any potential impacts.~~

~~ii. The provision of adequate off-street parking, on-site circulation, and site access.~~

~~iii. The adequacy of landscaping, screening, yard setbacks, open spaces, or other development characteristics necessary to mitigate the impact of the use upon neighboring properties, to include the following development criteria:~~

~~(a) All program activities must take place within the facility or in an appropriately designed private yard space.~~

~~(b) Adequate outdoor/recreation space must be provided for resident use.~~

~~iv. Compatibility of the proposed structure and improvements with surrounding properties, including the size, height, location, setback, and arrangements of all proposed buildings, facilities, and signage, especially as they relate to less intensive residential land uses.~~

~~v. The generation of noise, noxious, or offensive emissions, light, glare, traffic, or other nuisances which may be injurious or to the detriment of a significant portion of the community.~~

~~vi. Demonstration of the owner's capacity to own, operate, and manage the proposed facility, to include the following:~~

~~(a) Provision of an operation plan which will provide for sufficient staffing, training, and program design to meet the program's mission and goals.~~

~~(b) Provision of a maintenance plan which will provide for the exterior of the building and site to be maintained at a level that will not detract from the character of the surrounding area, including adequate provision for litter control and solid waste disposal.~~

~~(c) Demonstration of knowledge of the City's Property Maintenance and Public Nuisance Codes, and plans to educate the facility staff.~~

~~(d) Provision of a point of contact for the facility to the City.~~

~~(e) Written procedures for addressing grievances from the neighborhood, City, and facility residents.~~

~~4. *Concomitant Agreement.* Upon issuance of a conditional use permit for a special needs housing facility, the applicant shall sign and record with the Pierce County Auditor a notarized concomitant agreement. Such agreement shall be in a form specified by the Community and Economic Development Director and subject to the approval of the City Attorney, and shall include as a minimum: the legal description of the property which has been permitted for the special needs housing facility; and the conditions of the permit and applicable standards and limitations. The property owner shall submit proof that the concomitant agreement has been recorded prior to issuance of a certificate of occupancy by Community and Economic Development Department. The concomitant agreement shall run with the land as long as the facility is maintained on the property. The property owner may, at any time, apply to the Community and Economic Development Department for termination of the concomitant agreement. Such termination shall be granted upon proof that the facility no longer exists on the property.~~

35. *Development Application Process - Residents of Domestic Violence Shelters – Special Accommodations.* The Director may grant special accommodation to individuals who are residents of domestic violence shelters in order to allow them to live together ~~in groups of between seven (7) and fifteen (15) persons~~ in single-family dwelling units subject to the following:

a. An application for special accommodation must demonstrate to the satisfaction of the Director that the needs of the residents of the domestic violence shelter make it necessary for the residents to live together in a group of the size proposed, and that adverse impacts on the neighborhood from the increased density will be mitigated.

b. 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.

c. An applicant shall modify the proposal as needed to mitigate any adverse impacts identified by the Director, or the Director shall deny the request for special accommodation.

d. A grant of special 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 circumstances materially change or the number of residents increases, or if adverse impacts occur that were not adequately mitigated, the Director shall revoke the grant of special accommodation and require the number of people in the dwelling to be reduced to six (6) unless a new grant of special accommodation is issued for a modified proposal.

e. A decision to grant special accommodation is a Process Type I action. The decision shall be recorded with the Pierce County Auditor.

46. *Development* Registration *Process* of Existing Special Needs Housing. *The State intends to regularly allocate a number of people the City should expect to accommodate in special needs housing. To ensure that the City is aware of the existing special needs housing operating within the City, those operating special needs housing prior to Facilities existing as of* the effective date of the ordinance codified in this title shall *be required to* register with the Community and Economic Development Department *by within* one (1) year after the effective date of the ordinance codified in this title. Such registration shall be in a form provided by the Community and Economic Development Department and shall include the following information:

- a. The type of facility;
- b. The location of the facility;
- c. The size of the facility, including the number of clients served and number of staff; and
- d. Contact information for the facility and its operator.

~~7. *Abandonment. Any existing special needs housing facility that is abandoned for a continuous period of one (1) year or more shall not be permitted to be re-established, except as allowed in accordance with the standards and requirements for establishment of a new facility.*~~

5. *General Development and Operating Conditions - Emergency Housing, Emergency Shelter, Permanent Supportive Housing, and Transitional Housing Development and Operation Conditions*

a. *Purpose and Applicability.*

i. The purpose of this section is to establish reasonable standards for the safe operation and appropriate siting of Emergency Housing, Emergency Shelter, Permanent Supportive Housing, and Transitional Housing facilities within the City of Lakewood, so as to protect public health and safety for both facility residents and the broader community. This section does not include regulations for foster care facilities or group homes.

ii. Supportive housing facilities are allowed in all residential districts, provided they are of a similar scale as surrounding development (e.g., lot coverage, setbacks, impervious surface requirements, building height, etc.) As the needs of residents increase and/or the size of the facilities increase, such facilities should be located within areas of the City that allow increasing intensity of use and are in proximity of services in accordance with state law.

b. Performance Standards.

i. General Requirements for Emergency Housing, Emergency Shelter, Permanent Supportive Housing, and Transitional Housing Operations and Development Conditions

a. General.

i. When a site includes more than one (1) type of facility, the more restrictive requirements of this section shall apply.

ii. Each facility application will be reviewed through the Type 1 administrative permit review process in LMC Chapter 18A.20. In considering whether the permit should be granted, the Director shall use the requirements in this code to consider the effects on the health and safety of facility residents and the neighboring communities.

iii. All facilities shall comply with all federal, state, county and local requirements to ensure housing safety and habitability. See, e.g., the Pierce County, WA Homeless Housing Program Policy and Operations Manual Chapters 5, 6, 7, and 8.

iv. All facilities are subject to the business license requirements under LMC Chapter 5.02 as applicable.

v. All facilities must comply with the Building and Construction Code under LMC Title 15. All facilities must also comply with the relevant provisions of LMC Title 18A and with LMC Title 18B or 18C if applicable.

vi. All facilities must comply with the provisions of crime prevention through environmental design (CPTED) under 18A.60.090, 18B.500.530 or 18C.500.530 as applicable; provided, however, that existing buildings being converted to Emergency Housing, Emergency Shelter, Permanent Supportive Housing or Transitional Housing shall not be required to make structural changes solely to comply with CPTED unless the relevant structural elements of the building are being altered as part of the conversion.

b. Site and Transit.

i. Facilities shall match the bulk and scale of residential uses allowed in the zone where the facility is located.

ii. Exterior lighting must comply with LMC 18A.10.135.8 and 18A.60.085.

iii. The minimum number of off-street parking spaces required for each facility will be determined by the Director through the approval process per LMC Chapter 18A.80, LMC Chapter 18B.600, or LMC Chapter 18C.600 and taking into consideration factors such as the potential number of residents, site constraints, and impact on the surrounding neighborhood.

iv. A description of transit, pedestrian, and bicycle access from the subject site to services must be provided at time of application by the sponsor and/or managing agency.

c. Facility Operations.

i. The sponsor or managing agency shall comply with all relevant federal, state, and local laws and regulations. The facility is subject to inspections by local agencies and/or departments to ensure such compliance and shall implement all directives resulting therefrom within the specified time period.

ii. Service providers must provide on-site supervision of facilities and program participants at all times, unless providers demonstrate in the operations plan that another level of supervision will be effective in keeping residents and the public healthy and safe.

iii. The sponsor or managing agency must provide the City with an operation plan at the time of the application per section (C)(2)(a)(i)(d) that adequately addresses the following elements:

(A) Name and contact information for key staff;

(B) Roles and responsibilities of key staff;

(C) Site/facility management, including security policies and an emergency management plan;

(D) Site/facility maintenance;

(E) Occupancy policies, to the degree legally applicable, including resident responsibilities and a code of conduct that address, at a minimum, the use or sale of alcohol and illegal drugs, threatening or unsafe behavior, and weapon possession;

(F) Provision for human and social services, including staffing plan, credentials or certification, and outcome measures;

(G) Outreach with surrounding property owners and residents and ongoing good neighbor policy; and

(H) Procedures for maintaining accurate and complete records.

iv. Sponsors or managing agencies shall provide the City with accurate, written documentation demonstrating that the agency has applicable experience providing similar services to people experiencing homelessness.

v. Sponsors or managing agencies shall provide the City with accurate, written documentation demonstrating that the agency has a stable funding source for the facility and any on-site or off-site human and social services offered as part of the operations plan.

ii. Special Conditions for Emergency Housing and Emergency Shelters. In addition to the requirements under subsection (B)(1) of this section, emergency housing and emergency shelters are required to comply with the following:

a. Facility Standards.

i. No special needs housing may be located within a 1,000 foot radius of another property unless sponsored by the same governmental, religious, or not for profit agency.

ii. In residential zones, no more than one (1) adult bed per two hundred fifty (250) square feet of floor area is allowed per facility. For the purposes of this section the following zones are considered residential zones: R1, R2, R3, R4, MR1, MR2, MF1, MF2, and MF 3.

iii. In all other zones, no more than one (1) adult bed per thirty-five (35) square feet of floor area is allowed per facility.

b. Facility Operations.

i. Trash receptacles must be provided in multiple locations throughout the facility and site. A regular trash patrol in the immediate vicinity of the site must be provided.

ii. No children under the age of eighteen (18) are allowed to stay overnight in the facility, unless: the child is emancipated consistent with Chapter RCW 13.64; accompanied by a parent or guardian; or the facility is licensed to provide services to this population. If an non-emancipated child under the age of eighteen (18) without a parent or guardian present attempts to stay in a facility not specifically licensed for providing housing to youth, the sponsor and/or managing agency shall immediately contact Child Protective Services and actively endeavor to find alternative housing for the child.

iii. No person under sex offender registration requirements can receive services from a provider, unless providing such services is consistent with the laws, regulations, and/or supervisory requirements related to such persons.

c. Facility Services.

i. Residents shall have access to the following services on site; if not provided on site, transportation shall be provided:

(A) For all facilities, medical services, including mental and behavioral health counseling.

(B) For emergency housing facilities, access to resources on obtaining permanent housing and access to employment and education assistance.

(C) For emergency shelter facilities, substance abuse assistance.

ii. All functions associated with the facility, including adequate waiting space, must take place within a building or on the site proposed to house the facility.

iii. Facilities serving more than five (5) residents shall have dedicated spaces for residents to meet with service providers.

iv. The sponsor or managing agency shall coordinate with the homelessness service providers for referrals to their program and with other providers of facilities and services for people experiencing homelessness to encourage access to all appropriate services for their residents.

iii. Special Conditions for Permanent Supportive and Transitional Housing. In addition to the requirements under subsection (B)(1) of this section, permanent supportive housing and transitional housing are required to comply with the following:

a. Facility Standards.

i. In residential zones, individual facilities shall not have more than eighty (80) dwelling units and are subject to the density standards of residential uses allowed in the zone where the facility is located. For the purposes of this section the following zones are considered residential zones: R1, R2, R3, R4, MR1, MR2, MF1, MF2, and MF 3.

ii. The multi-family housing design standards of LMC 18A.60.030 shall apply to all facilities with more than five (5) dwelling units.

b. Facility Services.

i. All residents shall have access to appropriate cooking and hygiene facilities.

ii. Facilities serving more than five (5) dwelling units shall have dedicated spaces for residents to meet with service providers.

iii. Residents shall have access to the following services on site or shall be provided transportation to such services by the sponsor or managing agency:

(A) Medical services, including mental and behavioral health counseling.

(B) Employment and education assistance.

6. Abandonment of Special Needs Housing Use. Any existing special needs housing facility that is abandoned for a continuous period of one (1) year or more shall not be permitted to be re-established, except as allowed in accordance with the standards and requirements for establishment of a new facility.

18A.40.130 Air installation compatible use zones (AICUZ) and uses.

* * *

D. *AICUZ Land Use Table.* See LMC 18A.40.130(E) for Development and Operating Conditions. See LMC [18A.10.120\(D\)](#) for the purpose and applicability of zoning districts.

Land Use Categories	APZ-I	APZ-II	CZ	Density
Existing Uses				
Continuation of conforming uses and structures already legally existing within the zone at the time of adoption of this chapter. Maintenance, repair, and alteration/addition of existing conforming structures shall be permitted.	P	P	–	N/A
Alteration or modification of nonconforming existing uses and structures. (Subject to LMC 18A.40.130(E)(4) and Chapter 18A.20 LMC, Article II, Nonconforming Uses and Structures.)	Director/HE	Director/HE	–	N/A
Adult family home: Alteration or modification of existing residential structure for use as an adult family home. Not subject to intensity of use criteria, LMC 18A.40.130(E)(1) ; and subject to the Washington State Building Codes, as amended.	P	P	–	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 and 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
Cohousing (dormitories, fraternities and sororities)	–	–	–	N/A
Detached single-family structure(s) on lot less than 20,000 square feet	–	–	–	N/A
Detached single-family structure(s) on lot greater than 20,000 square feet	–	P	–	N/A
Foster care facilities	–	–	–	N/A
Two-family residential structure(s), attached or detached dwelling units	–	–	–	N/A
Three-family residential structure(s), attached or detached dwelling units	–	–	–	N/A
Multifamily structure(s), 4 or more residential units	–	–	–	N/A
Mixed use	–	–	–	N/A
Home occupation	P	P	–	N/A
Mobile home parks	–	–	–	N/A

Land Use Categories	APZ-I	APZ-II	CZ	Density
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
<u>Emergency Housing</u>	⊘	⊘	⊘	<u>N/A</u>
<u>Emergency Shelter</u>	⊘	⊘	⊘	<u>N/A</u>
<u>Permanent Supportive Housing</u>	⊘	⊘	⊘	<u>N/A</u>
<u>Transitional Housing</u>	⊘	⊘	⊘	<u>N/A</u>
Continuing care retirement community	–	–	–	N/A
Hospice care center	–	–	–	N/A
Enhanced services facility	–	–	–	N/A
Nursing home	–	–	–	N/A
Commercial and Industrial Uses				

* * *

Director: Community and Economic Development Director
HE: Hearing Examiner
P: Permitted Use C: Conditional Use “–”: Not Allowed N/A: Not Applicable
Applications for all uses must comply with all of subsection E’s general requirements.

Chapter 18A.50 OVERLAY DISTRICTS

Sections:

18A.50.005

Definitions.

Article I. Flood Hazard Overlay (FHO)

18A.50.010	Purpose.
18A.50.020	Applicability.
18A.50.030	Administration.
18A.50.040	Alteration of water courses.
18A.50.050	Interpretation of FIRM boundaries.
18A.50.060	Variances – Flood hazard overlay.

- 18A.50.070 Provisions for flood hazard reduction.
- 18A.50.080 Allowable activities within the Regulatory Floodplain.

Article II. Senior Housing Overlay (SHO)

- 18A.50.110 Purpose.
- 18A.50.120 Applicability.
- 18A.50.130 Provisions.
- 18A.50.140 Monitoring.

Article III. Emergency Housing and Emergency Shelter Overlay (EHESO)

- 18A.50.210 Purpose.
- 18A.50.220 Applicability.
- 18A.50.230 Provisions.
- 18A.50.240 Monitoring.

Article IV~~H~~. Sexually Oriented Businesses Overlay (SOBO)

- 18A.50.~~32~~10 Purpose and intent.
- 18A.50.~~32~~20 Applicability.
- 18A.50.~~32~~30 Definitions.
- 18A.50.~~32~~40 Findings and legislative record.
- 18A.50.~~32~~50 Sexually oriented business overlays (SOBOS) created.
- 18A.50.~~32~~60 Sexually oriented business location within SOBOS.
- 18A.50.~~32~~70 Processing of applications for licenses and permits.
- 18A.50.~~32~~80 Conforming and nonconforming sexually oriented businesses.
- 18A.50.~~32~~90 Notice to nonconforming sexually oriented business land uses.
- 18A.50.~~43~~00 Expiration of nonconforming status.
- 18A.50.~~43~~10 Notice and order.
- 18A.50.~~43~~20 Provision for conformance.
- 18A.50.~~43~~30 Prohibition and public nuisance.

Article IV. Lakewood Overlay Districts Map

18A.50.005 Definitions.

See LMC [18A.10.180](#) for definitions relevant to this chapter.

* * *

Article III. Emergency Housing and Emergency Shelter Overlay (EHESO)

18A.50.110 Purpose.

In order to comply with RCW 35A.21.430, the Comprehensive Plan creates an overlay area in which Emergency Housing and Emergency Shelter is allowed. This article carries forward the Comprehensive Plan's intent in creating a regulatory construct for Emergency Housing and Emergency Shelter facilities within the Emergency Housing and Emergency Shelter Overlay (EHESO.)

18A.50.120 Applicability.

This section applies to land use applications for Emergency Housing and Emergency Shelter within the EHESO. This article shall not apply to Special Needs Housing other than Emergency Housing and Emergency Shelter. This article also shall not apply to foster care facilities.

18A.50.130 Provisions.

In addition to other relevant sections of LMC Titles 18A, 18B, and/or 18C, all of the provisions and requirements of the following municipal code sections related to Emergency Housing and Emergency Shelter shall apply in the EHESO:

- LMC Title 15;
- section LMC 18A.20 Article I;
- sections LMC 18A.40.040, .060, .110, .120, .130; and
- sections 18A.60.090 and .095.

18A.50.140 Monitoring.

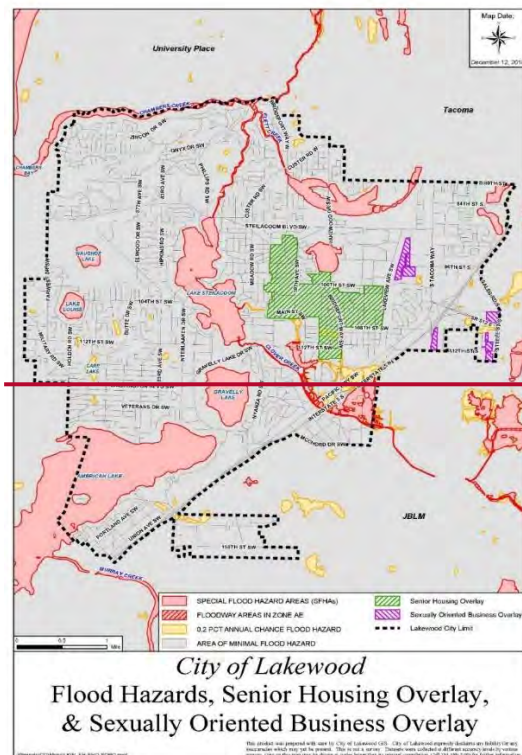
The Community and Economic Development Department shall maintain a list of all emergency housing and emergency shelter units created within the EHESO.

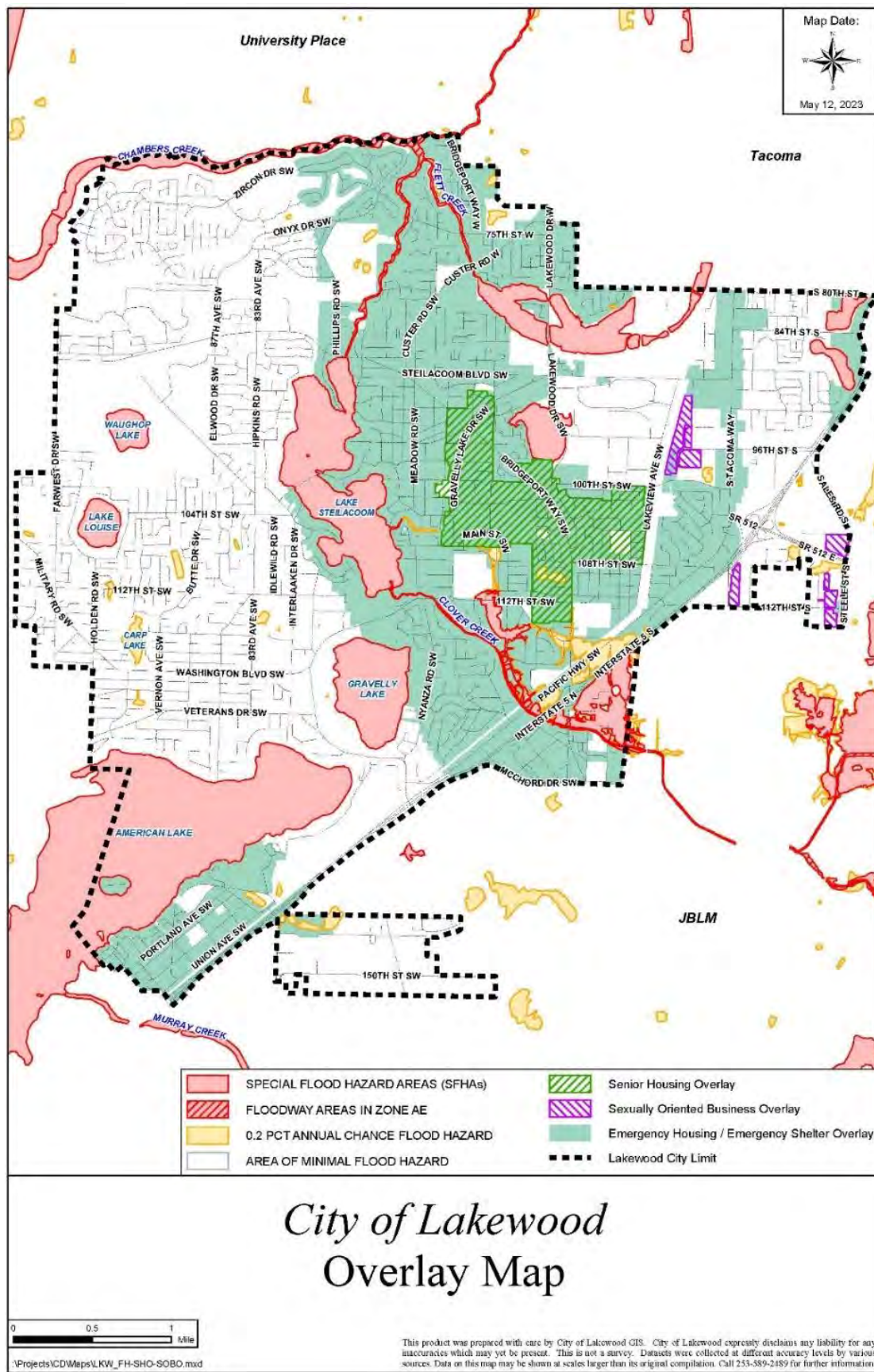
Article IVH. Sexually Oriented Businesses Overlay (SOBO)

* * *

Article IV. Lakewood Overlay Districts Map

Figure 1





18A.60.090 General Standards

* * *

C. Common Space. The common space shall be designed to ensure that the open space network addresses Crime Prevention through Environmental Design (CPTED) principles such as security and surveillance from residential units; provided, however, that existing buildings being converted to Emergency Housing, Emergency Shelter, Permanent Supportive Housing or Transitional Housing shall not be required to make structural changes solely to comply with CPTED unless the relevant structural elements of the building are being altered as part of the conversion. Common recreational spaces shall be located and arranged to allow windows to overlook them.

18A.60.095 Outdoor lighting code.

* * *

F. *Lighting Zone-Specific Lighting Requirements.*

1. *Applicability.*

a. Except as provided in subsection (B) and (F)(2) of this section, in addition to the foregoing within this section, all outdoor lighting must meet the following requirements based on lighting zone and whether the subject property is residential or nonresidential:

Residential properties other than single-family, duplex, and mobile homes shall comply with Table 1; nonresidential properties shall comply with Table 2 as described below. For the purposes of these requirements, multifamily residential properties of eight (8) dwelling units or more shall be considered nonresidential.

For the purposes of these requirements, Special Needs Housing shall be considered residential if for less than eight (8) dwelling units and nonresidential if for more than eight (8) dwelling units.

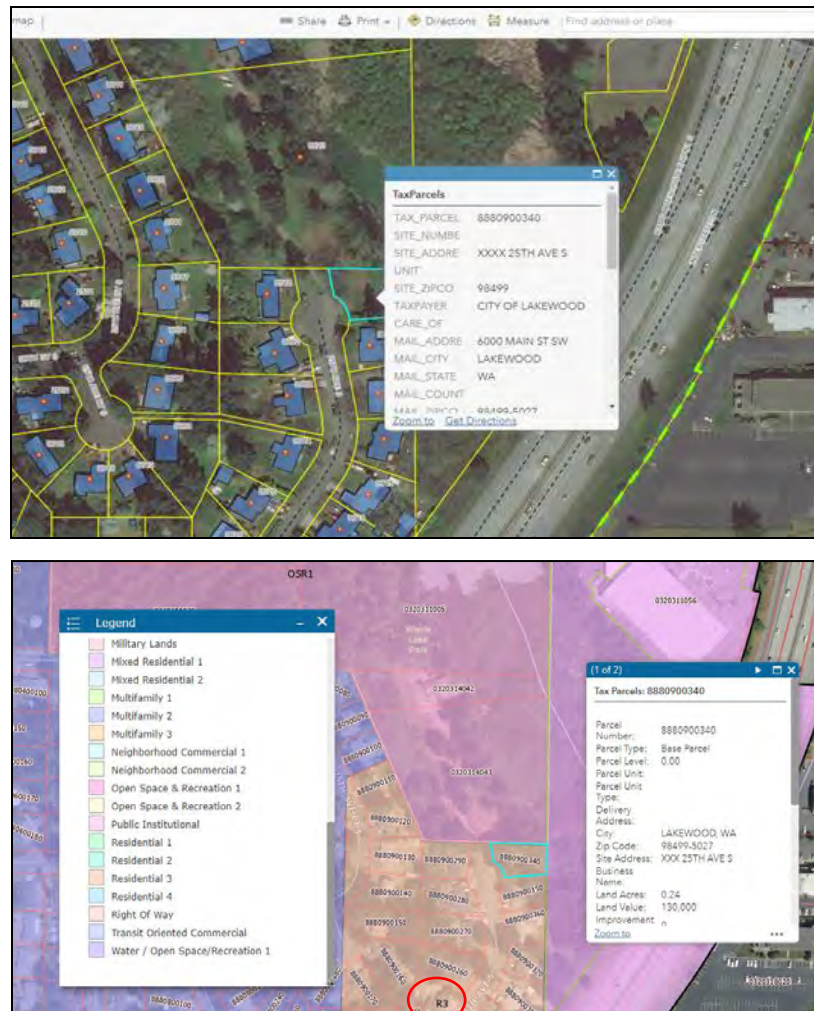
b. Subsection (C)(5) of this section and Table 3 of this section govern the installation of street lighting within Lakewood. This subsection F and Tables 1 and 2 do not apply to street lighting.

2023-06 Amend Land Use Policy LU-5.3 to reflect changes in allowed types of funding for financial and relocation assistance for people displaced as a result of construction and development projects as follows:

LU-5.3: Enforce the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended by the Uniform Relocation Act Amendments of 1987 and any subsequent amendments, to provide financial and relocation assistance for people displaced as a result of construction and development projects **using federal funds**. Lakewood shall also enforce Section 104(d) of the Housing and Community Development Act of 1974, as amended, requiring the replacement of low- and moderate-income housing units that are demolished or converted to another use in connection with a CDBG project.

2023-07 Redesignate/rezone Parcel 8880900340 from Residential (R)/Residential 3 (R3) to Open Space & Recreation (OSR)/Open Space & Recreation 1 (OSR 1) for expansion of Wards Lake Park

The City purchased parcel 8880900340 with grant funds in 2020. It is immediately adjacent to Ward's Lake Park. Phase 2 of the City's Ward's Lake Park CIP improvements can be expanded to include this parcel once it is zoned OSR1.



2023-08 Update Comprehensive Plan text regarding Western State Hospital (WSH) to reflect adoption of 2022 WSH Master Plan.

On August 22, 2022, the Lakewood Hearing Examiner issued a Final Decision on the DSHS conditional use permit and master plan application to amend the 1999 Western State Hospital (WSH) Master Facilities Plan for a major reconstruction of the WSH campus. On August 30, the Department of Social and Health Services filed a request for reconsideration on the Hearing Examiner's Decision, and on September 21, the Hearing Examiner issued a Decision on the Request for Reconsideration.

Edits to the following Comprehensive Plan and related LMC text and maps are needed to reflect the new WSH Master Plan.

3.2.7 Housing Characteristics

* * *

I. Group Quarters

There were 1,127 people living in group quarters in Lakewood at the time of the 2020 census, the most recent data available. This was equal to 1.8% of the total population in Lakewood of 63,612. Group quarters includes Western State Hospital, which is a regional facility serving 19 counties in Washington. There were 644 people counted residing at the psychiatric hospital in 2020.

* * *

3.8 Western State Hospital (WSH)

Shortly after the City's incorporation in 1996, the state Department of Social and Health Services (DSHS) completed a master plan for the WSH campus. The WSH public facilities permit (LU98059) was approved by the Hearing Examiner on September 22, 1998, and formally ratified by the City after adoption of an interlocal agreement in March 30, 1999. Between 1999 and 2022, only minor additions/alterations were permitted on the WSH campus since no updates to the Master Plan were approved. In 2022, the City approved an updated Master Plan that would include, among other actions, a replacement of the current main building on the WSH campus.

GOAL LU-40: Recognize the unique nature of federal patent lands at Western State Hospital and Fort Steilacoom Golf Course.

Policies:

LU-40.1: Work with DSHS to implement and update the Western State Hospital Campus Master Plan.

LU-40.2: Enforce the City's public facilities master plan process confirming that: 1) appropriate provisions are made for infrastructure and/or services; 2) approval criteria and mitigation measures are incorporated into project approvals; and 3) the safety of the general public, as well as workers at, and visitors to, Western State Hospital is ensured.

LU-40.3: Avoid as much as possible incompatible uses on the WSH campus which could adversely impact existing uses, adjoining properties, or adversely impact at-risk or special needs populations, including but not limited to children and the physically or mentally disabled.

* * *

7.1 Sanitary Sewers

Sewer service in the City of Lakewood is almost entirely provided by Pierce County Public Works and Utilities. Sewer service was recently expanded to serve the Tillicum and Woodbrook communities. The Town of Steilacoom provides sewer

service to Western State Hospital. The connection to the Steilacoom sewer system is at the southwest corner of the WSH campus. This connection is being upgraded in 2023, including the addition of a meter. Steilacoom has indicated that its facilities serving the Western State Hospital currently have additional growth capacity. Future development will require additional sewer capacity charges and will be based on the calculated sewer demand from Pierce County Public Works and Utilities “Documented Water Use Data.” The City of Tacoma provides sewer service to the Flett subdivision, and to commercial and residential users located in northeast Lakewood (80th Street and 84th Streets). Figure 7.2 describes the locations of all major sewer trunk lines within Lakewood.

* * *

7.1.1 Other Water Purveyors

Minor portions of the city are served by the Southeast Tacoma Mutual Water Company, and the City of Tacoma. Continued service to these areas is expected to be adequate for the 20-year planning period. Western State Hospital provides its own water service. There are also private wells servicing existing mobile home parks scattered throughout Lakewood.

2023-09 Remove language from Land Use Policy LU-2.25 requiring that a property owner occupy either the primary or secondary unit when there is an accessory dwelling unit.

LU-2.25: Support accessory dwelling units (ADUs) as strategies for providing a variety of housing types and as a strategy for providing affordable housing, with the following criteria:

- ~~▪ Ensure owner occupancy of either the primary or secondary unit;~~
- Allow both attached and detached accessory dwelling units and detached carriage units, at a maximum of one per single-family house, exempt from the maximum density requirement of the applicable zone;
- Require an additional parking space for each accessory dwelling unit, with the ability to waive this requirement for extenuating circumstances; and
- Allow a variety of entry locations and treatments while ensuring compatibility with existing neighborhoods.

ATTACHMENT B

SUMMARY OF PLANNING COMMISSION PUBLIC HEARING COMMENTS

Commenter Name/ Organization	Amendment #	May 3, 2023 Public Hearing Comments to Planning Commission	City Response
Paul Whittaker	2023-03	Supportive of rezoning parcels to allow for the development of 6 new tennis courts at Lakewood Racquet Club.	Comments noted. Updated versions of 2023-03 was provided to the Planning Commission on May 17, 2023 and May 31, 2023.
Bill Peretta	2023-03	Supportive of rezoning parcels to some zone with a development standard solution that would allow for the development of 6 new tennis courts at Lakewood Racquet Club. Provided architectural analysis re impervious surface and building height needs.	Comments noted. Updated versions of 2023-03 was provided to the Planning Commission on May 17, 2023 and on May 31, 2023.
Ken Enslow	2023-03	Provided excerpts from CED staff SEPA analysis of 2023-03. Requested approval of rezone to NC2. Stated that the impervious surface and building height limitations in the OSR2 zone would not allow approval of permitting without variances and/or Hearing Examiner approval.	Comments noted. Updated versions of 2023-03 was provided to the Planning Commission on May 17, 2023 and May 31, 2023.
Jon Grant, LIHI	2023-05	LIHI appreciates and supports changes made to proposed 2023-05 since the April 19 meeting. LIHI still opposes the 1,000 foot radius separation between Special Housing facilities.	Comments noted.

Commenter Name/ Organization	Amendment #	April 19, 2023 Public Hearing Comments to Planning Commission	City Response
Allison J. Reynolds, Stoel Rives, for LIHI	2023-05	<p>To ensure that Facilities that serve homeless populations are not treated differently from special needs housing for other types of populations under the City's requirements, LIHI requests that the City eliminate the Operations and Development Conditions for Facilities under 18A.40.120.C.5 in their entirety and subject these Facilities to the same requirements under 18A.40.120.C that apply to other special needs housing types.</p> <p>LIHI continues to have concerns that the Ordinance, as currently written, will violate the Federal Fair Housing Act ("FHA") by imposing requirements on these Facilities that do not apply to housing and hotels for non-disabled populations. As you know, under the FHA, it is unlawful "[t]o discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling" because of a disability of that person, a resident or intended resident, or any person associated with that person. 42 U.S.C. § 3604(f)(2). Alcoholism and drug addiction are "impairments" for purposes of disability under the FHA, 24 C.F.R. § 100.201(a)(2). It is well established that persons recovering from drug and/or alcohol addiction are disabled under the FHA and therefore protected from housing discrimination. People with physical and cognitive disabilities are also clearly covered under fair housing protections, who are disproportionately represented in the chronically homeless population.</p> <p>LIHI's Facilities serve people who are not only experiencing homelessness, but the majority of them are BIPOC (Black Indigenous People of Color), many are veterans, seniors, and many are medically fragile, suffering from physical disabilities, and/or experiencing</p>	Comments noted. An updated version of proposed amendment 2023-05 will be presented and discussed at the May 3 Planning Commission meeting.

	<p>substance use disorder, mental health and behavioral health disorders. All of these are protected disabilities under the FHA and state law. See, RCW 49.60.030 (prohibiting discrimination against individuals with “any sensory, mental, or physical disability . . .”). The FHA also protects people from race and national origin discrimination. The City cannot discriminate against individuals with these disorders by limiting housing for these populations in a way that is different from the limits placed on housing for other populations.</p> <p>The City does not impose a spacing requirement for permanent housing or short-term hotel use by non-special needs individuals – such as a 1,000-foot radius between apartment buildings and hotels. Special needs housing types cannot be treated differently under the law.</p> <p>The Ordinance applies a set of general restrictions to all special needs housing types under 18A.40.120.C.2 including a requirement for a community information meeting, building and fire inspection, and an operation plan. In addition to these general requirements, ES, EH, TH and PSH Facilities that serve <i>homeless</i> populations are subjected to almost 6 pages of additional requirements under 18A.40.120.C.5. These additional requirements do not apply to special needs housing that serves other types of populations, such a[s a] nursing home. Remove the 1,000-foot spacing limit between Facilities. Please refer to our April 5, 2023 letter regarding our concerns that this limitation violates the FHA and state law.</p> <p>While LIHI appreciates that the newest version of the Ordinance reduces the spacing standards between Facilities of the same type from ½ mile to 1,000 feet, the City should remove all spacing requirements to ensure the Ordinance complies with the FHA and should delete Ordinance Sections 18A.40.120.C.7.C.2 and 18A.40.120.C.7.C.8.A.2.</p>	
	Modify restrictions on unaccompanied minors utilizing Facilities. There needs to be an exception for minors who are emancipated and should be allowed to receive services at Facilities.	Thank you. Amended language included in 5/3/23 # 2023-05 at proposed LMC 18A.40.120(C)(5)(B)(2)(b)(ii).
	Remove the prohibition on serving clients “under court supervision.” This requirement is overly broad and prevents at-risk populations from receiving critical services, which is likely to lead to recidivism. When people are released from prison it is often the case they are housing insecure; we should not be creating artificial barriers that prevent their reintegration in society.	Comments noted. An updated version of proposed amendment 2023-05 will be presented and discussed at the May 3 Planning Commission meeting.
	Add language to address TH and PSH units that are provided within multifamily buildings. Often, PSH or TH units are provided within a building with non-PSH/TH units. The Ordinance is not clear regarding how these situations will be treated. LIHI recommends that any housing development that contains fewer than 50% PSH or TH units be exempt from the definition of these special needs housing types and regulated as multifamily housing.	Comments noted. An updated version of proposed amendment 2023-05 will be presented and discussed at the May 3 Planning Commission meeting.
	Exempt existing buildings being repurposed as Facilities from structural changes related to Crime Prevention through Environmental Design (CPTED) unless the relevant structural elements of the building are proposed for alteration as part of the conversion.	Comments noted. An updated version of proposed amendment 2023-05 will be presented and discussed at the May 3 Planning Commission meeting.

		<p>We agree that the CPTED standards should apply to new buildings developed for Facilities, but many Facilities are created by converting underutilized existing buildings, such as hotels or housing developments. Typically these conversions include minimal interior changes to the building and do not involve structural changes such as reconfiguring walls or installing windows. While some CPTED features such as lighting and security cameras are relatively simple to affix to an existing structure, other structural features such wall placement and window coverage require extensive exterior renovation and would be prohibitive for many non-profit owners and operators of Facilities. The Ordinance should exempt existing structures from all structure-related CPTED requirements unless these structural elements are being renovated as part of the conversion.</p>	
		<p>Remove the overall cap on occupancy for EH and ES to align with Department of Commerce guidance. At our meeting with Tiffany Speir, she explained that many of the Ordinance revisions were based the Department's guidance for reasonable occupancy spacing and intensity of use requirements. The Department's guidelines for occupancy in EH and ES Facilities is that occupancy limits "be set by occupant per square foot" and "be consistent with square foot occupancy in the building code or other adopted codes."</p> <p>The Ordinance requires 35 square feet per occupant for EH and ES in non-residential zones which appears consistent with the Department's guidance. However, the Ordinance then goes further than these per square foot limits and imposes a cap of 80 units within residential zones and 100 units within all other zones, regardless of the site or Facility size. This cap will directly impact LIHI's operation of an ES at Maureen Howard Place by limiting the number of clients that can be served at below the level that could be safely accommodated in the Facility. This ultimate cap is not consistent with the Department's guidelines and should be removed.</p>	Comments noted. An updated version of proposed amendment 2023-05 will be presented and discussed at the May 3 Planning Commission meeting.
Jon Grant, LIHI	2023-05	LIHI appreciated and supported changes made to proposed 2023-05 since the April 5 meeting. LIHI's continuing concerns included requirements for a community meeting, inspections by the Fire Marshal and Building Official, and for an operations plan. He voiced LIHI's concerns regarding Lakewood's compliance with the Federal Fair Housing Act with the draft 2023-05 language. Mr. Grant requested that the restriction on housing court-supervised individuals be removed, that the requirement to follow CPTED rules on existing structures be removed; and requested that emancipated minors be listed as allowed residents in special needs housing.	Comments noted. An updated version of proposed amendment 2023-05 will be presented and discussed at the May 3 Planning Commission meeting.
Amanda DeShazo, TPC Affordable Housing Consortium	2023-05	Thanked City staff for removing the conditional use permit requirements on special needs housing. She requested that the court-supervised individual prohibition, the occupancy cap on EH and ES projects, the 1,000 foot distance between facilities, and the development and operations conditions for be removed from code since such conditions were handled in the funder contracts for housing providers.	Comments noted. An updated version of proposed amendment 2023-05 will be presented and discussed at the May 3 Planning Commission meeting.
Barbara Wyatt	2023-03	Opposed to rezoning of parcels to the neighborhood commercial 2 (NC2) due to the other potential uses of the parcels allowed in that zone aside from health/fitness facility, commercial.	Comment noted.

Commenter Name / Organization	Amendment #	April 5, 2023 Public Hearing Comments to Planning Commission	City Response
Matthew Sweeney for Claude Remy	2023-02	Support	Comment noted.
Paul Whitaker	2023-03	<p>Support</p> <p>My name is Paul Whittaker, Vice President (and currently acting President) of the Lakewood Racquet Club.</p> <p>The Lakewood Racquet Club has requested rezoning to permit building up to 6 more indoor tennis courts on our 11-acre property located several blocks South of Lakewood Town Center.</p> <p>We host USTA League tennis matches for adults and Universal Tennis Rating tournaments for children, so that they can compete in local tournaments at appropriate levels and put their ratings on their college applications to assist with potential scholarship awards.</p> <p>Parents who come from surrounding cities, drop their children off to compete in the tournaments, then go and spend money in the Lakewood Town Center stores and restaurants during the day.</p> <p>The Lakewood Racquet Club donates court time to 2 high school tennis teams in the area, so that they may practice indoors during inclement weather. In the summertime, our numbers swell as local residents come to use the pool and stay for the tennis, ping pong, pickleball and gym equipment.</p> <p>Each month we host about 20 USTA League tennis matches versus teams traveling to Lakewood from Bremerton, Olympia, Parkland, Shelton and Edgewood. We have over 40 banners hanging on the walls of the courts of our club for Lakewood tennis teams that have won the SW Washington League, the Pacific NW Multi-state Sectional Tournaments and have had several teams qualify for Nationals.</p> <p>Kids in Lakewood take tennis lessons from our club tennis professionals; many of these children are then able to qualify for their high school tennis teams and for their college tennis teams.</p> <p>It rains an average of 156 days per year in Lakewood, WA. The club is owned and operated by its members, who are clamoring for more indoor court time. We need more indoor tennis courts to be available for the citizens of Lakewood and the surrounding areas.</p> <p>Thank you for your time and consideration of our request for rezoning!</p>	<p>Comment noted.</p> <p>An updated CED SEPA review and recommendation for the Planning Commission is provided on 4/19/23.</p>

		<p>I am writing to express my complete opposition to the zoning change outlined in 2 Fairlawn Drive for 45 years and the zoning changes described in the amendment a neighborhood and existing single family home construction that we have. The put been experienced since the addition of the HIGH DENSITY housing constructed un appalling and endanger the entire neighborhood constantly. I understand that a tl near, the Phase 1 project site. Our neighborhood is already full of mentally ill peop its close proximity to the Greater Lake Mental Health facility. Theft and property c It is highly likely that these types of people and events will become more and mor density units are constructed.</p> <p>This project will also lower our property values. Remember, lower property value all of the city planning committee members to block passage of the zoning change maintain the existing single family residential zoning.</p>	
Cynthia I Jahner	2023-04	<p>Opposed</p> <p>I live in this area of Lakewood; 5486 Fairlawn Dr SW to be exact. In my opinion and p opinions as well a proposal such as this would cause our property values to fall. Not t traffic, noise and possible crime. I've noticed that since the establishment next to this was built there's been more noise. This block is all single dwelling homes owned by f for that new building on Gravelly Lake Drive. A proposal of this type and magnitude is with our neighborhood. Please consider carefully this proposal.</p> <p>I AND MY HUSBAND, RAYMOND P JAHNER, ARE OPPOSED IN TOTAL TO 2023 PLAN AMMENDMENT 2023-04.</p>	Comment noted.
Laura Kinard	2023-04	<p>Opposed</p> <p>This is single family dwelling for 40 yrs & DO NOT WANT ANY ZONING CHANGES PLE</p>	Comment noted.
Paul Nimmo	2023-04	<p>Opposed</p> <p>As a homeowner adjacent to the parcels listed in 2023-04, I must state that I vehementl the proposed zoning changes, 2023-04.</p> <p>A small neighborhood, forming a triangle being bordered by Bridgeport Way, Steilacoon and Gravelly Lake Drive, plays host to small, single family homes built between 1946 and 1 home is the youngest) This area is also home to Kiwanis Park which is one of the older pa Lakewood. I played baseball in the area now occupied by the skate park. Single family ho considered a part of the American Dream, except in Lakewood.</p> <p>The proposal to change currently zoned Residential 4 (R4) to Neighborhood Business C (NBC)/Neighborhood Commercial 2 seems to be counter productive to actively securing afi housing. These older homes are perfect for the first-time buyers who cannot afford the hor Oakbrook or the luxury homes surrounding several lakes.</p> <p>With a glut of unused already zoned commercial property (the QFC property comes to n change properties already zoned for residential? Why not zone affordable housing adjacer College where those putting back their lives can walk to college? The small American nei is no longer welcome in central Lakewood.</p> <p>Would this proposal even get consideration if proposed for an area in Oakbrook, or per the walls of Madera Estates? Of course not. There is a concerted effort to polarize Lakew perhaps the word segregate is a better term. Keep the poor on one side and the wealthy o</p> <p>I must also call in to question the oversight promised by LASA. When the original LASA I was made for Prairie Oaks, one promise that was made was to provide on-site managemen supervision. Other notable promises included state of the art security measures as well as i surveillance capabilities. Listening to the scanner feeds the night of the shooting, it was obv was no longer the case. No representative of management was on site. No one with keys the Police Department to access rooms in order to secure the building. No access to video surveillance. These zoning changes are to pave the wave for this same organization to bui units so they can provide the same low level of oversight? Unfortunately, what I see is Lak version of the Chicago or New York "Projects". We know how those plans came through.</p> <p>The 2023 Comprehensive Plan Amendment 2023-4 seems to lack planning. I OPPOSE</p>	Comment noted.
Earl Peters	2023-04	<p>Opposed</p> <p>I think the implementation of a apartment complex in our community would invite have to deal with.</p>	Comment noted.

Commenter Name	Amendment #	April 5, 2023 Public Hearing Comment Summaries to Planning Commission	City Response
Kerry Hills	2023-05	Opposed	Comment noted. Updated proposed 2023-05 in 4/19/23 Commission packet was presented on 4/12/23 to those who submitted comments to Planning Commission on 4/5.
Lua Pritchard (APCC)	2023-05	Opposed to conditional use permit, high barrier conditions, 1,000 foot distance, 50 maximum residents w/out additional conditions, discrimination against protected classes	Comment noted. Updated proposed 2023-05 in 4/19/23 Commission packet was presented on 4/12/23 to those who submitted comments to Planning Commission on 4/5.
Sharon Lee (LIHI)	2023-05	Opposed to conditional use permit, high barrier conditions, 1,000 foot distance, 50 maximum residents w/out additional conditions, discrimination against protected classes, arbitrary additional conditions	Comment noted. Updated proposed 2023-05 in 4/19/23 Commission packet was presented on 4/12/23 to those who submitted comments to Planning Commission on 4/5.
Jon Grant (LIHI)	2023-05	Opposed to conditional use permit, high barrier conditions, 1,000 foot distance, 50 maximum residents w/out additional conditions, discrimination against protected classes, arbitrary additional conditions	Comment noted. Updated proposed 2023-05 in 4/19/23 Commission packet was presented on 4/12/23 to those who submitted comments to Planning Commission on 4/5.
John Brown (LIHI)	2023-05	Explained LIHI's security practices and procedures.	Comment noted. Updated proposed 2023-05 in 4/19/23 Commission packet was presented on 4/12/23 to those who submitted comments to Planning Commission on 4/5.
Amanda DeShazo (TPCAHC)	2023-05	Opposed Requiring a Conditional Use Permit (CUP) where one was not required previously: Permanent Supportive Housing and Transitional Housing are rental housing units, where tenants are required to sign a lease and follow the law just as any other tenant of a rental housing unit. Landlords providing PSH or TH and tenants residing within it must follow the same rules under the Landlord Tenant Act, along with any requirements from the City of Lakewood, and comply with the same regulations. Individuals who are accepted into permanent supportive housing units are willing to disclose their vulnerabilities in return for housing that is understood to be safe, offering treatment and wrap-around services should the individual or family need or want it. The City of Lakewood seeks to cause further barriers in accessing this housing and further stigmatization of residents by requiring any PSH or TH provider to go through this lengthy and tedious process and of which there is no opportunity to appeal decisions.	Comment noted. Updated proposed 2023-05 in 4/19/23 Commission packet was presented on 4/12/23 to those who submitted comments to Planning Commission on 4/5.

		<p>Requiring a CUP creates systemic inequality for affordable housing providers and is not conducive to creating more housing. It disincentivizes affordable housing providers who are wanting to develop more PSH or TH in Lakewood, thus reducing access to affordable housing for your residents. The CUP process is known to be lengthy and can offer a great deal of unpredictability while requiring an abundance of upfront work from underfunded affordable housing providers. Finding and acquiring a site, raising necessary funds to build and maintain, and dedicating staff time and resources to the process are risks that each affordable housing developer takes when undergoing a new project. Adding the requirement of a CUP makes it more difficult and creates a new layer of uncertainty, as there is less clarity on whether a project will be approved or not. Since there is not an opportunity for appeal, it makes it less likely that an affordable housing provider would even undergo the risk of taking on a project.</p> <p>The Affordable Housing Consortium asks that you reconsider your position on requiring a CUP as it goes against the goals of HB 1220 and creates further barriers to affordable housing access and development.</p> <p>Incorporating restrictive development standards through the siting, spacing, and density requirements: The Washington State Department of Commerce (DOC) has released a guiding report to support municipalities in increasing the number of affordable units and access to those affordable units, "Guidance for Making Adequate Provisions to Accommodate All Housing Needs" (2023). In this report, DOC lists types of barriers to housing capacity and production that should be removed in order to create more access and increase the development of affordable housing. DOC notes:</p> <p><i>"Restrictive development regulations often make it more difficult, if not impossible, to construct certain types of moderate density and higher density housing types. These regulations can be a result of community opposition. ... These regulatory barriers can exist in many forms" including "Spacing requirements, restrictions on support spaces (such as offices), arbitrary limits on number of occupants (in conflict with RCW 35A.21.314) and other restrictions on emergency shelters, emergency housing, transitional housing and permanent supportive housing that effectively prohibit or limit capacity of these housing types so they cannot meet the projected needs".</i></p> <p>The Department of Commerce specifically calls out these regulations as barriers, yet the City of Lakewood is incorporating these requirements into its standards for permanent supportive and transitional housing by requiring 1) 1,000 feet between any established PSH, TH, and EH, 2) Limited density to 50 residents, and 3) requiring a CUP for these types of housing in zones where it is currently allowed outright. The Affordable Housing Consortium sees these amendments as creating further barriers to the production of affordable housing and thus reducing access to affordable housing for the City's residents.</p> <p>The Affordable Housing Consortium would suggest that the Planning Commission reconsider the restrictive nature of these amendments and encourage staff to review the guiding documents provided by the Department of Commerce.</p> <p>Creating an unpredictable and onerous process by requiring agreements, plans, and minimum expectations, with consultation by the Lakewood Police and approval from the Planning Director.</p> <p>First, We have questions and concerns about the number of administrative requirements being placed on housing providers. Operating agreements are not unusual for affordable housing projects, however, it is unusual for them to be legislated in the permitting process. Typically, operating agreements for affordable housing are made between funders and grant recipients. Affordable housing has the most strict requirements of any publicly funded project as multiple funding sources (federal, state, local, and philanthropic funding) all have their own requirements and policies that must be abided by. Requiring an operating agreement, a safety and security plan, minimum expectations of an operator, rules and codes of conduct, and a community relations plan is onerous. The Affordable Housing Consortium suggests working with housing providers to receive documentation that is provided to funders as opposed to requiring it and having it approved by the Planning Director and Lakewood Police Department.</p> <p>Second, we would like to express our concern regarding the police involvement in a safety plan. While we understand that community safety is a paramount concern to the City of Lakewood in general, I believe the involving the police is not necessary. It's important to recognize that police presence can create fear and anxiety among residents, particularly those from marginalized communities who experienced over-policing and discrimination in the past. By involving the police in a safety plan, we risk perpetuating this fear and causing harm to those we seek to protect. Furthermore, research has shown that police presence does not necessarily lead to increased safety. Instead of relying on the police, we ask that you consider alternative solutions. We believe that it is essential to prioritize the well-being and safety of all residents, this can be achieved through community involvement and resources provided by affordable housing management.</p> <p>In conclusion, the Affordable Housing Consortium would be glad to work with you and our membership to work on the proposed amendments. We feel that our developers' knowledge and experience would be valuable to staff in making any changes to the Comprehensive Plan. We urge you to please reconsider making any changes prior to working with the Affordable Housing Consortium and other developers who will be impacted by these proposed changes. In all, we want to ensure that everyone has access to affordable housing and we are here to help make that work possible in partnership with you.</p>	
Naomi See (NEF)	2023-05	<p>Opposed to</p> <ol style="list-style-type: none"> 1. Requiring Conditional se permits for permanent supportive housing; 2. Requiring 1,000 feet of spacing between emergency housing, transitional housing, or supportive housing developments; 3. Requiring operations contracts as part of the zoning approval; and 4. Eliminating the appeal process for permitting decisions. 	<p>Comment noted.</p> <p>Updated proposed 2023-05 in 4/19/23 Commission packet was presented on 4/12/23 to those who submitted comments to Planning Commission on 4/5.</p>

<p>Allyson Reynolds, Stoel Rives for LIHI</p>	<p>2023-05</p>	<p>Submitted redline/strikeout Opposed</p> <p>LIHI is concerned that the current draft of the Ordinance will make the operation of Maureen Howard Place unduly costly and burdensome by imposing requirements that are not typically required in other cities. Moreover, LIHI believes that the current draft of the Ordinance will prevent the development of housing for all economic segments of the populations, specifically low-income and extremely low-income people, which is mandated by the state's Growth Management Act. RCW 36.70A.070(2)(a)(ii).</p> <p><u>Request: We urge the Planning Commission to amend the Ordinance as shown in Exhibit A which will ensure the Ordinance complies with state and federal law and will allow these important housing and shelter facilities to be developed in the City.</u></p> <p>Important Legal Considerations</p> <p>Washington courts have long recognized that there is a balance between the state constitution's grant of police power to local governments to enact legislation for the protection of the public health, safety, and welfare, and the constitution's check on that power by requiring that the legislation be reasonable and not unduly infringe on individual rights. <i>City of Seattle v. McConahy</i>, 86 Wash. App. 557, 563, 937 P.2d 1133 (1997)</p> <p>State Law Requirements</p> <p>RCW 35A.21.430 states, "A code city shall not prohibit transitional housing or permanent supportive housing in any zones in which residential dwelling units or hotels are allowed." Per 2021 HB 1220, "effective September 30, 2021, a city shall not prohibit indoor emergency shelters and indoor emergency housing in either: (1) all zones where hotels are allowed; or (2) a majority of zones within one-mile of transit." The City has selected Option 1. The RCW also states "[r]easonable occupancy, spacing, and intensity of use requirements may be imposed by ordinance on permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters to protect public health and safety."</p> <p>Pierce County Requirements</p> <p>At the local level, Pierce County recently passed the <i>Maureen Howard Affordable Housing Act</i> in order to address this growing humanitarian crisis and implement the County's Comprehensive Plan to End Homelessness. The proposed Ordinance should be consistent with the policies and goals of the Pierce County Comprehensive Plan to End Homelessness (March 2022) ("County Plan"). The Plan expressly recognizes the need for, and importance of, facilities like the LIHI Property:</p> <p style="padding-left: 40px;">"Everyone in Pierce County should have a home. This Comprehensive Plan envisions a system that prevents homelessness by stabilizing households at risk, and immediately responds to homelessness with appropriate shelter and a permanent housing intervention. While eliminating homelessness is nearly impossible, functional zero – a state where people have access to immediate shelter and an effective permanent housing program – is not just possible, but also necessary to achieve nearly every other civic interest."</p> <p>Pierce County Comprehensive Plan to End Homelessness, p. 3 (emphasis added).</p> <p>To be consistent with the County Plan, the City should ensure that the Ordinance does not unduly burden the siting and operation of LIHI's proposed facility at Maureen Howard Place.</p> <p>LIHI'S Suggested Changes to the Current Draft Ordinance to Comply with State Law</p> <p><i>Remove Conditional Use Permit Requirement for ES, EH, PSH and TH Facilities.</i></p> <p>Proposed Ordinance Section 18A.40.120.C.7 and 8 include an extensive list of regulations applicable to ES, EH, PSH and TH Facilities which regulate occupancy, spacing and intensity of use. Even though a Facility would already need to meet these requirements, the Ordinance also requires that Facilities obtain a conditional use permit ("CUP") in many zones, including the C2 zone where LIHI's Property is located. The CUP requirement creates the added time and expense of a land use process and injects an unreasonable level of uncertainty into Facility siting and development.</p> <p>The CUP criteria are highly discretionary and would allow the City to prohibit Facilities even if they met all of the criteria under Ordinance Section 18A.40.120.C.7 and 8. For example, if the applicant does not demonstrate a "need" for the Facility (for which there are no set criteria), the Facility could be denied. Moreover, the City is imposing a different standard on ES, EH, PSH and TH Facilities than other Special Needs Housing categories like Assisted Living, Nursing Home, and Continuing Care Retirement Facilities. These uses are permitted outright to serve a special needs population in both the residential and nonresidential zones. The City should allow ES, EH, PSH, and TH Facilities that serve other special needs populations under the same standard and not subject these types of special needs housing and shelters to additionally, unnecessary process. However, if the City finds that a CUP process is necessary for Facilities in some but not all zones, LIHI strongly urges the City to allow these Facilities without a CUP in the commercial zones (C1-C3) where higher intensity uses are already permitted and conflicts with adjacent uses are less likely.</p> <p>The City has provided no evidence or credible arguments regarding why the additional CUP requirement is necessary to "protect public health and safety" or how the CUP is necessary to establish "reasonable occupancy, spacing, and intensity of use requirements" that are not already provided through the standards in Ordinance Sections 18A.40.120.C.7 and 8.</p>	<p>Comments noted.</p> <p>Updated proposed 2023-05 in 4/19/23 Commission packet was presented on 4/12/23 to those who submitted comments to Planning Commission on 4/5.</p>
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The CUP process should be eliminated, but to the extent not already duplicated in Ordinance Sections 18A.40.120.C.7 and 8, LIHI would not oppose the City including reasonable, objective standards for these remaining proposed CUP metrics.</p> <p><i>Remove Discretionary Director and Police Department Approval Under Ordinance Sections 18A.40.120.C.7 and 8</i></p> <p>The draft Ordinance requires an applicant to develop program rules and a code of conduct, a safety and security plan, and a community relations plan, each of which is subject to minimum standards and requirements. For each, the Ordinance requires Lakewood Planning Director and/or Lakewood Police Department approval, which appears to be discretionary. LIHI has developed these types of plans for its Facilities in other jurisdictions and has not been subjected to a similar discretionary approval requirement.</p> <p>Under the Ordinance, even if the required plans meet the listed criteria, the Director or Police Department appears to have broad discretion to demand changes to the plans or to deny the application. We request that these provisions be stricken from Ordinance Sections 18A.40.120.C.7.C.5, 6 and 7 and 18A.40.120.C.8.A.5, 6, and 7 or that the City clarify that the Director or Police Department's review and approval will be based <i>solely</i> on the plans meeting the listed requirements.</p> <p><i>Remove or Clarify Additional Discretionary Requirements</i></p> <p>Ordinance Section 18A.40.120.C.8.A states: "A short- or long-term temporary use permit for emergency shelter shall be valid for the duration of a state of emergency, per RCW 43.06.200, or as authorized by the Code Administrator." This appears to give unfettered discretion to the City Administrator to determine the length of the use permit for an emergency shelter in situations where there is not a state of emergency, as well as the discretion to deny the use entirely. Under RCW 35A.21.430, the City must allow emergency shelters; this mandate is not limited to periods of a declared state emergency. This requirement under Ordinance Section 18A.40.120.C.8.A should be removed or reworded, as suggested in Exhibit A.</p> <p>Ordinance Sections 18A.40.120.C.7.C.4(i) and 18A.40.120.C.8.A.4(i) require that the Operational Agreement be "in a form that is acceptable to the City" which appears to provide the City discretion to deny applications for Facilities by disallowing the form of Operational Agreement. Shelter and housing providers like LIHI typically have standard Operations Agreements that they use across their various facilities to ensure consistency and ensure operations staff are trained and clear about requirements. If the Operational Agreement meets the City's standards, a specific form should not be required, and the City should not have discretion to deny a Facility application by objecting to the form of Operational Agreement.</p> <p>Fair Housing Act Prohibits Spacing Requirements Between Facilities</p> <p>LIHI believes that, as currently written, the Ordinance will violate the Federal Fair Housing Act ("FHA") if implemented by imposing spacing requirements between Facilities that do not apply to housing and hotels for non-disabled populations. As you know, under the FHA, it is unlawful "[t]o discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling" because of a handicap of that person, a resident or intended resident, or any person associated with that person. 42 U.S.C. § 3604(f)(2). Alcoholism and drug addiction are "impairments" for purposes of disability under the FHA, 24 C.F.R. § 100.201(a)(2). It is well established that persons recovering from drug and/or alcohol addiction are disabled under the FHA and therefore protected from housing discrimination.</p> <p>While LIHI appreciates that the newest version of the Ordinance reduces the spacing standards between Facilities of the same type from ½ mile to 1,000 feet, the City should remove all spacing requirements to ensure the Ordinance complies with the FHA and should delete Ordinance Sections 18A.40.120.C.7.C.2 and 18A.40.120.C.7.C.8.A.2.</p>	
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ATTACHMENT C
REVIEW AND EVALUATION ANALYSES FOR
2023 COMPREHENSIVE PLAN AMENDMENTS

2023-01 Review and Evaluation Analysis

1. Is the proposed amendment consistent with the county-wide planning policies, the Growth Management Act (GMA), other state or federal law, or the Washington Administrative Code? **Yes. See Multicounty Planning Policies MPP-CC-1 through CC-12, CC-Action-3, CC-Action-4; MPP-PS-13 through PS-15, PS-20-21.) See also Countywide Planning Policies CPP-ENV-1, ENV-40 through ENV-43. See also Lakewood Comprehensive Plan's Energy & Climate Change Element (Chapter 10.)**
2. Would the proposed amendment have little or no adverse environmental impacts and is the time required to analyze impacts available within the time frame of the standard annual review process? **This is a non-project action. There would be no adverse environmental impacts due to its adoption.**
3. Is sufficient analysis completed to determine any need for additional capital improvements and revenues to maintain level-of-service, and is the time required for this analysis available within the time frame for this annual review process? **This is a non-project action. There would be no adverse environmental impacts due to its adoption.**
4. Can the proposed amendment be considered now without conflicting with some other Comprehensive Plan established timeline? **Yes. The adoption of this amendment in 2023 will assist with the review to be conducted for the 2024 Comprehensive Plan Periodic Review.**
5. Can the proposed amendment be acted on without significant other amendments or revisions not anticipated by the proponents and is the time required for processing those amendments or revisions available within the time frame of this annual review process? **This is a non-project action. The full review of the effects of its implementation (i.e., potential changes to zoning and/or development regulations) will be conducted as part of the 2024 Comprehensive Plan Periodic Review.**
6. If the proposed amendment was previously reviewed, ruled upon or rejected, has the applicant identified reasons to review the proposed amendment again? **N/A. This is a non-project action directed by the City Council stemming from the work of the 2022 Tree Code Advisory Committee and the adoption of amendments to the Lakewood Municipal Code per Ordinance 775.**

CEDD RECOMMENDATION: The CEDD recommends approval of Amendment 2023-01.

2023-02 Review and Evaluation Analysis

1. Is the proposed amendment consistent with the county-wide planning policies, the Growth Management Act (GMA), other state or federal law, or the Washington Administrative Code? **Yes. This would rezone 9 parcels included within a Lakewood residential target area (RTA) and immediately adjacent to the current Downtown Subarea boundary from MF1 or MF3 to CBD zoning. This would allow the parcels to be incorporated within an updated Downtown Subarea boundary and be developed at a higher density in keeping with the intention for the Downtown, a regional Urban Growth Center, to be a focus area for future residential growth. The rezone to CBD would allow for more housing units to be developed that would be possible under the parcels' current zoning.**

See MPP RGS-8, -9, and DP-Action-8. See also CPP-C-7, C-24. See also Lakewood Comprehensive Plan's Downtown Subarea Plan.

2. Would the proposed amendment have little or no adverse environmental impacts and is the time required to analyze impacts available within the time frame of the standard annual review process? **Yes. This is a non-project action. This amendment would rezone 9 parcels currently zoned either MultiFamily 1 (MF1) or MultiFamily 3 (MF3) to the higher density Central Business District (CBD) zone.**

Following separate legislative action to adopt a Supplement to the Downtown Subarea Plan and possibly Planned Action Ordinance, the parcels would be incorporated into the Downtown Subarea Plan boundaries and be located within the Town Center Incentive Transition Overlay (TCI-O) as defined in LMC 18B.200.210. Master planning per LMC 18B.700.720 would apply, and mixed-use development incorporating multifamily residential uses would be allowed.

Any environmental impacts coming from an application for development on the 9 parcels would be reviewed under the City's development and environmental protection regulations.

3. Is sufficient analysis completed to determine any need for additional capital improvements and revenues to maintain level-of-service, and is the time required for this analysis available within the time frame for this annual review process? **Yes. This is a non-project action. Any environmental impacts coming from an application for development on the 9 parcels would be reviewed under the City's development and environmental protection regulations.**

4. Can the proposed amendment be considered now without conflicting with some other Comprehensive Plan established timeline? **Yes. This non-project action is being reviewed as part of the annual Comprehensive Plan amendment cycle under LMC Chapter 18A.30, Article I.**

5. Can the proposed amendment be acted on without significant other amendments or revisions not anticipated by the proponents and is the time required for processing those amendments or revisions available within the time frame of this annual review

process? **Yes. This is a non-project action. Any environmental impacts coming from a future application for development on the 9 parcels would be reviewed under the City's development and environmental protection regulations.**

6. If the proposed amendment was previously reviewed, ruled upon or rejected, has the applicant identified reasons to review the proposed amendment again? **N/A**

CEDD RECOMMENDATION: The CEDD recommends approval of Amendment 2023-02.

2023-03 Review and Evaluation Analysis

1. Is the proposed amendment consistent with the county-wide planning policies, the Growth Management Act (GMA), other state or federal law, or the Washington Administrative Code? **Yes. This rezone of 3 parcels would return the zoning to what it had been prior to 2015 (Open Space & Recreation 2).**
2. Would the proposed amendment have little or no adverse environmental impacts and is the time required to analyze impacts available within the time frame of the standard annual review process? **Yes. This is a non-project action. Any environmental impacts coming from a future application for development on the included parcels would be reviewed under the City's development and environmental protection regulations.**
3. Is sufficient analysis completed to determine any need for additional capital improvements and revenues to maintain level-of-service, and is the time required for this analysis available within the time frame for this annual review process? **Yes. This is a non-project action. Any impacts on capital improvement or revenues coming from a future application for development on the 3 parcels would be reviewed under the City's development and environmental protection regulations.**
4. Can the proposed amendment be considered now without conflicting with some other Comprehensive Plan established timeline? **Yes. This application is part of the annual 2023 Comprehensive Plan amendment cycle.**
5. Can the proposed amendment be acted on without significant other amendments or revisions not anticipated by the proponents and is the time required for processing those amendments or revisions available within the time frame of this annual review process? **Yes. This is a non-project action. Any impacts from a future application for development on the 3 parcels would be reviewed under the City's development and environmental protection regulations.**
6. If the proposed amendment was previously reviewed, ruled upon or rejected, has the applicant identified reasons to review the proposed amendment again? **N/A**

CEDD RECOMMENDATION: The CEDD recommends approval of Amendment 2023-03.

5/31/23: Additional review of updated 2023-03

Planning Commissioners expressed support for the planned expansion of the Lakewood Racquet Club given its benefit to the Lakewood community, while also recognizing that neither the NC2 zone and its allowed uses nor the current OSR2 zone and its allowed uses and development conditions can adequately address the Club. **As a result, there is an updated proposed 2023-03 amendment included in this memorandum.**

Per LMC 18A.10.180, "health/fitness facility" means:

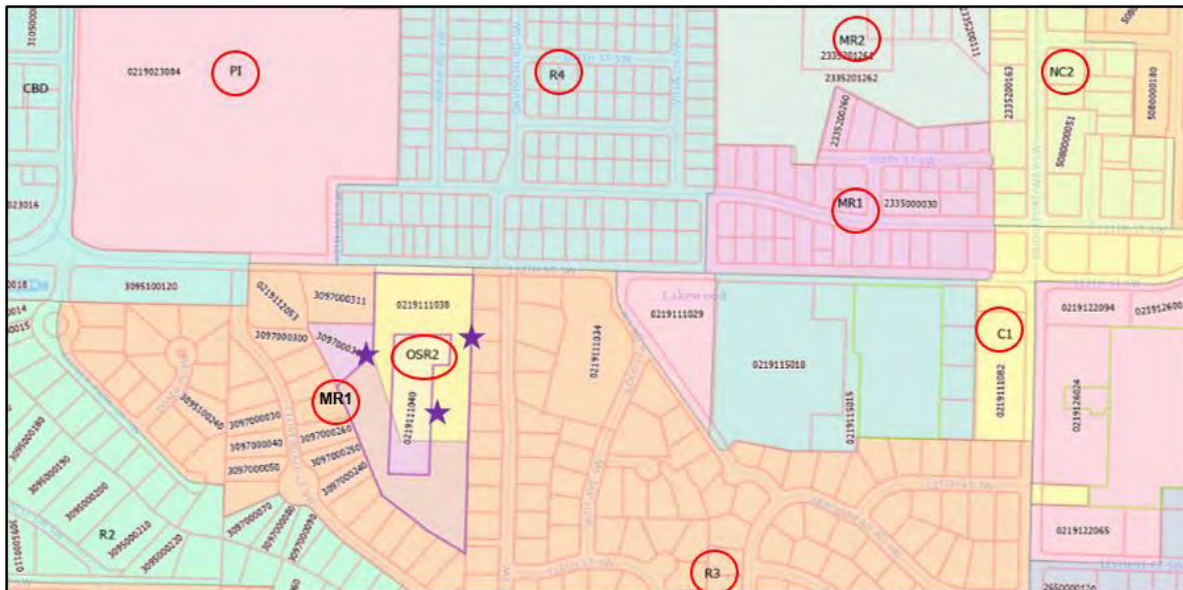
1. *Commercial.* A commercial, for profit, fitness center, gymnasium, health and athletic club, which may include any of the following: sauna, spa or hot tub facilities;

indoor tennis, handball, racquetball, archery and shooting ranges and other indoor sports activities.

2. *Quasi-Public*. A not-for-profit fitness center, gymnasium, health and athletic club, which may include any of the following: sauna, spa or hot tub facilities; weight training facilities; swimming pools; exercise pools; basketball, handball, racquetball, and/or other sport courts; meeting rooms and related facilities; and which would provide on-site as well as outreach community activities such as, but not limited to day care, camps, educational assistance programs, swimming instruction and/or other fitness programs.

Per LMC 18A.120(D)(9)(b), the OSR1 and OSR2 zoning districts are considered compatible with and may be applied to areas within all other comprehensive plan land use designations.

The **updated proposed amendment 2023-03 discussed below is recommended by the CED** and would amend the Open Space & Recreation (OSR) 2 zone to add “commercial and quasi-public health/fitness facilities” as allowed uses with specific operating and development conditions at LMC 18A.40.100 (C), and then rezone parcels 0219111038, -1040, and 3097000312 to OSR2.



In particular, the draft conditions for health/fitness facilities in the OSR2 zone would allow for a maximum of 50 foot building height and 55% impervious surface lot coverage. The building height is based on the International Tennis Federation (ITF) vertical space requirements for tournament courts:

Vertical Space Requirements: Indoor courts require one additional consideration, sufficient overhead space that ensures the ball doesn’t hit the roof or ceiling during play.

The ITF offers minimum requirements for competitive tournaments and recreational or club play.

Type	Minimum Height Above Net*	Minimum Height Above Baseline	Minimum Height Above Backstop
Recreational	29.6 ft (9.00 m)	20 ft (6.10 m)	16 ft (4.88 m)
Tournament	40 ft (12.19 m)	40 ft (12.19 m)	40 ft (12.19 m)

*Height above the net from the court surface.

<https://tenniscompanion.org/a-diagram-of-tennis-court-dimensions-layout/#vertical-space-requirements>

Lakewood Goals and Policies related to Open Space

As described at Section 3.10.1 of the Comprehensive Plan, specifically Goals 1 and 2, the proposed allowance of health/fitness facilities in OSR2 is consistent with City and community goals and priorities:

In the spring of 2019, the City embarked on an update to the 2014 Legacy Plan producing the vision, mission, motto, and goals listed below. This update included a multi-pronged outreach and engagement plan, as well as a detailed demand and need analysis. The demand and need analysis included a review of existing environments, demographic trends, park and recreation trends, and input received from the community at public engagement efforts. For the needs analysis, the city performed gap analyses using the plan's level of service measurements: a walkshed measurement and a quality and diversity assessment, known as the Park Amenity Condition Assessment (PACA).

Vision: Lakewood is a healthy and vibrant community where opportunities abound.

Mission: Lakewood provides quality parks, diverse programs, and sustainable practices that encourage an engaged and livable community.

Motto: Safe, Clean, Green, and Equitable.

Goal 1: Protect, preserve, enhance and expand parks and open space facilities.

Goal 2: Provide equitable and community-driven services that are accessible for all.

Goal 3: Increase the connectivity of the community.

Taking action to allow health/fitness facilities in the OSR2 zone subject to specific development and operating conditions would also help implement the Comprehensive Plan Land Use Goals listed below (emphasis in bold text added.)

GOAL LU 41: Protect, preserve, enhance and expand parks and open space facilities.

Policies:

LU 41.1: Protect irreplaceable natural, cultural and historical assets.

LU 41.2: Preserve existing parks and facilities by using preventative maintenance and innovative and sustainable practices.

LU 41.3: Enhance parks by providing a variety of amenities that meet the diverse needs of a growing and changing population.

LU 41.4: Expand park systems by strategically acquiring land and proactively planning for future system needs.

GOAL LU 42: Provide equitable and community-driven services that are accessible for all.

Policies:

LU 42.1: Provide a wide variety of park amenities and programs to meet the various needs of the community.

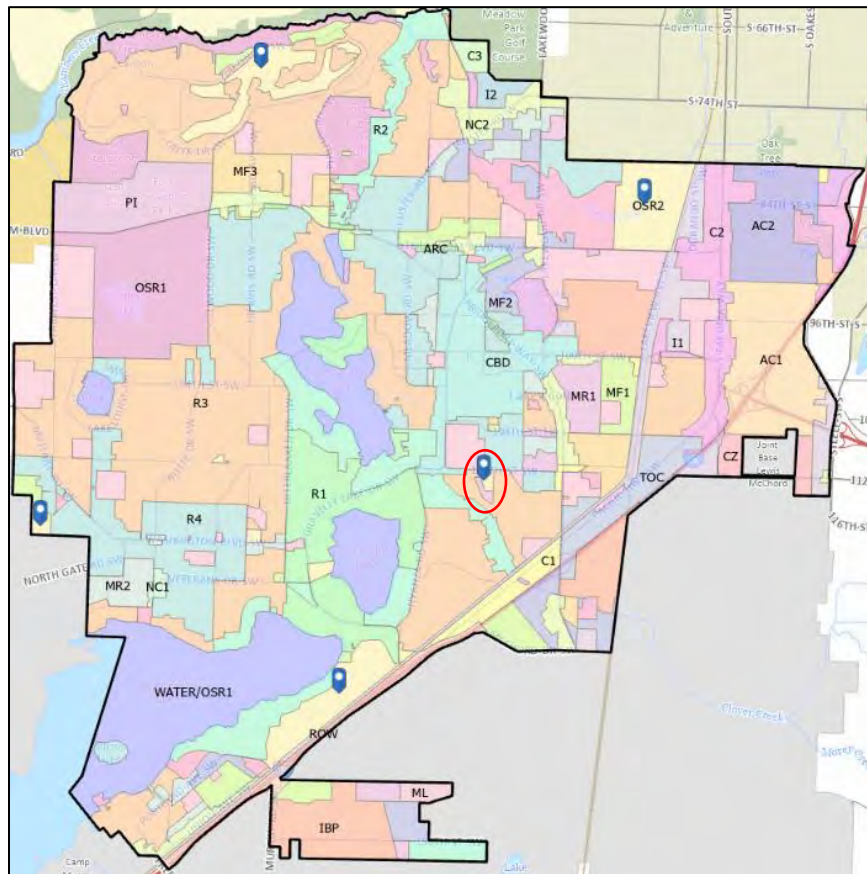
LU 42.2: Continue to remove physical, financial, and social barriers that prevent or deter park and recreation use.

LU 42.3: Celebrate and support the cultural diversity of the community.

LU 42.4: Provide a variety of opportunities to involve residents, partners, and stakeholder groups in park and recreation planning, design, decision making, and program implementation.

LU 42.5: Develop policies to support active and healthy communities.

There are a total of 468.21 acres of land currently zoned OSR2 in Lakewood, as shown by the blue markers on the map below. The red circle on the map locates the parcels in proposed amendment 2023-03.



2023-04 Review and Evaluation Analysis

1. Is the proposed amendment consistent with the county-wide planning policies, the Growth Management Act (GMA), other state or federal law, or the Washington Administrative Code? **Yes. This non-project action would rezone 4 parcels to allow for higher residential density (up to 35 du/a) low-income housing adjacent to supportive services. See MPP-RC-2, H-3, H-4. See also CPP-AH-2. See also Comprehensive Plan Goal LU-2.**
2. Would the proposed amendment have little or no adverse environmental impacts and is the time required to analyze impacts available within the time frame of the standard annual review process? **Yes. This is a non-project action. Any environmental impacts coming from a future application for development on the included parcels would be reviewed under the City's development and environmental protection regulations.**
3. Is sufficient analysis completed to determine any need for additional capital improvements and revenues to maintain level-of-service, and is the time required for this analysis available within the time frame for this annual review process? **Yes. This is a non-project action. Any impacts on capital improvement or revenues coming from a future application for development on the included parcels would be reviewed under the City's development and environmental protection regulations.**
4. Can the proposed amendment be considered now without conflicting with some other Comprehensive Plan established timeline? **Yes. This application is part of the annual 2023 Comprehensive Plan amendment cycle.**
5. Can the proposed amendment be acted on without significant other amendments or revisions not anticipated by the proponents and is the time required for processing those amendments or revisions available within the time frame of this annual review process? **Yes. This is a non-project action. Any impacts from a future application for development on the 3 parcels would be reviewed under the City's development and environmental protection regulations.**
6. If the proposed amendment was previously reviewed, ruled upon or rejected, has the applicant identified reasons to review the proposed amendment again? **N/A**

CEDD RECOMMENDATION: The CEDD recommends approval of Amendment 2023-04.

2023-05 Review and Evaluation Analysis

1. Is the proposed amendment consistent with the county-wide planning policies, the Growth Management Act (GMA), other state or federal law, or the Washington Administrative Code? **Yes. See RCW 35A.21.430 and 2021 HB 1220.**
2. Would the proposed amendment have little or no adverse environmental impacts and is the time required to analyze impacts available within the time frame of the standard annual review process? **Yes. This is a non-project action. Any environmental impacts coming from a future application for development on the included parcels would be reviewed under the City's development and environmental protection regulations.**
3. Is sufficient analysis completed to determine any need for additional capital improvements and revenues to maintain level-of-service, and is the time required for this analysis available within the time frame for this annual review process? **Yes. This is a non-project action. Any impacts on capital improvement or revenues coming from a future application for development on the included parcels would be reviewed under the City's development and environmental protection regulations.**
4. Can the proposed amendment be considered now without conflicting with some other Comprehensive Plan established timeline? **Yes. This application is being considered as part of the 2023 annual Comprehensive Plan amendment cycle.**
5. Can the proposed amendment be acted on without significant other amendments or revisions not anticipated by the proponents and is the time required for processing those amendments or revisions available within the time frame of this annual review process? **Yes. This is a non-project action. Once the proposed amendments to the Comprehensive Plan text and zone allowed uses and the related development regulations policies are adopted, any future applications for development within the affected land use zones would be reviewed under the City's development and environmental protection regulations.**
6. If the proposed amendment was previously reviewed, ruled upon or rejected, has the applicant identified reasons to review the proposed amendment again? **N/A. This City-initiated application is in response to the need to comply with RCW 35A.21.430 and 2021 HB 1220.**

CEDD RECOMMENDATION: The CEDD recommends approval of Amendment 2023-05.

2023-06 Review and Evaluation Analysis

1. Is the proposed amendment consistent with the county-wide planning policies, the Growth Management Act (GMA), other state or federal law, or the Washington Administrative Code? **Yes. This is a non-project action addressing a technical change in the allowed funding for City of Lakewood financial and relocation assistance.**
2. Would the proposed amendment have little or no adverse environmental impacts and is the time required to analyze impacts available within the time frame of the standard annual review process? **Yes. This is a non-project action addressing a technical change in the allowed funding for City of Lakewood financial and relocation assistance. There are no adverse economic impacts.**
3. Is sufficient analysis completed to determine any need for additional capital improvements and revenues to maintain level-of-service, and is the time required for this analysis available within the time frame for this annual review process? **This is a non-project action addressing a technical change in the allowed funding for City of Lakewood financial and relocation assistance. There are no additional capital improvements or revenues needed should it be adopted.**
4. Can the proposed amendment be considered now without conflicting with some other Comprehensive Plan established timeline? **Yes. This non-project action is part of the annual Comprehensive Plan amendment cycle.**
5. Can the proposed amendment be acted on without significant other amendments or revisions not anticipated by the proponents and is the time required for processing those amendments or revisions available within the time frame of this annual review process? **Yes.**
6. If the proposed amendment was previously reviewed, ruled upon or rejected, has the applicant identified reasons to review the proposed amendment again? **N/A. This is a City-initiated amendment to reflect a technical change in the type of funding allowed for financial and relocation assistance.**

CEDD RECOMMENDATION: The CEDD recommends approval of Amendment 2023-06

2023-07 Review and Evaluation Analysis

1. Is the proposed amendment consistent with the county-wide planning policies, the Growth Management Act (GMA), other state or federal law, or the Washington Administrative Code? **Yes. This amendment would allow for further expansion of Ward's Lake Park, which benefits residents in the northeast section of Lakewood. The City of Lakewood currently owns the property. The amendment would result in the loss of 1 single-family residentially zoned parcel.**

See MPP-En-15, and DP-11. See CPPs ENV-12 and ENV-14. See also Lakewood Comprehensive Plan Goals LU-41 and LU-42.

2. Would the proposed amendment have little or no adverse environmental impacts and is the time required to analyze impacts available within the time frame of the standard annual review process? **Yes. This is a non-project action. Any environmental impacts coming from a future application for development on the included parcels would be reviewed under the City's development and environmental protection regulations.**

3. Is sufficient analysis completed to determine any need for additional capital improvements and revenues to maintain level-of-service, and is the time required for this analysis available within the time frame for this annual review process? **Yes. This is a non-project action. Any impacts on capital improvement or revenues coming from a future application for development on the included parcels would be reviewed under the City's development and environmental protection regulations.**

4. Can the proposed amendment be considered now without conflicting with some other Comprehensive Plan established timeline? **Yes. This non-project action is part of the 2023 annual Comprehensive Plan amendment cycle.**

5. Can the proposed amendment be acted on without significant other amendments or revisions not anticipated by the proponents and is the time required for processing those amendments or revisions available within the time frame of this annual review process? **Yes.**

6. If the proposed amendment was previously reviewed, ruled upon or rejected, has the applicant identified reasons to review the proposed amendment again? **N/A. This is a City-initiated amendment to allow for the further improvement of Ward's Lake Park.**

CEDD RECOMMENDATION: The CEDD recommends approval of Amendment 2023-07.

2023-08 Review and Evaluation Analysis

1. Is the proposed amendment consistent with the county-wide planning policies, the Growth Management Act (GMA), other state or federal law, or the Washington Administrative Code? **Yes. This is a non-project action to update Comprehensive Plan text to reflect the adoption of the 2022 Western State Hospital (WSH) Master Plan.**

See Lakewood Comprehensive Plan Goal LU-40.

2. Would the proposed amendment have little or no adverse environmental impacts and is the time required to analyze impacts available within the time frame of the standard annual review process? **Yes. This is a non-project action. Any environmental impacts coming from any applications for development on parcels governed by the WSH Master Plan would be reviewed under the City's development and environmental protection regulations.**

3. Is sufficient analysis completed to determine any need for additional capital improvements and revenues to maintain level-of-service, and is the time required for this analysis available within the time frame for this annual review process? **Yes. This is a non-project action. Any impacts on capital improvement or revenues coming from any applications for development on parcels governed by the WSH Master Plan would be reviewed under the City's development and environmental protection regulations.**

4. Can the proposed amendment be considered now without conflicting with some other Comprehensive Plan established timeline? **Yes. This non-project action is part of the annual Comprehensive Plan amendment cycle.**

5. Can the proposed amendment be acted on without significant other amendments or revisions not anticipated by the proponents and is the time required for processing those amendments or revisions available within the time frame of this annual review process? **Yes.**

6. If the proposed amendment was previously reviewed, ruled upon or rejected, has the applicant identified reasons to review the proposed amendment again? **Yes. This City-initiated non-project was continued from the 2021 and 2022 Comprehensive Plan amendment cycles due to the time taken to finalize the WSH Master Plan.**

CEDD RECOMMENDATION: The CEDD recommends approval of Amendment 2023-08.

2023-09 Review and Evaluation Analysis

1. Is the proposed amendment consistent with the county-wide planning policies, the Growth Management Act (GMA), other state or federal law, or the Washington Administrative Code? **Yes. This non-project action removes outdated language to reflect what is already contained within LMC 18A.40.110 (A) and (B).**

See CPP-AH-2. See also Comprehensive Plan Goals LU-1 and LU-3.

2. Would the proposed amendment have little or no adverse environmental impacts and is the time required to analyze impacts available within the time frame of the standard annual review process? **Yes. This is a non-project action. Any environmental impacts coming from any applications for development of an accessory dwelling unit (ADU) would be reviewed under the City's development and environmental protection regulations.**

3. Is sufficient analysis completed to determine any need for additional capital improvements and revenues to maintain level-of-service, and is the time required for this analysis available within the time frame for this annual review process? **Yes. This is a non-project action. Any impacts on capital improvement or revenues coming from any applications for development of an accessory dwelling unit (ADU) would be reviewed under the City's development and environmental protection regulations.**

4. Can the proposed amendment be considered now without conflicting with some other Comprehensive Plan established timeline? **Yes. This is a non-project action and part of the annual Comprehensive Plan amendment cycle.**

5. Can the proposed amendment be acted on without significant other amendments or revisions not anticipated by the proponents and is the time required for processing those amendments or revisions available within the time frame of this annual review process? **Yes.**

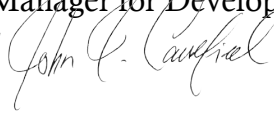
6. If the proposed amendment was previously reviewed, ruled upon or rejected, has the applicant identified reasons to review the proposed amendment again? **N/A. This non-project action is a City-initiated amendment to reflect the intent of the City to allow ADUs without requiring that the owner occupy either the primary or secondary dwelling unit.**

CEDD RECOMMENDATION: The CEDD recommends approval of Amendment 2023-09.



TO: City Council

FROM: Tiffany Speir, Long Range & Strategic Planning Manager

THROUGH: Dave Bugher, Assistant City Manager for Development Services
John Caulfield, City Manager 

DATE: June 12, 2023

SUBJECT: 2024 Lakewood Comprehensive Plan and Development Regulations
Periodic Review (24CPPR) Process: Climate Change, Shorelines of the
State, and Critical Areas

ATTACHMENTS: Excerpts from E2SHB 1181 (**Attachment A**); Annual Climate Change
Action Plan Report (**Attachment B**)

BACKGROUND

Lakewood is required to conduct a “periodic review” and potential update of its Comprehensive Plan and development regulations under the Growth Management Act (GMA) (RCW 36.70A.130 (1)) every 10 years. This is a more robust process than the annual amendment cycles, which are limited to proposed amendments submitted by private parties or the City and approved by the City Council.

Lakewood’s current periodic review must be completed by December 31, 2024; future periodic reviews will be conducted every 10 years (i.e., 2034, 2044, etc.) In addition, Lakewood will be required to complete submit an “implementation progress report” on key outcomes five years after the review and revision of the Comprehensive Plan (i.e., 2029, 2039, etc.) In addition, Lakewood’s Regional Growth Center, with boundaries that match the Downtown Subarea, will be reviewed by the Puget Sound Regional Council (PSRC) in 2025 under its Centers Framework.

DISCUSSION

This update to the City Council is focused on the ongoing work to review the City’s current Comprehensive Plan Energy & Climate Change Chapter (ECCC) as well as the City’s shorelines of the state and critical areas regulations.

Climate Change

Lakewood proactively adopted its ECCC in 2021 via Ordinance 756 and then an initial 3-year ECCC implementation plan in 2022 via Ordinance 776. The chapter includes a significant exploration of climate concerns for the City, including greenhouse gas emissions levels and extreme weather changes, and then establishes goals, policies, and 89 action items to anticipate, minimize, and mitigate the concerns. The implementation plan prioritizes 15 of the chapter’s action items for near-term completion. Lakewood’s ECCC was selected for presentation at the 2022 Planning Association of WA Conference, and the City was recognized with a 2022 Excellence in Planning Award.

As part of administering the City's ECCC and implementation plan, the City is also preparing annual progress reports; the first report was presented to the Planning Commission on June 7 and is being presented to the City Council on June 12 (see **Attachment B.**)

In 2023, the Legislature passed E2SHB 1181 (**Attachment A**) to amend the Growth Management Act (GMA) to require that local governments add climate change and shoreline management as mandatory elements to their comprehensive plans. This work must be incorporated into the 2024 Comprehensive Plan Periodic Review (24CPR) process.

Before E2SHB 1181 was adopted and in anticipation of the 2024 Periodic Review, the City of Lakewood engaged a Steering Committee to review and provide stakeholder and public feedback on the City's ECCC. To date, the committee has met three times. In addition, in May and June, City representatives are participating in three live in-person and three on-line events being held by Steering Committee organizations and partners to solicit additional feedback for consideration when Lakewood reviews the ECCC for any needed updates.

The City will have initial amendments identified for the Comprehensive Plan Energy & Climate Change Chapter by the end of June 2023 that will reflect recent stakeholder and public input as well as early draft changes needed for compliance with E2SHB 1181. The potential amendments will be published through the City's website at <https://cityoflakewood.us/24periodicreview/> and at the www.LakewoodWASpeaks.org platform, the City's website and social media. A citywide mailer will also be issued to inform City residents and businesses and gather additional feedback before the Planning Commission and City Council formal reviews begin in Spring 2024.

Shorelines of the State

E2SHB 1181 also requires that "for shorelines of the state, the goals and policies of the shoreline management act as set forth in RCW 90.58.020 shall be considered an element of the county's or city's comprehensive plan." Lakewood's Shoreline Master Program (SMP), which does regulate shorelines of statewide significance around American Lake, was most recently updated in 2019 via Ordinance 718. The SMP will be reviewed and incorporated as required into the Comprehensive Plan's mandatory elements as part of the 24CPR process.

Critical Area Regulations

"Critical areas" include the following areas and ecosystems:

- (a) Wetlands;
- (b) areas with a critical recharging effect on aquifers used for potable water;
- (c) fish and wildlife habitat conservation areas;
- (d) frequently flooded areas; and
- (e) geologically hazardous areas.

Lakewood's critical area regulations are generally included in LMC Title 14, Environmental Protection, but are also included in several other sections of the Municipal Code. Initial review of Lakewood's current critical area regulations has identified that while they are for the most part up to date, there are several sections that will need to be edited per changes to

state law. These edits will be included in the 24CPPR package that will come to the Planning Commission and City Council for substantive review starting Spring 2024.

ATTACHMENT A
Excerpts from E2SHB 1181 re New Mandatory Climate Change and Resiliency Element and Shorelines of the State

RCW 36.70A.020:

The following goals are not listed in order of priority and shall be used exclusively for the purpose of guiding the development of comprehensive plans, development regulations, and, where specified, regional plans, policies, and strategies:

(14) **Climate change and resiliency.** Ensure that comprehensive plans, development regulations, and regional policies, plans, and strategies under RCW 36.70A.210 and chapter 47.80 RCW adapt to and mitigate the effects of a changing climate; support reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice.

(15) **Shorelines of the state.** For shorelines of the state, the goals and policies of the shoreline management act as set forth in RCW 90.58.020 shall be considered an element of the county's or city's comprehensive plan.

RCW 36.70A.070:

Each comprehensive plan shall include a plan, scheme, or design for each of the following:

* * *

(9)(a) **A climate change and resiliency element** that is designed to result in reductions in overall greenhouse gas emissions and that must enhance resiliency to and avoid the adverse impacts of climate change, which must include efforts to reduce localized greenhouse gas emissions and avoid creating or worsening localized climate impacts to vulnerable populations and overburdened communities.

(b) The climate change and resiliency element shall include the following subelements:

(i) A greenhouse gas emissions reduction subelement;

(ii) A resiliency subelement.

(c) The **greenhouse gas emissions reduction subelement** of the climate change and resiliency element is mandatory for the jurisdictions specified in section 4(1) of this act and is encouraged for all other jurisdictions, including those planning under RCW 36.70A.040 and those planning under chapter 36.70 RCW. The resiliency subelement of the climate change and resiliency element is mandatory for all jurisdictions planning under RCW 36.70A.040 and is encouraged for those jurisdictions planning under chapter 36.70 RCW.

(d)

(i) The greenhouse gas emissions reduction subelement of the comprehensive plan, and its related development regulations, must identify the actions the

jurisdiction will take during the planning cycle consistent with the guidelines published by the department pursuant to section 5 of this act that will:

(A) Result in reductions in overall greenhouse gas emissions generated by transportation and land use within the jurisdiction but without increasing greenhouse gas emissions elsewhere in the state;

(B) Result in reductions in per capita vehicle miles traveled within the jurisdiction but without increasing greenhouse gas emissions elsewhere in the state; and

(C) Prioritize reductions that benefit overburdened communities in order to maximize the cobenefits of reduced air pollution and environmental justice.

(ii) Actions not specifically identified in the guidelines developed by the department pursuant to section 5 of this act may be considered consistent with these guidelines only if:

(A) They are projected to achieve greenhouse gas emissions reductions or per capita vehicle miles traveled reductions equivalent to what would be required of the jurisdiction under the guidelines adopted by the department; and

(B) They are supported by scientifically credible projections and scenarios that indicate their adoption is likely to result in reductions of greenhouse gas emissions or per capita vehicle miles traveled.

(iii) A jurisdiction may not restrict population growth or limit population allocation in order to achieve the requirements set forth in this subsection (9)(d).

(e)

(i) The **resiliency subelement** must equitably enhance resiliency to, and avoid or substantially reduce the adverse impacts of, climate change in human communities and ecological systems through goals, policies, and programs consistent with the best available science and scientifically credible climate projections and impact scenarios that moderate or avoid harm, enhance the resiliency of natural and human systems, and enhance beneficial opportunities. The resiliency subelement must prioritize actions that benefit overburdened communities that will disproportionately suffer from compounding environmental impacts and will be most impacted by natural hazards due to climate change. Specific goals, policies, and programs of the resiliency subelement must include, but are not limited to, those designed to:

(A) Identify, protect, and enhance natural areas to foster resiliency to climate impacts, as well as areas of vital habitat for safe passage and species migration;

(B) Identify, protect, and enhance community resiliency to climate change impacts, including social, economic, and built environment factors, that support adaptation to climate impacts consistent with environmental justice; and

(C) Address natural hazards created or aggravated by climate change, including sea level rise, landslides, flooding, drought, heat, smoke, wildfire, and other effects of changes to temperature and precipitation patterns.

(ii) A natural hazard mitigation plan or similar plan that is guided by RCW 36.70A.020(14), that prioritizes actions that benefit overburdened communities, and that complies with the applicable requirements of this chapter, including the requirements set forth in this subsection (9)(e), may be adopted by reference to satisfy these requirements, except that to the extent any of the substantive requirements of this subsection (9)(e) are not addressed, or are inadequately addressed, in the referenced natural hazard mitigation plan, a county or city must supplement the natural hazard mitigation plan accordingly so that the adopted resiliency subelement complies fully with the substantive requirements of this subsection (9)(e).

(A) If a county or city intends to adopt by reference a federal emergency management agency natural hazard mitigation plan in order to meet all or part of the substantive requirements set forth in this subsection (9)(e), and the most recently adopted federal emergency management agency natural hazard mitigation plan does not comply with the requirements of this subsection (9)(e), the department may grant the county or city an extension of time in which to submit a natural hazard mitigation plan.

(B) Eligibility for an extension under this subsection prior to July 1, 2027, is limited to a city or county required to review and, if needed, revise its comprehensive plan on or before June 30, 2025, as provided in RCW 36.70A.130, or for a city or county with an existing, unexpired federal emergency management agency natural hazard mitigation plan scheduled to expire before December 31, 2024.

(C) Extension requests after July 1, 2027, may be granted if requirements for the resiliency subelement are amended or added by the legislature or if the department finds other circumstances that may result in a potential finding of noncompliance with a jurisdiction's existing and approved federal emergency management agency natural hazard mitigation plan.

(D) A city or county that wishes to request an extension of time must submit a request in writing to the department no later than the date on

which the city or county is required to review and, if needed, revise its comprehensive plan as provided in RCW 36.70A.130.

(E) Upon the submission of such a request to the department, the city or county may have an additional 48 months from the date provided in RCW 36.70A.130 in which to either adopt by reference an updated federal emergency management agency natural hazard mitigation plan or adopt its own natural hazard mitigation plan, and to then submit that plan to the department.

(F) The adoption of ordinances, amendments to comprehensive plans, amendments to development regulations, and other nonproject actions taken by a county or city pursuant to (d) of this subsection in order to implement measures specified by the department pursuant to section 5 of this act are not subject to administrative or judicial appeal under chapter 43.21C RCW.

ATTACHMENT B



TO: Mayor and Lakewood City Councilmembers

FROM: Andrea Bell, Associate Planner

THROUGH: David Bugher, Assistant City Manager, Community Development
DIRECTOR

DATE: June 7, 2023

SUBJECT: Update on Draft Climate Change Action Plan

Report Issue: Update on progress made towards five-year draft climate action plan.

Discussion: For over 30 years, communities in Washington State have been required to formally plan for the future through the State's Growth Management Act (GMA). GMA directs local governments to establish comprehensive plans that limit sprawl and focus population growth within existing urban areas. Comprehensive plans are required to be updated periodically to guide decisions about new housing, transportation, public services, and utilities. Within recent years, environmental groups have lobbied the State to require comprehensive plans to take climate change into account. Larger cities, such as Lakewood, will now be required to draft and adopt a Climate Change Action Plan pursuant to House Bill 1181, which officially goes into effect on July 23, 2023.

What Have We Done? The City has already made progress towards responding to the impacts of climate change and planning for future goals and policies. In 2021, Lakewood adopted Chapter 10 of the Comprehensive Plan directly related to energy and climate change. The purpose of this chapter states the following:

"This chapter examines how the city's policies will affect energy consumption and determines what measures can be implemented to reduce greenhouse gas emissions to state required levels. The chapter provides policy direction for conserving energy resources and responding to climate change. Broadly framed goals address energy conservation, renewable energy generation and use, and sustainable and responsible community revitalization. More specifically, policies and implementing tasks are designed to: provide leadership to manage on climate change; promote clean and efficient transportation options; encourage sustainable and efficient energy systems; promote sustainable development; support community revitalization; and build a climate-resilient community."

In 2022, Lakewood was one of eight cities across Washington State to receive a 2022 Governor’s Smart Climate Strategies Award for its work on climate change and the addition of Chapter 10 to our Comprehensive Plan.

In October 2022, The City of Lakewood adopted Ordinance No.776 to establish a three-year climate change work plan. The work plan includes 14 items which are ranked by difficulty /effort (D), priority (P), and financial considerations (F). The summary table below was adopted with said ordinance and includes a new status update column reflecting progress towards each action item.

Item	Implementation Measure*	Category	Partners	Estimated Cost	Points (D,P,F)	Timeframe	Updated Progress Report
1	Establish (and regularly update) a new climate change chapter to the City's Comprehensive Plan	ALL: Energy & Built Environment; Transportation; Consumption & Waste Management; Carbon Sequestration; Education & Outreach	Puget Sound Energy; Tacoma Power; Lakeview Light & Power; Pierce County Sustainability Collaborative	Chapter adopted in 2021 at a cost of around \$20,000 which included a grant from Dept. of Commerce; funding for future updates' through another Dept. of Commerce grant &50K issued in 2022.	14	Chapter already adopted; some revisions expected as part of the 2024 comprehensive plan periodic update.	Ongoing. Revisions informed by State law and public feedback expected as part of 2024 Comprehensive Plan periodic review.
2	Develop a five-year plan for reducing greenhouse gas emissions. The action plan shall include four-main topics: a comprehensive greenhouse gas emissions inventory and forecast; emissions reduction target(s); Carbon Sequestration targets; & a program for monitoring and reporting out the implementation tasks found in this document.	Energy & Built Environment	Puget Sound Energy; Tacoma Power; Lakeview Light & Power; Pierce County Sustainability Collaborative	New Associate Planner FTE in 2022, with an estimate cost of \$115K. (An existing working group at the state level is in the process of determining specific targets for counties and cities. Materials should be available the beginning of 2023. First five-year plan would be more challenging to develop than subsequent plans).	12	First five-year plan adoption in 2024	UW Evans School developed a 5 year Urban Forestry Launch Plan that was accepted by the City Council on 5/22/23. On 5/31/23, the City Council obligated \$340,000 of ARPA funds to fund a certified arborist, tree assessment, and public outreach through 2026. Lakewood has also submitted interest for a \$250,000 DNR grant to complete a tree assessment and set up administration of a community partner program to plant trees and provide maintenance education in some of the most historically disadvantaged areas in the south and east of the City.

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3	Update the City's Non-motorized Transportation Plan (also referred to as Active Transportation Plan).	Transportation	Internal; Pierce College; Clover Park Technical College; Western State Hospital; Pierce College; CPSD; WSDOT; Steilacoom; UP; Tacoma; Pierce County	Contract approved by the City Council, July 18, 2022 in the amount of 75K.	12	Completed by June 2023	An updated final 2023 NMTP was presented to the City Council on 4/24/23.
4	Clover Creek Floodplain Engineering Alternatives Analysis.	Energy & Built Environment	Internal; property owners; Pierce County Public Works & Planning; WA State DOT; FEMA	Contract approved by the City Council, November 1, 2021 in the amount of \$271,377.	12	Completed by November 2022	<p>PWE presented the final Clover Creek Engineering Alternatives Evaluation study report to the City Council on 3/20/23. Potential alternatives include: 1) Do nothing 2) Enhance the stream corridor to better pass the flows. 3) Construct a Levee/Floodwall along I-5 4) Construct a Levee/Floodwall along the stream corridor between Bridgeport Way and the railroad upstream.</p> <p>City Council approved to pursue cooperative partnerships with state, federal, and county entities in support of furtherance of the setback levee alternative, option 4 listed above on 6/5/23 via Motion 2023-60.</p>
5	Review, and as appropriate, update Lakewood Municipal Code (LMC) Title 14, Environmental Protections. Title 14 Provides regulations for geologic hazard areas, flood hazard areas, and critical lands and natural resources. Climate	Energy & Built Environment	Washington Department of Ecology; Washington State Department of Commerce	<p>Work is underway in two parts within 2024 Comprehensive Plan Periodic Review:</p> <ul style="list-style-type: none"> - First part, Title 14, was updated as part of the City's proposed tree preservation regulations. - Second part, 2024 Critical Area Regulation update 	11	First part: adoption scheduled for October 2022.	Updated Tree Preservation code adopted by Council on 11/7/22. City Council will consider adoption of the Comprehensive Plan tree canopy goal of 40% by 2050 as part of the 2023 Comprehensive Plan amendments.

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	change impacts may require that new regulations be inserted into this chapter. (Types of critical areas: wetlands; aquifer recharge areas; fish & wildlife conservation; flooded areas; and geologic hazards.)			being funded by Dept. of Commerce comprehensive plan periodic review grant.		Second part: June 2024	CAO updates part of the 2024 Comprehensive Plan Periodic Review
6	Work with Pierce County and Pierce County municipalities to develop a regional approach and best practices to address climate change. One strategy: adopt revised climate change Pierce Countywide Planning Policies.	ALL: Energy & Built Environment; Transportation; Consumption & Waste Management; Carbon Sequestration; Education & Outreach	Pierce County; loose consortium of Pierce County cities	Part of current CED operations. City Council adopted updated Pierce Countywide Planning Policies (CPPs), Motion 2022-62, September 6, 2022. The 2022 CPPs support strategies to slow and mitigate impacts of climate change.	11	Ongoing	Ongoing. Lakewood progress to be presented date at 2023 Pierce County Climate Conversation - Creating Resiliency through Sustainability event. Lakewood tracking potential for federal funding starting in 2024 from regional project being spearheaded by PSRC and the PSCAA.
7	Develop a public engagement plan for climate change (and comprehensive plan periodic update). *	Education & Outreach	University of Washington, Evans School of Public Policy & Governance	UW Evans School work completed summer 2022. Creating ECCC engagement plan funded by \$50K Commerce Grant.	11	April 2023	The 2024 Comprehensive Plan periodic review Steering Committee to complete review and feedback on Climate Change Chapter and Action Plan by 6/30/23. The input will be incorporated into the 2024 Periodic Review process.

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8	Incorporate an environmental justice assessment into the Energy & Climate Change Chapter work plan.	Education & Outreach	City's communication manager; Korean Women's Association; neighborhood associations; Community Services Advisory Board; Youth Council; Lakewood's Promise; Pierce County Sustainability Collaborative; Tacoma-Pierce County Health Department; WA State Department of Health	Part of 2024 Comprehensive Plan periodic review.	10	June 2024	The 2024 Comprehensive Plan periodic review Steering Committee, which includes community-based organizations (CBOs) representing historically disadvantaged populations, to complete review and feedback on Climate Change Chapter and Action Plan by 6/30/23. The input will be incorporated into the 2024 Periodic Review process.
9	Lakewood, as a member of the South Sound Military Communities Partnership (SSMCP), advocate for improvements to the I-5 corridor the Nisqually Delta at both the state and federal levels. Project has multiple factors: I-5 traffic congestion; sea level rise leading to increased flood risk; salmon habitat degradation; military readiness and natural security; environmental remediation; and Treaty rights of the Nisqually Tribe. *	Energy & Built Environment; Transportation	SSMCP partnerships (multiple local, state, federal agencies, and private parties). Governor Inslee, Sen Cantwell and Congresswoman Strickland all support the project as a priority for the state	Initial allocation from state funded grants - \$75M. Part of Move Ahead Washington. SSMCP in-house function.	10	Ongoing	Outcome of 2023 State Legislative Session: I-5 budget detail (\$75M) – WSDOT states they are unable to construct three roundabouts in the 2023-25 biennium (requested budget proviso; "if WSDOT unable to do work in 2023-25, funds will go to a local jurisdiction for execution".)
10	Revise the Lakewood tree preservation code.	Energy & Built Environment and Carbon Sequestration	Internal; Ad hoc tree committee.	City Council approved one contract plus amendment. Total cost, \$81,550. Tree Code under review by City Council; tentative adoption date, October 17, 2022. Implementation = ~\$150K annually for contract arborist and associate planner FTE.	10	Tentative adoption date of October 17, 2022.	Adopted by City Council 11/7/22, effective 3/1/23. City is currently working to contract with Alan Haywood, Arborist & Horticulturist, LLC. City staff are able to utilize services on a case by case basis. Arborist funding through 2026 secured 5/31/23 from ARPA funds per City Council action

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11	Explore the feasibility of reducing the City hall footprint from three floors to two floors. (Potentially reducing energy consumption.)	Energy & Built Environment	Internal	Contract approved by the City Council May 20, 2022 in the amount of \$121,863. Feasibility study underway; report to City Council scheduled for December 12, 2022.	10	December 2022/ January 2023	Ongoing.
12	Every two years, or as otherwise dictated by Washington State, update LMC Title 15, Buildings and Construction Codes to address hazards resulting from climate change.	Energy & Built Environment	WA State Building Code Council (SBCC); WA Assn. of Building Officials (WABO); Pierce County Master Builders Association; West Pierce Fire & Rescue	CED in-house function; part of existing budget.	10	Ongoing	ICC codes scheduled to change from 2018 to 2021 codes on October 29, 2023.
13	Support the implementation of the Tacoma-Pierce County Solid Waste Management Plan.	Waste Consumption; Education & Outreach	Pierce County; T-PC Health Department; Waste Connections; other Pierce County cities; Clover Park School District; Western State Hospital; Pierce College; Clover Park Technical College; Saint Clare Hospital	CED, CM, Legal, PRCS, PWE in-house function.	10	Ongoing (three-year timeframe)	Ongoing
14	Coordinate a regional electric vehicle (EV) infrastructure strategy with neighboring cities, Pierce County and the State*	Energy & Built Environment; Transportation	Pierce County; other Pierce County cities; TPU; PSE; Lakewood Light & Power	As of this writing, the City's involvement will be limited to coordination between energy purveyors, transit providers, and private investors.	10	2023-2024	Ongoing

In 2021 the City of Lakewood engaged students at the UW Evans School to survey residents about their opinions on climate change. This survey assessed Lakewood residents' degree of concern, as well as what potential evidence and effects they have already noticed. Lakewood received the full 105-page report from the UW Evans School in May 2023. Lakewood is also conducting a survey to understand residents' experience with housing and climate change which is set to close on June 11, 2023. This information will primarily be used to update the City's Comprehensive Plan in 2024 and can also be utilized in the drafting and implementation of a future Climate Change Action Plan.

For 2023, the City's PWE Department is pursuing a pilot street light dimming project. Later this summer/fall, the City will be conducting a trial on lowering the power consumption for street lighting in the area identified in the map below.



The trial will occur over two weeks, with each week the lights being lowered at a different percent rate.

To lower the power consumption, the lights will be slightly dimmed, but it should not be noticeable to the naked eye. The affected neighborhood was recently notified by mail. Further, the City will send out a follow-up questionnaire after the trial has been completed. Comments shall also be sought through social media.

Once the trial period is over, we will examine all of the feedback and analyze the cost savings, as well as any public safety concerns, to ensure that implementing a dimming program throughout the Puget Sound Energy service area is beneficial to not only the City, but to the residents as well.

What We Know / What's Happening: The Energy and Climate Change Chapter (ECCC) of the Comprehensive Plan provided data from 2021 related to greenhouse gas emission sources, carbon sequestration, energy generation and use, and many other factors. This information has provided a foundation for the work we need to do and will assist the City in tracking and monitoring data as it changes over the coming years.

An interesting tool the City can utilize to monitor and acquire climate change data is Google Environmental Insights Explorer (EIE). According to the EIE website,

“Environmental Insights Explorer is a data and insights tool that uses exclusive data sources and modeling capabilities to help cities and regions measure emissions sources, run analyses, and identify strategies to reduce emissions-creating a foundation for effective action.”

When visiting the EIE website and searching for Lakewood, certain climate change factors and estimates specific to our City are displayed. These include estimated total building emissions, transportation emissions (by year), estimated tree canopy coverage, and rooftop solar potential. EIE is a great tool that Lakewood can use to build a sustainable and resilient future. City of Lakewood Community Development Director, David Bugher, is currently working on a grant with Google for an in-depth traffic analysis using A.I. The outcome of this study would assist with ideas and programs to change traffic designs and reduce carbon emissions.

There is a great deal of information available that will assist Lakewood in developing a Climate Change Action Plan and doesn't necessarily require fancy software or consultants. For instance, a simple search of the Washington State Department of Licensing indicated that as of June 1, 2023, there are approximately 519 electric vehicles (EVs) registered in Lakewood as well as, 27 public charging stations. Although this may seem like a small percentage compared to the total number of vehicles registered in Lakewood, it still shines light on progress. EVs represent a substantial reduction in lifecycle greenhouse gas emissions compared to the average conventional vehicle and sales of EVs only continue to increase. Other public facing databases and agency websites may be able to provide staff with similar actionable data that can track our progress and assist in developing goals and policies related to climate change.

When we begin the first steps to drafting a climate change action plan, there is potential that staff may face a number of unique challenges specific to Lakewood. Planning for these challenges will assist in proactive measures to accurately report on future climate impacts. The following are challenges we anticipate to encounter:

- Changes in zoning and increased densities (likely beginning in 2024).
- How do we save trees and increase density?
- New development will increase costs- how does that fit in with the missing middle housing?
- Lakewood is considered a contract city (not full service) and it may be difficult to obtain data from utilities related to climate change.
- Lakewood could be considered a 'barbell city'. It may be more difficult and take longer to see changes in lower income areas.
- Outreach and engagement.
- Community attachment to historical preservation

- Military presence and compatibility
- Balancing economic development and industrial growth with climate change factors (i.e., increased truck traffic)

What we need to do: Beginning now, Lakewood will begin drafting a five-year climate change action plan which will act as a blueprint for City climate action, integrating climate change policies into all applicable areas of City operations and work with partners, communities, and residents. The plan will reflect Lakewood's priorities and commitments for climate action to residents and partners. Since climate change goals and policies are relatively new for Lakewood, this plan will likely appear basic but will become more refined over time. The plan will be updated every five years to reflect Lakewood's continuous learning approach to climate action with the understanding that climate change is an urgent local and global challenge which creates complex challenges. Lakewood will need to work hand in hand with local and state agencies and partners, as well as, promote community engagement to develop this action plan. It is intended that the first draft of the action plan will be completed in 2024 and will go before the Planning Commission for review prior to arriving back to City Council for decision making.

