



AGENDA

PLANNING COMMISSION

Don Daniels • Ryan Pearson • Paul Wagemann
Phillip Combs • Linn Larsen • Brian Parsons • Robert Estrada

Wednesday, September 6, 2023 at 6:30 pm

Hybrid Meeting: In-Person & Virtual via ZOOM

Lakewood City Hall, Council Chambers (6000 Main St. SW, Lakewood 1st floor)

Per the Lakewood City Council, the Planning Commission will meet in a hybrid in-person and virtual format.

Residents can attend in person at the Lakewood City Council Chambers; they can also attend virtually by watching them live on the City’s YouTube channel at <https://www.youtube.com/user/cityoflakewoodwa> or by calling in to listen by telephone at +1 (253) 215-8782 and by entering meeting ID: 864 2883 6136

To Submit Public Comment and/or Public Hearing Testimony Prior to Meeting: Send comments by mail or email to Karen Devereaux, Planning Commission Clerk, at kdevereaux@cityoflakewood.us or 6000 Main Street SW Lakewood, WA 98499. Comments received by noon on the day of the meeting will be provided to the Planning Commission electronically.

Live Virtual Public Participation: To provide live virtual Public Comments or Public Hearing Testimony during the meeting, join the Zoom meeting as an attendee by calling by telephone Dial +1(253) 215- 8782 and enter participant ID: 864 2883 6136 or by going online at <https://us06web.zoom.us/j/86428836136>. Each speaker will be allowed (3) three minutes to speak during the Public Comment and during each Public Hearing. Outside of Public Comments and Public Hearings, attendees will not be acknowledged and their microphone will remain muted.

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

Online: For those using the ZOOM link <https://us06web.zoom.us/j/86428836136> to testify, upon entering the meeting, please enter your name or other chosen identifier. Use the “Raise Hand” feature to be called upon by the Chair during the Public Comments and/or Public Hearings portions of the agenda. When you are unmuted, please provide your name and city of residence.

1.	Call to Order
2.	Roll Call
3.	Approval of Minutes dated June 21, 2023
4.	Agenda Updates
5.	Public Comments
6.	Public Hearings <ul style="list-style-type: none"> • None
7.	Unfinished Business <ul style="list-style-type: none"> • None
8.	New Business <ul style="list-style-type: none"> • 2023 Annual Development Regulation Amendments • Discussion re 2024 Comprehensive Plan Amendment Cycle Docket
9.	Reports from Council Liaison, City Staff & Commission Members <ul style="list-style-type: none"> • City Council Updates/Actions • City Staff Updates • Next Planning Commission meeting September 20, 2023

Meeting materials will be distributed and published no later than 24 hours prior to the meeting

1. Staff Report: 2023 Annual Development Regulation Amendments
2. Staff Report: Discussion re 2024 Comprehensive Plan Amendment Cycle Docket

Members Only: Please email kdevereaux@cityoflakewood.us or call Karen Devereaux at 253.983.7767 no later than Tuesday, September 5, 2023 at noon if you are unable to attend. Thank you.



Call to Order

Mr. Don Daniels, Chair, called the hybrid ZOOM meeting to order at 6:31 p.m.

Roll Call

Planning Commission Members Present: Don Daniels, Chair; Phillip Combs, Paul Wagemann, Brian Parsons, and Robert Estrada

Planning Commission Members Excused: Ryan Pearson, Vice-Chair

Commission Members Absent: Linn Larsen

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

Council Liaison: Councilmember Paul Bocchi (not present)

Approval of Minutes

The minutes of the meeting held on June 7, 2023 was approved as written by voice vote M/S/C Combs/Parsons. The motion carried unanimously, 5-0.

Agenda Updates None.

Public Comments

No members of the public were in attendance and no one online raised their hand to make comment.

Public Hearings None.

Unfinished Business None.

New Business

Review of Updated 24CPPR Requirements per 2023 State Legislative Session

Ms. Tiffany Speir explained that the commissioners have been discussing anticipated issues that would be part of the 2024 Lakewood Comprehensive Plan Periodic Review (24CPPR). However, in the 2023 State Legislative Session, several bills were passed changing the 24 CPPR requirements, particularly related to housing and climate change and resiliency:

- **E2SHB 1110** (Housing Unit Density);
- **EHB 1337** (Accessory Dwelling Unit Requirements); and
- **E2SHB 1181** (Climate Change and Resiliency).

Ms. Speir reviewed the 8 Lakewood Centers of Municipal Importance then went into explanation of the changes of the three state bills and the effects the new element requirements would impose in specific zones throughout the City. Discussions ensued and commissioner’s questions were answered.

Ms. Speir noted that commissioners would continue work on the 24CPPR through the second quarter of 2024 with the following schedule:

Planning Commission Formal Review starts May 1, 2024
Action on June 26
City Council Formal Review starts July 1, 2024
Action on July 22

Report from Council Liaison

None.

Reports from Commission Members and Staff

During Tuesday evening’s City Council meeting, Mr. Terry Wright, Lakewood Racquet Club, shared that the club is open to non-members for a small fee of \$5.00 per game of junior tennis or senior pickle ball.

Ms. Speir reviewed the upcoming meetings schedule with commissioners:

July 5: Meeting cancelled due to 4th of July Holiday observances
July 19: Overview of 24CPPR Items (Subarea Plan Reviews)
August: No meetings during the month of August
September 6: Continue 24 CPPR Updates

The Next Regular Meeting would be held as a hybrid in-person/ZOOM meeting on Wednesday, September 6, 2023.

Meeting Adjourned at 7:30 p.m.

Don Daniels, Chair
Planning Commission 09/06/2023

Karen Devereaux, Recording Secretary
Planning Commission 09/06/2023



TO: Planning Commission

FROM: Jessica Olson, Current Planning Manager and
Tiffany Speir, Long Range & Strategic Planning Manager

DATE: September 6, 2023

SUBJECT: 2023 Annual Development Regulation Amendments

ATTACHMENTS: 2019 Mounting Costs of Child Care: Impacts of Child Care
Affordability and Access to Washington’s Employers and
Economy Report (**Attachment A**); SEPA Determination of Non-
Significance and Environmental Checklist (**Attachment B**)

BACKGROUND

This staff report contains 12 recommended amendments to various Lakewood Municipal Code (LMC) development regulation text, sections, and maps. The amendments are based on statutory and regulatory updates, staff experience and interaction with the City code, and customer feedback.

On September 20, the Planning Commission will hold a public hearing on the amendments and is scheduled to take action on a resolution recommending action by the City Council.

DISCUSSION: PROPOSED DEVELOPMENT REGULATION AMENDMENTS

Amendments relate to the following topics:

- Permit standalone truck / trailer parking as a use type in the IBP, I1, and I2 zone classifications as a conditional use;
- Permit electric fencing in C1, C2, C3, and TOC zone classifications;
- Define “Unusual Use” and clarify that the Unusual Use Permit is for uses not similar to other uses or accessory uses within the municipal code;
- Correct inconsistencies between Title 17 and 18A and acknowledge binding site plan amendments, plat alterations, and short plat amendments in the list of permit types, review authorities, and timeframes;
- Move sign permit administration-related regulations with the other administration-related regulations in 18A.20 and remove from the sign regulations in 18A.100 to avoid code inconsistencies;
- Update appeal timeframes for SEPA and land use decisions for internal consistency and consistency with State laws;
- Clarify that uses within a flex space building must be permitted in the applicable zone classification;
- Remove redundancy in mobile / manufactured home land use table and update permitted locations to current zone classifications;
- Update Mixed Residential 2 (MR2) lot size standards to clarify lot size and reorganize interior setbacks for readability;

- Update Air Installation Compatible Use Zone (AICUZ) section for consistency with adopted Air Corridor 1 (AC1) and Air Corridor 2 (AC2) land use designations and zone classifications;
- Allow commercial child care facilities in more zones as well as change the use from requiring a conditional use permit to being permitted outright in certain zones than is currently the case; and
- Prohibit the use of accessory dwelling units (ADUs) as short term rentals.

Where portions of code sections or chapters are included below, the remainder of those sections or chapters remain unchanged.

Amendment 1. Permit standalone truck / trailer parking as a use type in the IBP, I1, and I2 zone classifications as a conditional use and require truck / trailer parking spaces for general industrial and warehouses

18A.10.180 Definitions.

“Parking facility” means a surface parking area or parking garage [for temporarily storing passenger vehicles not intended for long-term storage of vehicles](#). Also refers to parking lot.

[“Truck / Trailer parking” means a surface parking area for the purpose of temporarily parking semi-trucks and/or semi-truck trailers, not intended for long-term storage of vehicles.](#)

18A.40.040 Commercial and industrial uses.

A. *Commercial and Industrial Land Use Table.* See LMC 18A.10.120(D) for the purpose and applicability of zoning districts.

Commercial and Industrial	Zoning Classifications																						
	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3(B)(1)	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI	
Truck / Trailer parking	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	C	C	C	=

**Amendment 2. Permit electric fencing in C1, C2, C3, and TOC zone classifications
18A.60.090 General standards.**

* * *

B. *Setbacks and Lot Lines.* Setbacks shall be measured from the property line of a lot to the wall line of a building or the exterior perimeter of a structure. A property line is a line of record bounding a lot that divides one (1) lot from another lot or from a public or private street right-of-way or any other private or public space.

* * *

12. *Fences Within the Required Setbacks or Located on the Property Line.*
Fences to enclose, screen, or separate areas may be erected within required yard setbacks; provided, that fences or other barriers:

* * *

e. *Electric Fences.* The construction and use of electric fences shall be allowed pursuant to a director's determination in the [C1, C2, C3, TOC,](#) IBP, I1, I2 and P/I zones, subject to the following standards:

Amendment 3. Define “Unusual Use” and clarify that the Unusual Use Permit is for uses not similar to other uses or accessory uses within the municipal code

18A.10.180 Definitions.

* * *

“Use, Unusual” means a use that is not identified and not similar to another use or accessory use identified in LMC Title 18A. Furthermore, a use that could not have been anticipated as a possible use to regulate at the time LMC Title 18A was written.

* * *

18A.30.900 Purpose.

Certain unusual uses which are not identified and not similar to another use or accessory use identified in LMC Title 18A may be allowed by the Hearing Examiner if such use will have no detrimental effect on other properties in the vicinity. In authorizing uses of this type, the Hearing Examiner shall impose limits and conditions necessary to safeguard the health, safety and general welfare of those persons that might be affected by the use.

Amendment 4. Correct inconsistencies between Title 17 and 18A and acknowledge binding site plan amendments, plat alterations, and short plat amendments in the list of permit types, review authorities, and timeframes

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
Binding Site Plan Amendment	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
Emergency Housing Permit*	N	N	Y	120
Emergency Shelter Permit*	N	N	Y	120
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
Foster Care Facility Permit	N	N	Y	60
Home Occupation Permit	Y	N	N	90
Housing Incentives Permit	Y	N	N	90

Application	Planning Permit	Engineering Permit	Building Permit	Review Time Limits (Days)
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
Permanent Supportive Housing Permit*	N	N	Y	120
Pre-Application	Y	Y	Y	60
Preliminary and Final Short Plats (creating 2 – 9 lots)	Y	Y	N	120
Preliminary Plat (10 or more lots)	Y	Y	N	120
Planned Development District	Y	N	N	120
Rapid Rehousing Permit*	N	N	Y	120
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
Short Plat Amendment	Y	Y	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
Subdivision Plat Alteration	Y	Y	N	120
Temporary Use Permit	Y	N	N	90

Application	Planning Permit	Engineering Permit	Building Permit	Review Time Limits (Days)
Transfer of Development Rights	Y	N	N	120
Transitional Housing Permit*	N	N	Y	120
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

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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. [Binding site plan amendment](#);
 7. Business license;
 8. Certificate of occupancy;
 9. Commercial addition/remodel;
 10. Conditional use permit;
 11. Conditional use permit – minor modification;
 12. Cottage housing development;
 13. Demolition permit;
 14. Design review permit;
 15. Emergency Housing permit;
 16. Emergency Shelter permit;
 17. Environmental review (SEPA checklist and threshold determination);
 18. Final subdivision plat (10 or more lots);

- [1819.](#) Foster Care Facility permit;
- [1920.](#) Home occupation permit;
- [2021.](#) Housing incentives permit;
- [2122.](#) Landscape plan review;
- [2223.](#) Land use approval;
- [243.](#) Lot line adjustment;
- [2425.](#) Manufactured/mobile home setup permit;
- [2526.](#) New commercial permit;
- [2627.](#) New multifamily permit;
- [2728.](#) New single-family permit;
- [2829.](#) Permanent Supportive Housing permit;
- [2930.](#) Pre-application;
- [3031.](#) Preliminary and final short plats (creating 2 to 9 lots);
- [3132.](#) Rapid Rehousing Permit;
- [3233.](#) Reasonable accommodation request;
- [3334.](#) Residential addition/remodel;
- [3435.](#) Senior housing overlay permit;
- [3536.](#) Shoreline conditional use permit;
- [3637.](#) Shoreline substantial development permit;
- [3738.](#) Shoreline exemption;
- [3839.](#) Shoreline variance permit;
- [40.Short plat amendment;](#)
- [3941.](#) Sign permit;
- [4042.](#) Site development permit;
- [4143.](#) Senior housing permit;
- [4244.](#) Small cell wireless permit;
- [45.Subdivision plat alteration;](#)
- [4346.](#) Temporary use permit;
- [4447.](#) Transfer of development rights;
- [4548.](#) Transitional Housing permit;
- [4649.](#) Transitory accommodation permit;
- [4750.](#) Tree retention plan;
- [4851.](#) Time extension or minor modification to a Type I permit;
- [4952.](#) Time extension or minor modification to a Type II permit;
- [5053.](#) Transitory accommodation permit;
- [547.](#) Tree removal permit;
- [5255.](#) Unusual use(s) permit;
- [5356.](#) Zoning certification;
- [5457.](#) Zoning interpretations (map and/or text).

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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
Emergency Housing Permit	N	D	O/Appeal	N	N
Emergency Shelter Permit	N	D	O/Appeal	N	N
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
Foster Care Facility Permit	N	D	O/Appeal	N	N
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
Permanent Supportive Housing Permit	N	D	O/Appeal	N	N
Pre-application conference permit	N	N	N	N	N

Applications	Public Notice of Application	Director	HE	PC	CC
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
Binding site plan amendment	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
Short plat amendment	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	Y	R	D	N	N

Applications	Public Notice of Application	Director	HE	PC	CC
the Shoreline Administrator					
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
Subdivision plat alteration	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

Amendment 5. Move sign permit administration-related regulations with the other administration-related regulations in 18A.20 and remove from the sign regulations in 18A.100 to avoid code inconsistencies.

18A.20.090 Expiration of approvals.

The City shall provide expiration dates in notifications of permit approvals. Knowledge of the expiration date of any approval is the responsibility of the applicant. The City shall not be held accountable for notification of pending expirations.

* * *

E. Sign Permit. If a sign is not installed and a use permit issued within six (6) months following the issuance of a sign permit (or within thirty (30) days for temporary signs), the permit shall be void. The City of Lakewood may revoke a sign permit under any of the following circumstances:

1. The City of Lakewood determines that information in the application was materially false;
2. The sign as installed does not conform to the sign permit application;
3. The sign violates this code, building code, or other applicable law, regulations or ordinance; or
4. The Community and Economic Development Department Director determines that the sign is not being properly maintained.

* * *

Chapter 18A.100 Signs

* * *

18A.100.030 Administration – Sign regulations.

D. Application for a Permit.

1. An application for a sign permit must be filed with the Community and Economic Development Department on forms furnished by that department. The applicant must provide sufficient information to determine if the proposed sign is allowed under this code and all other applicable laws, including the International Building Code, regulations and ordinances.
2. Review and Time Limits. The Community Development Director shall promptly review the application upon the receipt of a completed permit application and payment of the permit fee by the applicant. The Community Development Director shall grant or deny the permit application within twenty (20) days from the date the completed application and permit fee is filed with the Community and Economic Development Department.
3. If the application is rejected, the Community and Economic Development Department must provide a list of the reasons for the rejection in writing. An application may only be rejected for noncompliance with the terms of this code, the building code, or other applicable law, regulation or ordinance.

E. Permit Fee. A nonrefundable fee as set forth in the fee schedule adopted by the City of Lakewood City Council must accompany all sign permit applications.

F. Duration and Revocation of Permit. If a sign is not installed and a use permit issued within six (6) months following the issuance of a sign permit (or within thirty (30) days for temporary signs), the permit shall be void. The City of Lakewood may revoke a sign permit under any of the following circumstances:

- ~~1. The City of Lakewood determines that information in the application was materially false;~~
 - ~~2. The sign as installed does not conform to the sign permit application;~~
 - ~~3. The sign violates this code, building code, or other applicable law, regulations or ordinance; or~~
 - ~~4. The Community and Economic Development Department Director determines that the sign is not being properly maintained.~~
- ~~G. *Appeal of Sign Permit Determinations.* Final decisions regarding issuance of a sign permit application may be appealed to the City's Hearing Examiner pursuant to LMC 18A.02.740. An appeal hearing regarding the issuance of a sign permit shall be conducted within thirty (30) days of the receipt of the appeal petition and appeal fee.~~
- ~~H. *Enforcement.* This section shall be enforced pursuant to the procedures established in LMC 18A.20.105.~~
- ~~I. *Signs Placed in Roundabouts.* A right-of-way permit shall be required for any sign located in a roundabout.~~

Amendment 6. Update appeal timeframes for SEPA and land use decisions for internal consistency and consistency with State laws

14.02.210 Time limitation on appeals.

A written notice of appeal identifying the grounds for appeal must be filed with the City Clerk within ~~10-14~~ days of the date of issuance of the final threshold determination of significance, final determination of nonsignificance, or final EIS.

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18A.20.400 Specific appeal procedures.

* * *

C. SEPA.

* * *

2. The City establishes the following administrative appeal procedures under RCW 43.21C.075 and WAC 197-11-680:
 - a. Any agency or person may appeal the City's conditioning, lack of conditioning or denial of an action pursuant to Chapter 197-11 WAC. All such appeals shall be made to the Hearing Examiner and must be filed within ~~fourteen seven (7) 14~~ days after the comment period before the threshold decision has expired. This appeal and any other appeal of a land use action shall be considered together.
 - b. The following threshold decisions or actions are subject to timely appeal:
 - i. *Determination of Significance.* Appeal of a determination of significance (DS) or a claim of error for failure to issue a DS may only be appealed to the Hearing Examiner within that ~~fourteen ten (10) 14~~ day period immediately following issuance of such initial determination.
 - ii. *Determination of Nonsignificance or Mitigated Determination of Nonsignificance.* Conditions of approval and the lack of specific conditions may be appealed to the Hearing Examiner within ~~fourteen seven (7) 14~~ calendar days after the SEPA comment period expires.
 - iii. *Environmental Impact Statement (EIS) Adequacy.* A challenge to a determination of adequacy of a Final EIS may be heard by the Hearing Examiner in conjunction with any appeal or hearing regarding the associated project permit. Where no hearing is associated with the proposed action, an appeal of the determination of adequacy must be filed within fourteen (14) days after the thirty (30) day comment period has expired.
 - iv. *Denial of a Proposed Action.* Any denial of a project or nonproject action using SEPA policies and rules may be appealed to the Hearing Examiner within ~~fourteen seven (7) 14~~ days following the final administrative decision.

Amendment 7. Clarify that uses within a flex space building must be permitted in the applicable zone classification

18A.10.180 Definitions.

* * *

“Flex space” means flex space industrial or mixed-use industrial buildings or parks adaptable to multiple use types which primarily serve a number of small- to medium-size tenants, which predominantly require direct access for truck deliveries and have limited or controlled on-site customer service, and which are generally comprised of adaptable open floor space with a delineated office area. May include space within a single or multiple structures. [The specific uses permitted in flex space buildings are limited to those uses allowed in the applicable zone classification.](#)

* * *

18A.40.040 Commercial and industrial uses.

* * *

B. Operating and Development Conditions.

* * *

7. *Flex Space Industrial.* Mixed-use industrial buildings or parks adaptable to multiple use types which primarily serve a number of small- to medium-size tenants, which predominantly require direct access for truck deliveries and have limited or controlled on-site customer service, and which are generally comprised of adaptable open floor space with a delineated office area. May include space within a single or multiple structures. [The specific uses permitted in flex space buildings are limited to those uses allowed in the applicable zone classification.](#)

Amendment 8. Remove redundancy in mobile / manufactured home land use table and update permitted locations to current zone classifications.

18A.40.110 Residential uses.

A. *Residential Land Use Table.* See LMC 18A.10.120(D) for the purpose and applicability of zoning districts.

Residential Land Uses	Zoning Classifications																					
	R 1	R 2	R 3	R 4	MR 1	MR 2	MF 1	MF 2	MF 3	AR C	NC 1	NC 2	TO C	CB D	C 1	C 2	C 3	IB P	I 1	I 2	P I	
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	-	-	-	-	-	-	-	-	-	-

B. *Operating and Development Conditions.*

- 8. Mobile and/or manufactured homes are allowed only in mobile/manufactured home parks developed in accordance with subsection (C) of this section.

C. *Manufactured/Mobile Home Parks.*

- 2. *Permitted Locations.* Mobile and manufactured homes are permitted as follows:
 - a. As a primary use in a mobile or manufactured home subdivision of not less than five (5) nor more than forty (40) acres in all residential districts.
 - b. As a primary use in a mobile or manufactured home park of not less than three (3) acres nor more than twenty (20) acres. Mobile or manufactured home parks may be permitted in all residential districts after receiving a conditional use permit.
 - c. As a primary use in existing non-conforming mobile or manufactured home parks.
 - d. As an accessory use for security or maintenance personnel in the following districts all zone classifications, subject to site plan review:
 - i. General commercial district;
 - ii. Light industrial/commercial district;
 - iii. Industrial district;
 - iv. Mineral extraction district;
 - v. Open space/institutional district.
 - e. As temporary or emergency use in:
 - i. Any district as part of a construction project for office use of construction personnel or temporary living quarters for security

personnel for a period extending not more than ninety (90) days beyond completion of construction. A thirty (30) day extension may be granted by the City Manager upon written request of the developer and upon the Manager's finding that such request for extension is reasonable and in the public interest;

- ii. Any district as an emergency facility when operated by or for a public agency;
- iii. In the ~~open space~~[Public/institutional](#)~~Institutional zone classification~~ ~~district~~ where a community need is demonstrated by a public agency such as temporary classrooms or for security personnel on school grounds.

Amendment 9. Update MR2 lot size standards to clarify lot size and reorganize interior setbacks for readability.

18A.60.030 Residential area and dimensions.

A. Development Standards Table.

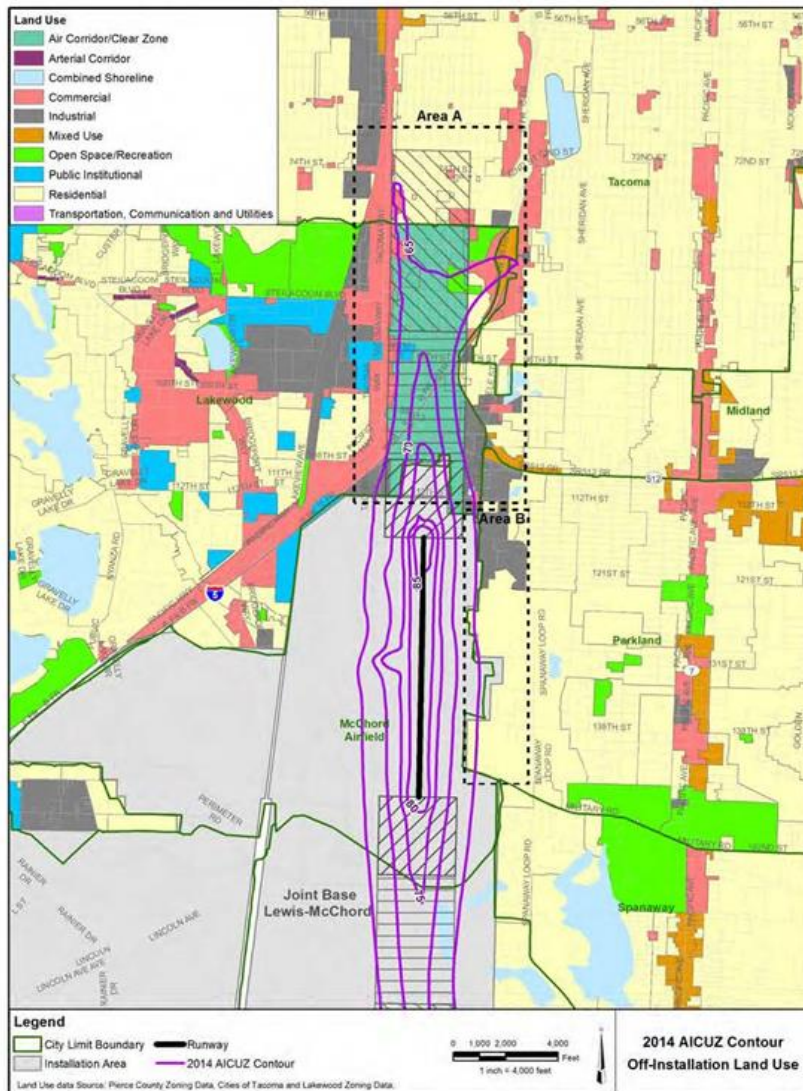
	Zoning Classifications								
	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3
Density	1.45 DUA	2.2 DUA	4.8 DUA	6.4 DUA	8.7 DUA	14.6 DUA	22 DUA	35 DUA	54 DUA
Lot size	25,000 GSF	17,000 GSF	7,500 GSF	5,700 GSF	5,000 GSF /unit	3,000 GSF /unit <i>for 2 or more units</i>	No minimum lot size	No minimum lot size	No minimum lot size
Building coverage	35%	35%	45%	50%	55%	60%	60%	60%	60%
Impervious surface	45%	45%	60%	70%	70%	75%	70%	70%	70%
Front yard/ street setback	25 feet	25 feet	10 feet	10 feet	5 feet	5 feet	15 feet	15 feet	15 feet
Garage/ carport setback	30 feet	30 feet	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet
Principal arterial and state highway setback	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet
Rear yard setback	20 feet	20 feet	10 feet	10 feet	5 feet	5 feet	15 feet	15 feet	15 feet
Interior setback	8 feet	8 feet	5 feet	5 feet	<u>Attached units:</u> <u>0 feet;</u> <u>Detached units:</u> <u>5 feet</u>	<u>Attached units:</u> <u>0 feet;</u> <u>Detached units:</u> <u>5 feet</u>	8 feet	8 feet	8 feet
<u>Interior setback for attached units</u>					<u>0 feet</u>	<u>0 feet</u>			
<u>Interior setback for detached units</u>					<u>5 feet</u>	<u>5 feet</u>			
Building height	35 feet	35 feet	35 feet	35 feet	35 feet	50 feet	45 feet	65 feet	80 feet
Design	Design features shall be required as set forth in Chapter 18A.70, Article I.								
Landscaping	Landscaping shall be provided as set forth in Chapter 18A.70, Article II.								
Tree Preservation	Significant tree identification and preservation and/or replacement shall be required as set forth in LMC 18A.70.300 through 18A.70.330.								
Parking	Parking shall conform to the requirements of Chapter 18A.80.								
Signs	Signage shall conform to the requirements of Chapter 18A.100.								

Amendment 10. Update Air Installation Compatible Use Zone (AICUZ) section for consistency with adopted Air Corridor 1 (AC1) and Air Corridor 2 (AC2) land use designations and zone classifications

18A.10.125 JBLM [Air Installation Compatible Use Zone \(AICUZ\)](#) in relation to land use zones.

The City of Lakewood is host city to Joint Base Lewis McChord, and portions of the JBLM flight patterns' clear zone (CZ) and accident potential zones (APZs) are located within the City's boundaries. The City follows Department of Defense guidance and limits land use densities within the CZ and APZs [by zoning them as Clear Zone \(CZ\), Air Corridor 1 \(AC1\), and Air Corridor 2 \(AC2\) under the Air Corridor 1 and Air Corridor 2 land use designations as described in 18A.10.120\(D\)](#). See Figure 3.

Figure 3. 2014 AICUZ Contour and Off-Installation Land Use



Source: 2015 JBLM Air Installation Compatible Use Zone (AICUZ) Study [Ord. 758 § 2 (Exh. A), 2021.]

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

A. *Title.* This section shall be known as the Air Installations Compatible Use Zones (AICUZ) of the City of Lakewood and applies to the Clear Zone (CZ), Air Corridor 1 (AC1), and Air Corridor 2 (AC2) zone classifications.

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	<u>APZ-IAC1</u>	<u>APZ-IIAC2</u>	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 <u>APZ-IAC1</u> , no activity which produces smoke, glare, or involves explosives.
Research, scientific (small scale)	C	P	–	Office use only. Maximum FAR of 0.22 in <u>APZ-IAC1</u> and <u>APZ-IIAC2</u> .
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

Land Use Categories	APZ-IAC1	APZ-IIAC2	CZ	Density
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
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
Emergency Housing	-	-	-	N/A
Emergency Shelter	-	-	-	N/A
Permanent Supportive Housing	-	-	-	N/A
Transitional Housing	-	-	-	N/A
Continuing care retirement community	-	-	-	N/A
Hospice care center	-	-	-	N/A
Enhanced services facility	-	-	-	N/A
Nursing home	-	-	-	N/A

Land Use Categories	APZ-IAC1	APZ-IIAC2	CZ	Density
Commercial and Industrial Uses				
Building and landscape materials sales	P	P	-	Maximum FAR of 0.28 in APZ-IAC1 and 0.56 in APZ-IIAC2 .
Building contractor, light	P	P	-	Maximum FAR of 0.28 in APZ-IAC1 and 0.56 in APZ-IIAC2 .
Building contractor, heavy	C	-	-	Maximum FAR of 0.11 in APZ-IAC1 and 0.22 in APZ-IIAC2 .
Business support service	P	-	-	Maximum FAR of 0.22 in APZ-IAC1 .
Catering service	P	P	-	Maximum FAR of 0.22 in APZ-IIAC2 .
Construction/heavy equipment sales and rental	C	C	-	Maximum FAR of 0.11 in APZ-IAC1 ; and 0.22 in APZ-IIAC2 .
Equipment rental	P	P	-	Maximum FAR of 0.11 in APZ-IAC1 ; and 0.22 in APZ-IIAC2 .
Furniture, furnishings, appliance/equipment store	-	C	-	Maximum FAR of 0.28 in APZ-IAC1 .
Handcraft industries, small-scale manufacturing	P	P	-	Maximum FAR of 0.28 APZ-IAC1 ; Maximum FAR of 0.56 in APZ-IIAC2 .
Kennel, animal boarding	P	P	-	Maximum FAR of 0.11 APZ-IAC1 ; Maximum FAR of 0.22 in APZ-IIAC2 .
Laundry, dry cleaning plant	P	-	-	Maximum FAR of 0.22 in APZ-IIAC2 .
Live/work and work/live units	P	P	-	N/A
Maintenance service, client site services	P	P	-	Maximum FAR of 0.22 in APZ-IIAC2 .
Manufacturing, assembling and packaging, light	P	P	-	Maximum FAR of 0.28 in AC1 and 0.56 in AC2.
Military installations	P	P	P	N/A
Mobile home, RV, and boat sales	C	C	-	Maximum FAR of 0.14 in APZ-IAC1 and 0.28 in APZ-IIAC2 .
Office, business services	P	P	-	Maximum FAR of 0.22 in APZ-IIAC2 .
Office, professional	P	-	-	Maximum FAR of 0.22 in APZ-IIAC2 .
Places of assembly	-	-	-	N/A
Personal services	P	-	-	Office uses only. Maximum FAR of 0.11 in APZ-IIAC2 .
Small craft distillery	-	P	-	Maximum FAR 0.56 in APZ-IIAC2 .
Storage, personal storage facility	P	P	-	Maximum FAR of 1.0 in APZ-IAC1 ; 2.0 in APZ-IIAC2 .

Land Use Categories	APZ-IAC1	APZ-IIAC2	CZ	Density
Vehicle services, minor maintenance/repair	P	P	–	Maximum FAR of 0.11 APZ IAC1; 0.22 in APZ IIAC2.
Vehicle storage	C	C	–	Maximum FAR of 0.28 in APZ IAC1 and 0.56 in APZ IIAC2.
Warehouse retail	P	–	–	Maximum FAR of 0.16 in APZ II.
Warehouse	P	P	–	Maximum FAR of 1.0 in APZ IAC1; 2.0 in APZ IIAC2.
Wholesaling and distribution	P	P	–	Maximum FAR of 0.28 in APZ IAC1 and 0.56 in APZ IIAC2.
Wildlife preserve or sanctuary	P	P	–	N/A
Eating and Drinking Establishments				
Bar/tavern	–	–	–	N/A
Brewery, brew pub	–	–	–	N/A
Mobile food vending facility	P	P	–	N/A
Night club	–	–	–	N/A
Restaurant, café, coffee shop, counter ordering	–	–	–	N/A
Restaurant, café, coffee shop, drive-through services	–	–	–	N/A
Restaurant, café, coffee shop, table service	–	–	–	N/A
Restaurant, café, coffee shop, outdoor dining	–	–	–	N/A
Restaurant, café, coffee shop, serving alcohol	–	–	–	N/A
Tasting room	–	–	–	N/A
Lodging				
Bed and breakfast guest houses	–	–	–	N/A
Hostels	–	–	–	N/A
Hotels and motels	–	–	–	N/A
Recreational vehicle parks	–	–	–	N/A
Transportation				
Parking facilities (surface)	P	P	–	N/A
Parking facilities (structured)	–	–	–	N/A
Streets with pedestrian and bicycle facilities	P	P	–	N/A
Transit park and ride lots	P	P	–	N/A
Transit shelter	P	P	–	N/A
Utilities				
Above-ground electrical distribution lines, pipes, and support poles, transformers, and related facilities, not including substations	P	P	–	N/A

Land Use Categories	APZ-IAC1	APZ-IIAC2	CZ	Density
Underground electrical distribution lines, pipes, and support poles, transformers, and related facilities, not including substations	P	P	P	N/A
Electrical distribution substations	P	P	–	N/A
Electrical transmission lines of 115 kV or less and support poles	P	P	–	N/A
Electric vehicle battery charging stations	P	P	–	N/A
Above-ground natural gas conveyance facilities	–	–	–	N/A
Underground natural gas conveyance facilities	P	P	P	N/A
Potable water conveyance facilities	P	P	–	N/A
Potable water storage facilities	C	P	–	N/A
Storm water collection and conveyance facilities	P	P	P	N/A
Storm water detention/retention facilities	P	P	C	N/A
Telecommunications earth receiving stations (satellite dishes)	P	P	–	N/A
Telecommunications lines, pipes, support poles and related facilities, not including earth receiving stations, personal wireless service, transmission/receiving/relay facilities, or switching facilities	P	P	–	N/A
Telecommunications switching facilities	P	P	–	N/A
Telecommunications transmission/receiving/relay facilities		P	–	N/A
Waste water conveyance facilities	P	P	P	N/A
Wireless communication facilities (WCFs)	P	P	–	N/A
Essential Public Facilities				
Airport (American Lake Seaplane Base)	–	–	–	N/A
Community and technical colleges, colleges and universities	–	–	–	N/A
Correctional facilities	–	–	–	N/A
Electrical transmission lines of higher voltage than 115 kV, in existing corridors of such transmission lines	–	C	–	N/A
Electrical transmission lines of higher voltage than 115 kV, in new corridors	–	–	–	N/A
Group home	–	–	–	N/A
In-patient facility including but not limited to substance abuse facility	–	C	–	N/A
Intercity high-speed ground transportation	–	–		N/A
Intercity passenger rail service	–	–	–	N/A
Interstate Highway 5 (I-5)	P	–	–	N/A

Land Use Categories	APZ-IAC1	APZ-HAC2	CZ	Density
Mental health facility	-	-	-	N/A
Military installation	P	P	P	N/A
Minimum security institution	-	-	-	N/A
Secure community transition facility (SCTFs)	-	-	-	N/A
Solid waste transfer station	-	-	-	N/A
Sound Transit facility	-	-	-	N/A
Sound Transit railroad right-of-way	-	-	-	N/A
Transit bus, train, or other high capacity vehicle bases	-	-	-	N/A
Washington State Highway 512	P	-	-	N/A
Work/training release facility	-	-	-	N/A

Director: Community and Economic Development Director

HE: Hearing Examiner

P: Permitted Use C: Conditional Use “-”: Not Allowed N/A: Not Applicable

E. Operating and Development Conditions.

1. In addition to the other requirements of the chapter, the intensity of use criteria are applicable to all new land uses in the CZ, [APZ-IAC1](#), and [APZ-HAC2](#) zoning districts and shall be used to determine compatibility of proposed uses with aircraft operations hazards. The applicant shall bear the burden of proof to demonstrate compliance of a proposed development with the following intensities of uses:
 - a. Within the CZ zoning district, the total number of people on a site at any time shall not exceed one (1) person per four thousand three hundred fifty-six (4,356) square feet of gross site area, or ten (10) persons per acre.
 - b. Within the [APZ-IAC1](#) zoning district, the total number of people on a site at any time shall not exceed one (1) person per one thousand seven hundred forty-two (1,742) square feet of gross site area, or twenty-five (25) persons per acre.
 - c. Within the [APZ-HAC2](#) zoning district, the total number of people on a site at any time shall not exceed one (1) person per eight hundred seventy-one (871) square feet of gross site area, or fifty (50) persons per acre.

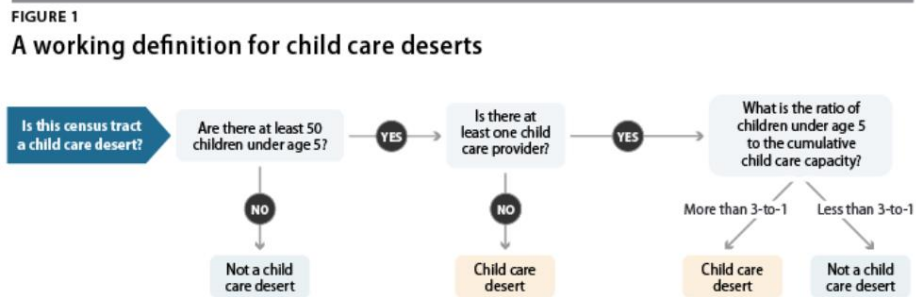
2. In addition to other requirements of the code, the following performance criteria shall be used to determine the compatibility of a use, project design, mitigation measures and/or any other requirements of the code with respect to aircraft operation hazards in the CZ, [APZ-IAC1](#), and [APZ-HAC2](#) zoning districts. **The applicant shall bear the burden of proof to demonstrate compliance of a proposed development with the following performance criteria:**

3. *Noise Attenuation.* Provisions for noise mitigation shall apply to all buildings or structures constructed or placed in use for human occupancy

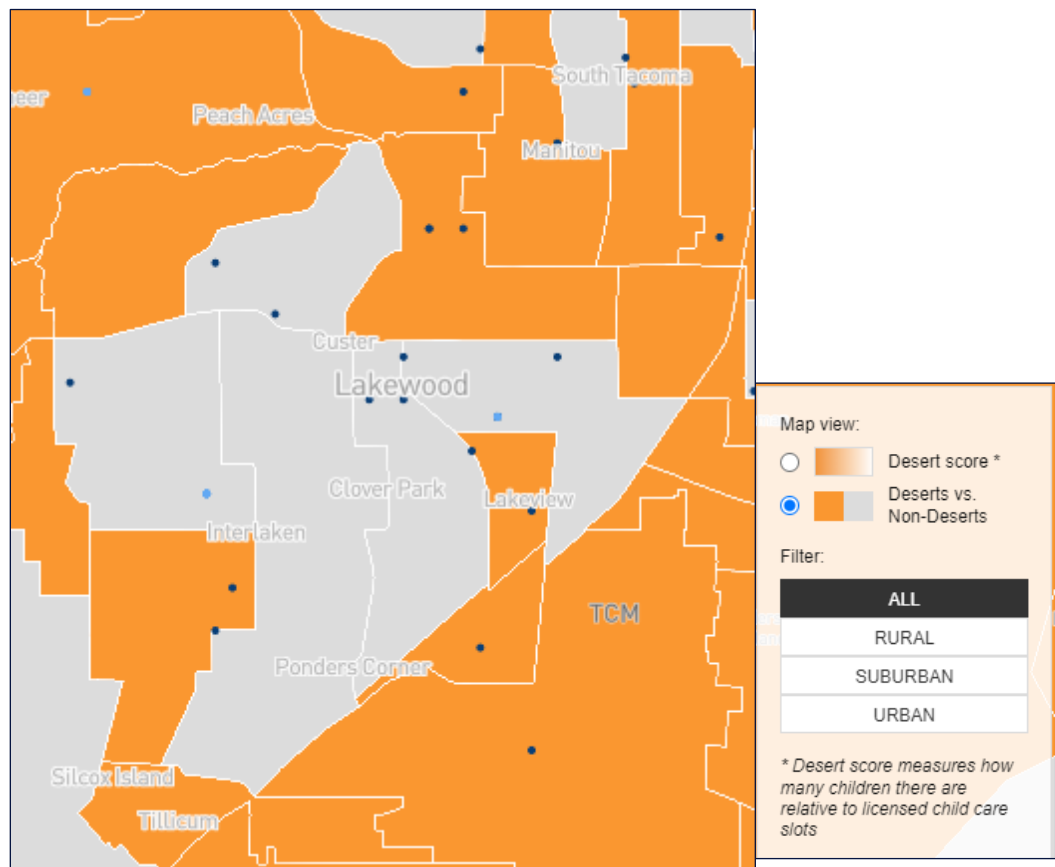
on sites within the Clear Zone (CZ), ~~Accident Potential Zone~~Air Corridor One (~~APZ #AC1~~), and ~~Accident Potential Zone~~Air Corridor Two (~~APZ #AC2~~) zoning districts, which are located within the sixty-five (65) Ldn Noise Contour or higher, as shown in the Final Air Installation Compatible Use Zone (AICUZ) Study Update, Joint Base Lewis-McChord, May 2015, and on file with the Community and Economic Development Department.

Amendment 11. Expanding Land Use Zones Allowing Child Care Facilities.

This amendment would allow commercial child care facilities in more of Lakewood’s land use zones as well as change the use from conditional to permitted outright in certain zones that currently allow them. This is in response to the county- and citywide shortage of child care facilities and a priority by JBLM and SSMCP regarding the availability of affordable child care for military families and civilians alike.



Lakewood has child care deserts in its “outer” areas, including some of its poorest census tract areas (see map below.)



<https://childcaredeserts.org/2018/?state=WA&urbanicity=All&split=true>

The 2019 Mounting Costs of Child Care: Impacts of Child Care Affordability and Access to Washington's Employers and Economy Report is attached and is available here:

https://www.uschamberfoundation.org/sites/default/files/AWB_MountingCostsReport_September2019.pdf

LMC 18.10.180 Definitions (for reference only - no changes to 18A.10.180 proposed)

“Child care facility” means a building or structure in which an agency, person or persons regularly provide care for a group of children for periods of less than twenty-four (24) hours a day. Child day care facilities include family day care homes and child day care centers regulated by the Washington State Department of Social and Health Services, as presently defined in Chapter 74.15 RCW and as such statute or regulations may hereafter be amended.

“Child day care” means the providing of supplemental parental care and supervision for a child or children who are not related to the provider on a regular basis for less than twenty-four (24) hours per day and under license by the Washington State Department of Social and Health Services. The term does not include babysitting services of a casual, nonrecurring nature or in the child's own home. The term is further not intended to include cooperative, reciprocative child care by a group of parents in their respective homes.

“Child day care center” means a facility providing regularly scheduled care for a group of thirteen (13) or more children within an age range of one (1) month through twelve (12) years, for periods of less than twenty-four (24) hours.

“Day care center,” “nursery school,” or “preschool” means any type of group day care programs, for children or adults, including nursery schools for children under minimum age for education in public schools, parent cooperative nursery schools, playgroups for preschool children, covering afterschool care for school children, and programs which provide organized learning and education experiences, provided such establishments are licensed by the state and conducted in accordance with state requirements.

For the purpose of this title the following shall also apply to day care centers, nursery schools or preschools:

1. “Babysitting care” means a dwelling which provides occasional custodial care to children, for periods of less than twenty-four (24) hours, who do not reside within the residence of the person providing the care. Babysitting care is not necessarily provided in exchange for compensation.
2. “Family day care” means a state-licensed day care provider as defined in RCW 74.15.020, who regularly provides day care for not more than twelve (12) children in the provider's home in the family living quarters.

3. “Day care center” means a place, other than the home of the provider, which provides regular custodial care for twelve (12) or more children, for periods of less than twenty-four (24) hours.

LMC 18A.40.080

A. *Health and Social Services Land Use Table.* See LMC 18A.10.120 (D) for the purpose and applicability of zoning districts.

	Zoning Classifications																				
Health and Social Services	R 1	R 2	R 3	R 4	M R 1	M R 2	M F 1	M F 2	M F 3	A R C	N C 1	N C 2	T O C	C B D	C 1	C 2	C 3	I B P	I 1	I 2	P I
Day care center in existing and new schools	-	-	-	-	-	-	-	-	-	<u>P</u>	<u>C</u>	<u>P</u>	<u>P</u>	-	-	-	<u>C</u>	-	-	-	P
Day care center in existing or new churches	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	-	-	-	-	<u>P</u>	<u>C</u>	<u>P</u>	<u>P</u>	-	-	-	<u>P</u>	<u>C</u>	-	-	-
Day care center providing care for children and/or adult relatives of owners or renters of dwelling units located on the same site.	-	-	-	-	P	P	P	P	P	<u>C</u>	<u>P</u>	C	P	P	<u>P</u>	<u>P</u>	<u>C</u>	-	-	-	-
Day care center providing care for children and/or adult relatives of employees of a separate business establishment located on the same site.	-	-	-	-	-	-	-	-	-	<u>C</u>	<u>P</u>	<u>P</u>	C	C	<u>P</u>	<u>P</u>	<u>C</u>	P	-	-	C
Day care center, independent	-	-	-	-	-	-	-	-	<u>P</u>	<u>C</u>	<u>P</u>	P	P	P	<u>P</u>	<u>P</u>	<u>C</u>	-	-	-	C
Preschool/nursery school	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	-	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>P</u>	<u>P</u>	P	P	<u>P</u>	<u>P</u>	<u>C</u>	C	-	-	C
	Zoning Classifications																				
Residential Land Uses	R 1	R 2	R 3	R 4	M R 1	M R 2	M F 1	M F 2	M F 3	A R C	N C 1	N C 2	T O C	C B D	C 1	C 2	C 3	I B P	I 1	I 2	P I
Babysitting care	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-
Family daycare	P	P	P	P	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>	-	-	-	-

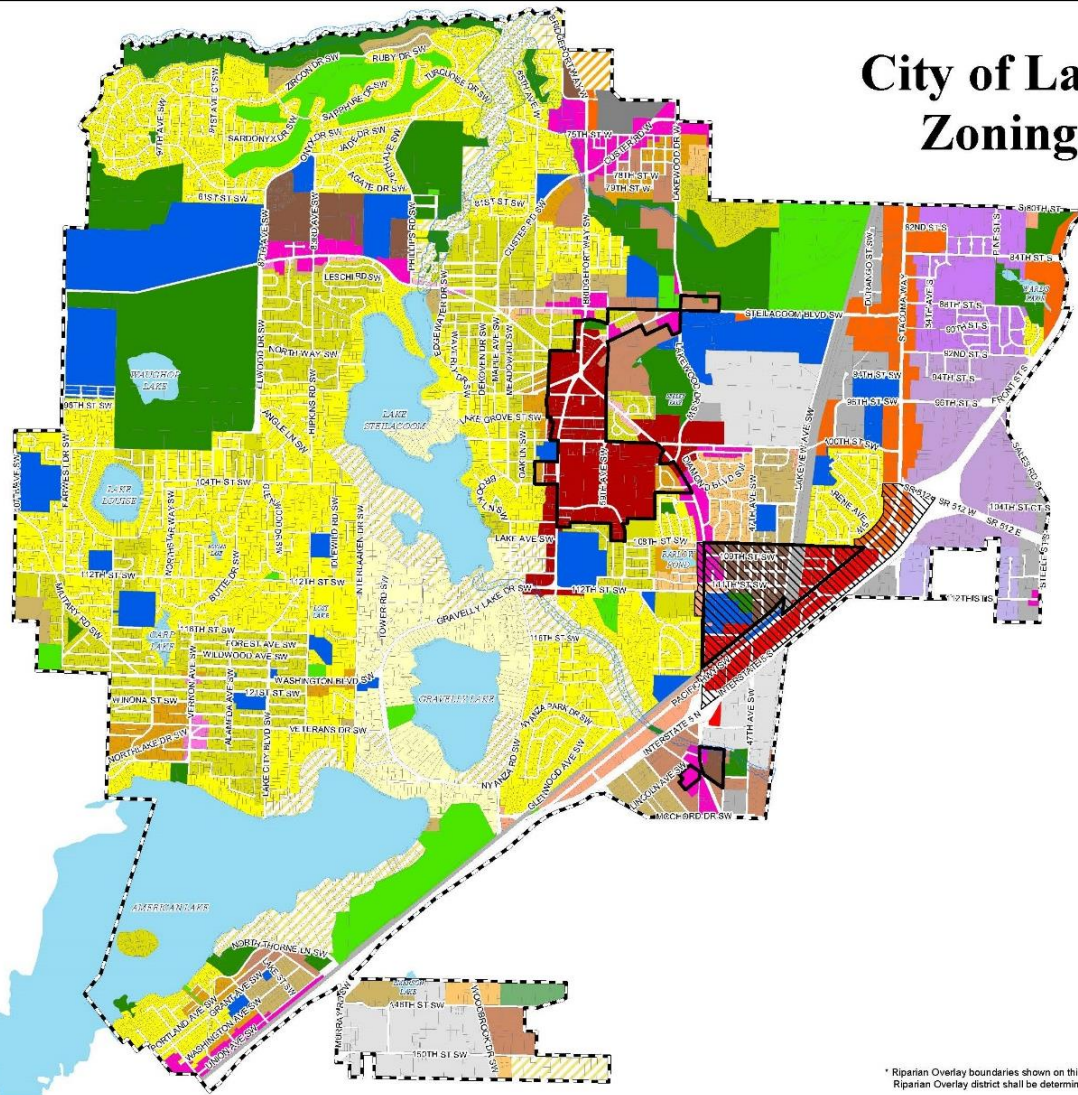
Military-Related Land Use Categories	A P Z - I	A P Z - II	C Z
Residential Uses			
Child care facility	-	-	-
Child day care center	-	-	-
Family day care provider	-	-	-

The City’s zoning map is included below for reference. As proposed, commercial child care facilities would be allowed outright in the R1 – R4 , MF3, NC1, NC2, TOC, and CBD zones, and would be allowed through a conditional use permit in the ARC and

C3 zones. Altogether, this constitutes 52% of the City's land coverage and all land use zones besides the Mixed Residential 1 and 2; MultiFamily 1 and 2; military-related; public institutional; industrial; and open space zones.

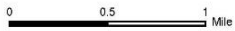


City of Lakewood Zoning Map



- Air Corridor 1 (AC1)
- Air Corridor 2 (AC2)
- Arterial Residential/Commercial (ARC)
- Commercial One (C1)
- Commercial Two (C2)
- Commercial Three (C3)
- Central Business District (CBD)
- Clear Zone (CZ)
- Industrial One (I1)
- Industrial Two (I2)
- Industrial Business Park (IBP)
- Multi Family One (MF1)
- Multi Family Two (MF2)
- Multi Family Three (MF3)
- Military Lands (ML)
- Mixed Residential One (MR1)
- Mixed Residential Two (MR2)
- Neighborhood Commercial (NC1)
- Neighborhood Commercial (NC2)
- Open Space & Recreation One (OSR1)
- Open Space & Recreation Two (OSR2)
- Public / Institutional (PI)
- Residential One (R1)
- Residential Two (R2)
- Residential Three (R3)
- Residential Four (R4)
- Transit Oriented Commercial (TOC)
- Water/OSR1
- Lakewood Station District Subarea
- Residential Target Area (RTA) Boundary
- Riparian Buffer*
- Tax Parcel
- Lakewood City Limit

Map Date: July 14, 2023
 Amendments per Ord. 789 effective August 3, 2023



This product was prepared with care by City of Lakewood GIS. City of Lakewood expressly disclaims any liability for any inaccuracies which may yet be present. This is not a survey. Datasets were collected at different accuracy levels by various sources. Data on this map may be shown at scales larger than its original compilation. Call 253-589-2489 for further information.

* Riparian Overlay boundaries shown on this map are for reference purposes only. The specific limits of the Riparian Overlay district shall be determined through site specific analysis of slope and environmental conditions.

Amendment 12. Prohibit use of Accessory Dwelling Units as Short Term Rentals.

This amendment would prohibit the use of accessory dwelling units (ADUs) as short term rentals as provided for in 2023 HB 1337. Lakewood is wanted to ensure that ADUs are used as new affordable housing units, the underlying motivation for the State Legislature’s adoption of HB 1220, HB1110, and HB 1337 in recent years.

As stated in adopted [HB 1337](#):

- (5) Nothing in this section or in section 4 of this act prohibits a city or county from:
 - (a) Restricting the use of accessory dwelling units for short term rentals[.]

18A.10.180 Definitions.

* * *

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

* * *

“Short-term rental” or “short term vacation rental” means a lodging use, that is not a hotel or motel or bed and breakfast, in which a dwelling unit, or portion thereof, that is offered or provided to a guest by a short-term rental operator for a fee for fewer than thirty consecutive nights. Short-term rental does not include any of the following:

- (i) A dwelling unit that is occupied by the owner for at least six months during the calendar year and in which fewer than three rooms are rented at any time;
- (ii) A dwelling unit, or portion thereof, that is used by the same person for thirty or more consecutive nights; or
- (iii) A dwelling unit, or portion thereof, that is operated by an organization or government entity that is registered as a charitable organization with the secretary of state, state of Washington, or is classified by the federal internal revenue service as a public charity or a private foundation, and provides temporary housing to individuals who are being treated for trauma, injury, or disease, or their family members.

“Short-term rental advertisement” means any method of soliciting use of a dwelling unit for short-term rental purposes.

“Short-term rental platform” or “platform” means a person that provides a means through which an operator may offer a dwelling unit, or portion thereof, for short-term rental use, and from which the person or entity financially benefits. Merely publishing a short-term rental advertisement for accommodations does not make the publisher a short-term rental platform.

* * *

18A.40.090 Lodging.

A. *Lodging Land Use Table.* See LMC [18A.10.120\(D\)](#) for the purpose and applicability of zoning districts.

Lodging	Zoning Classifications																						
	R 1	R 2	R 3	R 4	M R 1	M R 2	M F 1	M F 2	M F 3	A R C	N C 1	N C 2	T O C	C B D	C 1	C 2	C 3	I B P	I 1	I 2	P I	O S R 1	O S R 2
Bed and breakfast guest houses (B)(1)*	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hostels	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Hotels and motels	-	-	-	-	-	-	-	-	-	-	-	-	P	P	C	P	P	-	-	-	-	-	-
Short term vacation rentals (B)(2)	P	P	P	P	P	P	P	P	P	P	P	P	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. Development and Operating Conditions.

1.

- a. Bed and breakfast guest houses may be converted from existing residences or newly constructed residences, but shall not contain more than four (4) bedrooms for guests.
- b. Parking for bed and breakfast guest houses shall be limited to that which can be accommodated in the guest house’s garage and driveway. No such garage or driveway shall be wider than that necessary to park three (3) vehicles abreast. No on-street parking shall be allowed.
- c. The establishment shall be operated in such a manner as to give no outward appearance nor manifest any characteristics of a business that would be incompatible with the ability of the neighboring residents to enjoy peaceful occupancy of their properties.
- d. The owner shall operate the establishment and reside on the premises.
- e. Meal service shall be limited to serving overnight guests of the establishment. Kitchens shall not be allowed in individual guest rooms.
- f. Signs for bed and breakfast uses in the R zones are limited to one (1) identification sign use, not exceeding four (4) square feet and not exceeding forty-two (42) inches in height.

2.

- a. The property owner is required to obtain a City business license.
- b. As a condition of the business license, the property owner shall provide a notification letter describing the short term rental operations, in addition to the means by which to contact the property owner.
- c. The short term rental shall be inspected by the City and Fire District to ensure the facility meets all applicable building and fire code requirements. Any deficiencies shall be corrected prior to the structure being made available for rental.

d. Accessory dwelling units of any type shall not be used as short term vacation rentals.

18A.40.110 Residential uses.

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

Residential Land Uses	Zoning Classifications																				
	R 1	R 2	R 3	R 4	MR 1	MR 2	MF 1	MF 2	MF 3	AR C	NC 1	NC 2	TO C	CB D	C 1	C 2	C3	I B P	I 1	I 2	P I
Accessory caretaker's unit	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	P	P	-
Accessory dwelling unit (ADU) (B)(1)*	P	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	-	-	-	-	-
Babysitting care	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-
Boarding house (B)(2)	C	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cottage housing (B)(3)	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 Land Uses	Zoning Classifications																				
	R 1	R 2	R 3	R 4	MR 1	MR 2	MF 1	MF 2	MF 3	AR C	NC 1	NC 2	TO C	CB D	C 1	C 2	C3	I B P	I 1	I 2	P I
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.

B. Operating and Development Conditions.

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

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

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

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

d. The size of an ADU contained within or attached to an existing single-family structure shall be limited by the existing structure’s applicable zoning requirements. An attached ADU incorporated into a single-family house shall be limited to one thousand (1,000) square feet, excluding garage area. The size of a living space of a detached ADU shall be a maximum of one thousand (1,000) square feet excluding garage.

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

f. Wherever practicable, a principal dwelling shall have one (1) entrance on the front, with additional entrances permitted on the side and rear. On corner lots, it is permissible to locate the entry door to the accessory dwelling unit on a street side of the structure other than the street side with the entry door for the principal dwelling unit. The entrance to an attached accessory dwelling unit may be on the front of the house only if (i) it is located in such a manner as to be clearly secondary to the main entrance to the principal dwelling unit; or (ii) it is screened from the street.

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

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

i. For lots located within one-quarter (1/4) mile of a Pierce Transit bus route, the Sound Transit Lakewood Station, or other major transit stop, and also zoned R1, R2, R3, R4, MR1, MR2, MF1, MF2, or TOC, off-street parking may not be required provided there is adequate street capacity, and there is curb, gutter, and sidewalk, constructed to City standards, adjoining the lot where an ADU is proposed. Parking may be required if the ADU is in an area with a lack of access to street parking capacity, physical space impediments, or other reasons to support that on-street parking is infeasible for the ADU.

j. Any legally constructed accessory building existing prior to the effective date of the ordinance codified in this title may be converted to an accessory dwelling unit, provided the living area created within the structure does not exceed one thousand (1,000) square feet, excluding garage area.

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

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

[m. Accessory dwelling units of any type shall not be used as a short term rental.](#)

The Mounting Costs of Child Care

Impacts of child care affordability and access to Washington's employers and economy



Department of Commerce



U.S. CHAMBER OF COMMERCE FOUNDATION



CHILDREN'S ALLIANCE

A Voice for Washington's Children, Youth & Families



Economic & Workforce Solutions





Acknowledgements

This report and underlying analysis were developed through a collaboration of Washington State Child Care Collaborative Task Force partners to increase understanding of impacts of child care affordability and availability on Washington's employers, workforce, and economy. The Task Force will use this information to develop legislative policy recommendations and a strategy for achieving access to affordable, high-quality child care for all Washington families by 2025.

Elway Research Inc. conducted a survey of 400 Washington households with children under the age of six. Eastern Washington University Institute of Public Policy and Economic Analysis analyzed economic impacts based upon survey findings. Our team of researchers and partners drew from previous economic impact analyses in Louisiana, Georgia, and Maryland. We extend our gratitude to Hannah Goldberg, Ph.D., Georgia Early Education Alliance for Ready Students (GEEARS) for consultation and advice.

Generous contributions from these partners made this report possible:

Washington State Department of Commerce

United States Chamber of Commerce Foundation

Association of Washington Business

Child Care Aware of Washington
Children's Alliance

Introduction

To better understand the impact of child care issues for working parents and our economy, the Washington State Child Care Collaborative Task Force and partners commissioned a 2019 survey of Washington parents by Elway Research and an economic impact analysis by Eastern Washington University's Institute for Public Policy and Economic Analysis. This report summarizes the findings.

The Mounting Costs of Child Care provides a snapshot and economic impact analysis of how child care challenges affect Washington state's workforce participation and economy.

Washington's future depends on quality child care

Child care allows parents to work and prepares our future workforce for success. Quality care settings are critical for early childhood development. Research shows that the brain develops more from birth to five than during all the following years of school.¹

Access to affordable child care increases labor force participation and supports state and regional economic growth.

Studies have suggested that access to affordable child care also supports parents seeking additional education and training, which contributes to higher lifetime earnings and greater family success.²

Likewise, lack of available, affordable care limits family economic advancement and employers' ability to fill jobs.

Child care affects Washington employers

In 2018, the Association of Washington Business found that 67% of employers reported that child care challenges caused absenteeism among their employees.³

Workers with children under six years old represent 15% of Washington state's workforce. In 60% of Washington households with children under six, all available parents work.⁴ By this measure, over 300,000 children under six may need child care. In 2018, Washington's total capacity of licensed or exempt child care for children birth to age 12 was 178,702.⁵

Fewer child care slots, greater need

Washington state has 20% fewer family child care providers than it did five years ago. While the capacity of child care centers has increased slightly—by 3,000 slots, Washington's population of

KEY FINDINGS

49%

Of Washington parents found it difficult or very difficult to find, afford and keep child care

27%

Quit their job or left school or training due to child care issues

9%

Were fired or let go due to child care issues

27%

Went from full-to part-time work, school, or training

\$2.08B

Estimated direct costs of turnover and missed work due to child care issues

\$6.5B

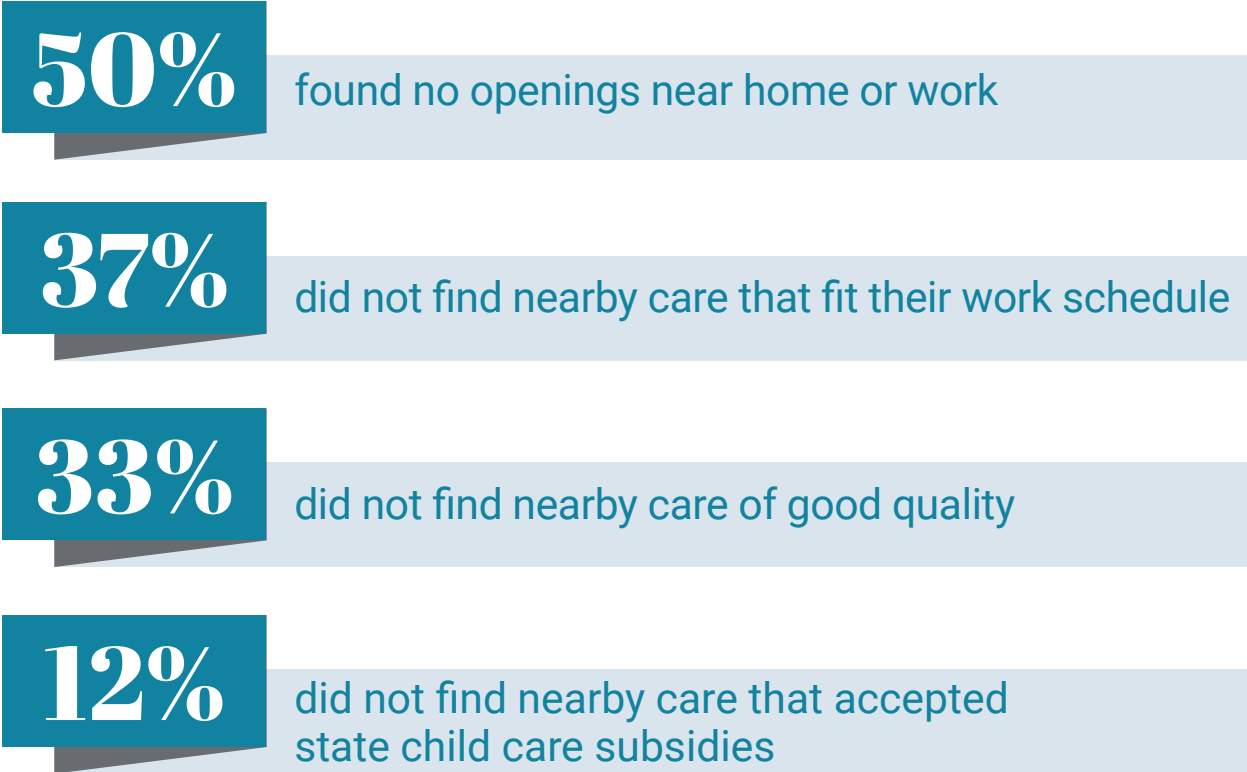
Total estimated direct and opportunity costs due to employee child care issues

Impacts to Washington Employees

Child Care Access and Affordability

Over 75% of Washington parents surveyed had sought or used child care.

Nearly half found it difficult or very difficult to access child care.



One in four respondents said that the cost of child care prevented them from even getting it.

According to Child Care Aware of Washington, families in Washington pay more on average for an infant (under one year) in a family child care program than all but two other states in the nation. At \$10,560 to \$16,200, the annual cost of full-time quality care for one infant in a licensed center can be more than the annual cost of tuition at Washington’s public universities. The annual cost for care for a four-year-old approaches or exceeds \$10,000 (15% of median income).⁷

A typical single parent in Washington would spend over half their income for infant care. While median household incomes have increased 5% since 2010, the median cost of child care has increased 13-20% for center-based care and 11-31% for family child care.⁸

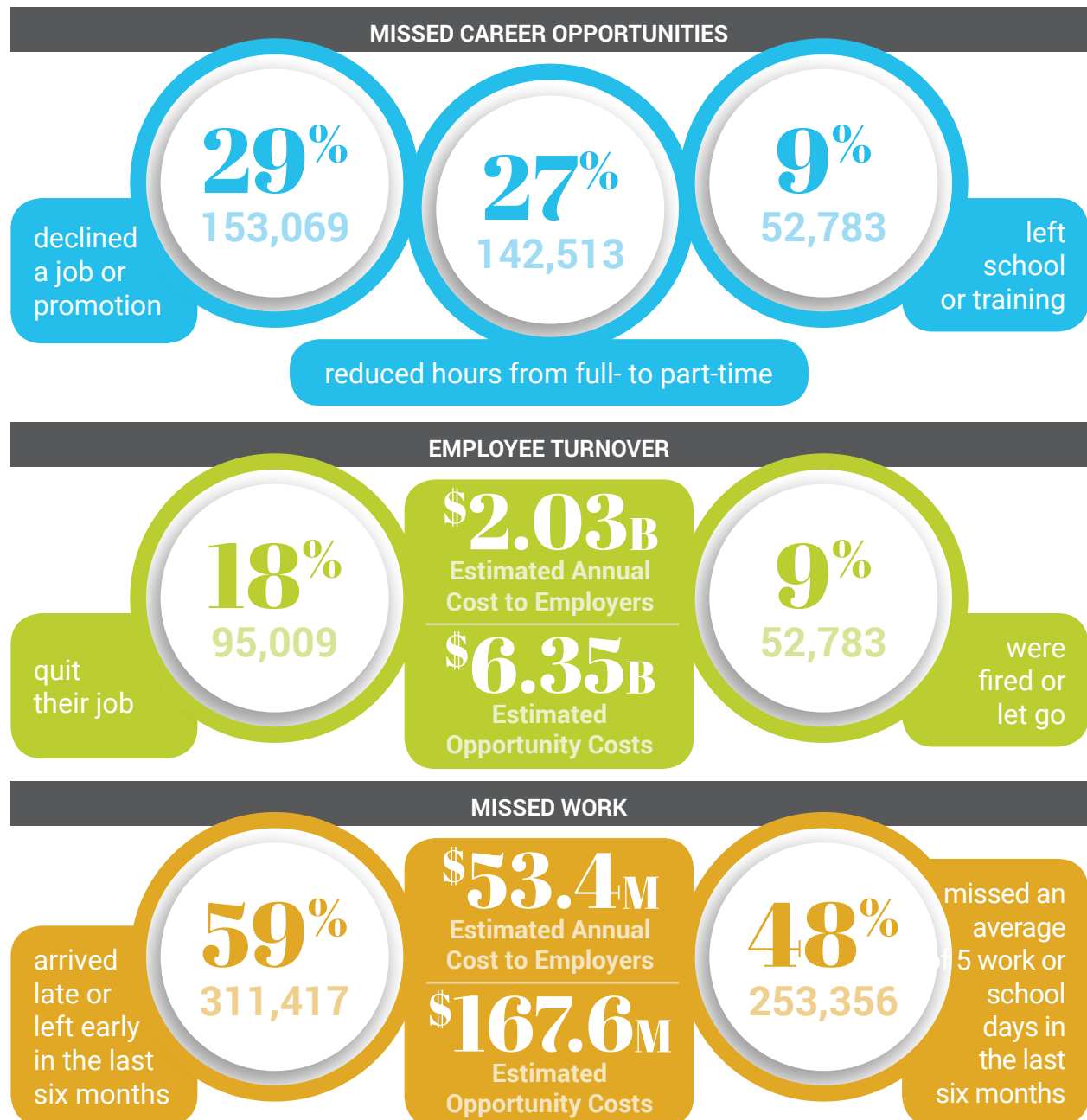
Despite these financial challenges, 81% of survey respondents reported receiving no financial assistance. Nine percent (9%) received government subsidy and 8% said that family or friends provided financial help.

Work Disruptions for Employers and their Employees

Child care issues affect parents' decisions about work, education, and job training. Those decisions in turn affect employer recruitment, retention, and productivity. As employers and anyone with kids knows, parents may also experience more short-term disruptions—such as missing days of work or school, arriving late, or departing early—as a result of child care challenges.

Across all categories, parents reported that child care issues caused them to miss days of work, school, and work training over the last six months.

Parents surveyed reported these disruptions due to child care issues. The graphic shows both the percentage of respondents and extrapolated number of Washington workers:



Impacts to Washington's Employers and Economy

The Eastern Washington University Institute for Public Policy and Economic Analysis found in 2019 Washington employers incurred costs of \$2.08 billion related to employee turnover or missed work due to child care issues. Considering opportunity costs to employers for lost productivity and opportunity to reinvest funds, the study estimated that child care access and affordability issues cost the state's gross domestic product (GDP) about \$6.5 billion in lost contributions.⁹

Many Washington parents have quit or lost their job due to child care issues. Employee turnover, or when an employee leaves and must be replaced, results in costs to backfill, recruit, hire, onboard, and train a new employee.

Direct Effects of Employee Turnover and Missed Work Due to Child Care Issues

Elway Research found in 2019 that 18% of workers with children under the age of six quit, and 9% reported being fired or let go from a job, due to child care issues. Applied to 2017 workforce data, this suggests an estimated 142,513 Washington state workers left the workforce, at least temporarily, due to child care issues: 95,009 quit, and 47,504 were terminated.

Across the state in 2017, employers paid out \$300 billion in employee compensation. This equated to an average annual wage of \$68,646, considering employee compensation includes both wages/salaries and benefits. Using the conventionally accepted turnover cost of 20.7% of the employee's annual salary, the total estimated direct cost to employers of employee turnover resulting

from child care issues is \$2.03 billion. This represents roughly 0.7% of all employee compensation paid by employers in the state.

Employers paid an estimated \$36.2 billion to workers with children under the age of six. Since 59% reported arriving late or leaving early, researchers estimated \$21.4 billion was paid in compensation to individuals who missed work. This number was reduced to reflect the share of hours missed, calculating the direct cost to businesses due to workers arriving late or leaving early as a result of child care issues. This results in an estimated \$53.4 million in total employee compensation associated with hours missed.

Cost of Opportunities Missed Due to Child Care Disruptions

In addition to assessing the direct effects of missed work and turnover due to child care issues, the study also analyzed the opportunity costs, or loss of potential gain resulting from the choice of one alternative over another. In this case, businesses are paying costs of rehiring employees and missed production due to lost hours, and the analysis asks the hypothetical question of what if that was diverted to production instead?

Researchers found that our state's economy suffered an estimated \$3.7 billion from opportunities missed due to child care disruptions.

Had those lost investments been converted into productive uses, the state would have made gains in total employment and increased value of the state gross domestic product (GDP).

Researchers found that our state's economy suffered an estimated \$3.7 billion from opportunities missed due to child care disruptions.

The following tables show what could have been the economic impact if the costs associated with Washington employers were avoided and put entirely to productive uses within their organizations. These tables show the effects of lost income and productivity due to child care issues: the direct effects to employers, the indirect effects representing businesses-to-business transactions, and the induced effects representing lost consumer spending. The total represents the upper bound of the overall cost of child care issues in the workforce.

The tables below show the multiplier effect calculation for value added if employers could have reinvested losses due to child care issues. Every \$1 of costs reinvested would result in a total economic impact of \$1.78.

1. Total Cost of Employee Turnover Due to Child Care Issues (millions)

Impact	Employee Compensation	Value Added
Direct Effect	\$2,025.1	\$3,612.2
Indirect Effect	\$836.7	\$1,374.9
Induced Effect	\$743.2	\$1,364.5
Total Effect	\$3,604.9	\$6,351.5

2. Total Cost of Missed Work Due to Child Care Issues (millions)

Impact	Employee Compensation	Value Added
Direct Effect	\$53.4	\$95.3
Indirect Effect	\$22.1	\$36.3
Induced Effect	\$19.6	\$36.0
Total Effect	\$95.1	\$167.6

The table below shows how the reinvestment of these lost funds could support an additional \$3.7 billion of compensation to Washington workers, contributing over \$6.5 billion to the state's GDP.

3. Total Cost of Workforce Disruptions Due to Child Care Issues (millions)

Impact	Employee Compensation	Value Added
Direct Effect	\$2,078.5	\$3,707.5
Indirect Effect	\$858.7	\$1,411.2
Induced Effect	\$762.8	\$1,400.5
Total Effect	\$3,700.1	\$6,519.1

Conclusion

“Ask any parent: It’s not working for them. It’s a stretch for all of them. Because we as a country haven’t yet come to grips with how important affordable, quality child care is to our economy.”

Helen Blank,
director of child care and early learning at the National Women’s Law Center

The child care industry is like a public utility – families, employers and our economy depend on it. However, the industry is largely comprised of myriad small businesses operating in a broken market – what economists describe as a market failure characterized by the inability to efficiently allocate resources. Child care and early learning have well-documented value to the present and future workforce and thus to our society. The challenge is that most parents (the customers) can’t afford to pay for the true value of quality child care and providers don’t get paid enough to supply the demand. High-quality child care provides a critical value that doesn’t show up in the price that child care providers are able to charge.

Without access to reliable, quality child care, both employees and employers suffer. Parents may have to miss work, turn down opportunities, or even leave a position in order to address child care challenges. Employee absences and turnover affect employers’ bottom lines, while reduced participation in higher education and work training programs stifles the development of the state’s workforce.

Washington faces a shortage of skilled workers. We are already experiencing the impact of parents leaving the workforce due to child care challenges – imagine if a greater percentage stopped working. The loss of talent, productivity and family income would be (and already is) massive. High-quality child care also benefits the next generation of workers, providing a strong foundation for thousands of children who spend millions of hours in care.

The U.S. Chamber of Commerce Foundation recently released a report that makes the business case for high-quality child care:¹⁰

- There’s a growing gap between the skills of our current workforce and available jobs.
- 60% of businesses have jobs they struggle to fill.
- Employees who are parents make career decisions based on available child care options.
- High-quality child care is early education. Early learning begins at birth.
- High-quality childcare builds our nation’s human capital two generations at a time.

This challenge has a role for everyone: Washington’s employers, governments, and especially parents and our communities at large. The Child Care Collaborative Task Force has been charged by the Washington State Legislature to research and make recommendations that culminate in a strategy, timeline, and implementation plan to reach the goal of affordable and accessible child care for all Washington families by 2025. Per the authorizing legislation, the Task Force will release reports in November 2019, July 2020, December 2020, and June 2021 to meet its mission.

“A child’s education begins well before they enter school, and high-quality childcare is an under-recognized part of the early education system. It has a role in laying the foundation for a child’s success in school, and ultimately, the workforce. As the business community considers a wealth of strategies in the ongoing conversation about strengthening our workforce, we should not underestimate high-quality childcare and the potential it holds to support the workforce of today and of tomorrow.”

Cheryl Oldham, senior vice president for the U.S. Chamber Foundation’s Center for Education and Workforce



“Affordable access to early childhood education is a barrier to enter, re-enter, or stay in the workforce for parents and caregivers, who are our workforce of today. We also want to ensure that our young children, who make up the workforce we will rely on tomorrow, have the skills and supports they need to succeed.”

U.S. Chamber of Commerce Foundation

End Notes

1. Center on the Developing Child. “InBrief: The Science of Early Childhood Development.” Accessed August 29, 2019. <https://developingchild.harvard.edu/resources/inbrief-science-of-eed/>
2. Committee for Economic Development. “Child Care in State Economies: 2019 Update.” January 30, 2019. <https://www.ced.org/assets/reports/childcareimpact/181104%20CCSE%20Report%20Jan30.pdf>
3. Association of Washington Business. “AWB Works With State Officials, Gov. Inslee on Childcare Solutions.” AWB Fast Facts. Last modified October 29, 2018. https://www.awb.org/newsletter/index.php?article_id=54266
4. U.S. Census Bureau. “2013-2017 American Community Survey 5-Year Estimates.” Accessed August 29, 2019. <https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF>
5. Child Care Aware of Washington. “2018 Data Report: Trends, Child Care Supply, Cost of Care, & Demand for Referrals.” January 31, 2019. <https://childcareawarewa.org/wp-content/uploads/2019/03/2018-Data-Report.pdf>
6. Ibid.
7. Ibid.
8. Ibid.
9. For a deeper dive into this analysis and the assumptions used to generate it, see the full EWU report in the Child Care Collaborative Task Force page on the Department of Commerce’s website.
10. Stevens, Katharine. “Workforce of Today, Workforce of Tomorrow: The Business Case for High-Quality Childcare.” U.S. Chamber of Commerce Foundation. June 21, 2017. https://www.uschamberfoundation.org/sites/default/files/Workforce%20of%20Today%2CWorkforce%20of%20Tomorrow%20Report_0.pdf



Department of Commerce



STATE ENVIRONMENTAL POLICY ACT
Determination of NonSignificance

Date: August 21, 2023

Lead agency: City of Lakewood

Agency Contact: Tiffany Speir, Long Range & Strategic Planning Manager

Agency File Number: N/A

Description of Proposal – 2023 Annual Development Regulation Updates: 12 recommended amendments to various Lakewood Municipal Code (LMC) development regulation text, sections, and maps. The amendments are based on statutory and regulatory updates, staff experience and interaction with the City code, and customer feedback.

Location of proposal – City of Lakewood, WA

Name, phone, e-mail of applicant/proponent – Tiffany Speir, 253.983.7702,
tspeir@cityoflakewood.us

The City of Lakewood has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030. We have reviewed the attached Environmental Checklist. Full amendment language information is available upon request to tspeir@cityoflakewood.us and at <https://cityoflakewood.us/planning-commission/> once published for the September 6, 2023 meeting.


This determination is based on the following findings and conclusions:

Proposal #	Basis for DNS Finding
Amendment 1: Permit standalone truck / trailer parking as a use type in the IBP, I1, and I2 zone classifications as a conditional use.	Non-project action. <i>Any environmental impacts coming from an application for development on the parcels would be reviewed under the City's development and environmental protection regulations.</i>
Amendment 2: Permit electric fencing in C1, C2, C3, and TOC zone classifications.	Non-project action. <i>Any environmental impacts coming from an application for development on the parcels would be reviewed under the City's development and environmental protection regulations.</i>
Amendment 3: Define "Unusual Use" and clarify that the Unusual Use Permit is for uses not similar to other uses or accessory uses within the municipal code.	Non-project action. <i>Any environmental impacts coming from an application for development on the parcels would be reviewed under the City's development and environmental protection regulations.</i>
Amendment 4: Correct inconsistencies between Title 17 and 18A and acknowledge	Non-project action. <i>Any environmental impacts coming from an application for development on the parcels would be reviewed under the City's</i>

<p>binding site plan amendments, plat alterations, and short plat amendments in the list of permit types, review authorities, and timeframes.</p>	<p><i>development and environmental protection regulations.</i></p>
<p>Amendment 5: Move sign permit administration-related regulations with the other administration-related regulations in 18A.20 and remove from the sign regulations in 18A.100 to avoid code inconsistencies</p>	<p>Non-project action. <i>Any environmental impacts coming from an application for development on the parcels would be reviewed under the City’s development and environmental protection regulations.</i></p>
<p>Amendment 6: Update appeal timeframes for SEPA and land use decisions for internal consistency and consistency with State laws.</p>	<p>Non-project action. <i>Any environmental impacts coming from an application for development on the parcels would be reviewed under the City’s development and environmental protection regulations.</i></p>
<p>Amendment 7: Clarify that uses within a “flex space” building must be permitted in the applicable zone classification.</p>	<p>Non-project action. <i>Any environmental impacts coming from an application for development on the parcels would be reviewed under the City’s development and environmental protection regulations.</i></p>
<p>Amendment 8: Remove redundancy in mobile / manufactured home land use table and update permitted locations to current zone classifications.</p>	<p>Non-project action. <i>Any environmental impacts coming from an application for development on the parcels would be reviewed under the City’s development and environmental protection regulations.</i></p>
<p>Amendment 9: Update Mixed Residential 2 (MR2) lot size standards to clarify lot size and reorganize interior setbacks for readability.</p>	<p>Non-project action. <i>Any environmental impacts coming from an application for development on the parcels would be reviewed under the City’s development and environmental protection regulations.</i></p>
<p>Amendment 10: Update Air Installation Compatible Use Zone (AICUZ) section for consistency with adopted Air Corridor 1 (AC1) and Air Corridor 2 (AC2) land use designations and zone classifications.</p>	<p>Non-project action. <i>Any environmental impacts coming from an application for development on the parcels would be reviewed under the City’s development and environmental protection regulations.</i></p>
<p>Amendment 11: Allow commercial child care facilities in more zones as well as change the use from requiring a conditional use permit to being permitted outright in certain zones than is currently the case.</p>	<p>Non-project action. <i>Any environmental impacts coming from an application for development on the parcels would be reviewed under the City’s development and environmental protection regulations.</i></p>
<p>Amendment 12: Prohibit the use of accessory dwelling units (ADUs) as short term rentals.</p>	<p>Non-project action. <i>Any environmental impacts coming from an application for development on the parcels would be reviewed under the City’s development and environmental protection regulations.</i></p>

This DNS is issued under WAC 197-11-340(2) and the comment period will end on September 15, 2023.

Name, address, phone, e-mail of Responsible Official – Dave Bugher, Assistant City Manager for Development Services, 253.983.7739, dbugher@cityoflakewood.us

Signature  _____ Date August 18, 2023 _____

(electronic signature or name of signor is sufficient)

Appeal Process - There is no administrative appeal for this determination. Appeals must be filed in conjunction with appeals of the adopted amendments to the Growth Management Hearings Board (GMHB.) Appeals shall be taken in accordance with procedures and limitations set forth in RCW 43.21.C.075 and WAC 242-02. In addition to GMHB requirements, a copy of the appeal shall also be filed with the Lakewood City Clerk, 6000 Main St SW, Lakewood, WA 98499-5027.



SEPA ENVIRONMENTAL CHECKLIST

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the [Supplemental Sheet for Nonproject Actions \(Part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. **Name of proposed project, if applicable:** 2023 Annual Development Regulation Amendments
2. **Name of applicant:** City of Lakewood
3. **Address and phone number of applicant and contact person:** Tiffany Speir, 6000 Main St SW, Lakewood WA 98499, 253.983.7702
4. **Date checklist prepared:** August 18, 2023
5. **Agency requesting checklist:** WA Department of Ecology
6. **Proposed timing or schedule (including phasing, if applicable):**
 - a. September 6, 2023: Planning Commission Introduction
 - b. September 20, 2023: Planning Commission Public Hearing and Action
 - c. September 25, 2023: City Council Introduction
 - d. October 2, 2023: City Council Public Hearing
 - e. October 16, 2023: City Council Action
7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

Future development regulation amendment cycles will be undertaken on a yearly schedule. Where required, project-level environmental review will be undertaken at the time of the project.
8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

City of Lakewood Comprehensive Plan Final Environmental Impact Statement (2000); City of Lakewood Comprehensive Plan Supplemental Environmental Impact Statement (2003); City of Lakewood Addendum to Final Supplemental Environmental Impact Statement (2009); 2008 FEMA Biological Opinion Puget Sound; FEMA Floodplain Regulations; 2019-2020 Springbrook Neighborhood Floodplain LOMR analysis (2020); Downtown Subarea Planned Action (2018); Lakewood Station District Subarea Planned Action (2021.)

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known.

10. List any government approvals or permits that will be needed for your proposal, if known.

City Council approval by ordinance.

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The 12 proposed amendments include the following:

Amendment 1: Permit standalone truck / trailer parking as a use type in the IBP, I1, and I2 zone classifications as a conditional use.
Amendment 2: Permit electric fencing in C1, C2, C3, and TOC zone classifications.
Amendment 3: Define “Unusual Use” and clarify that the Unusual Use Permit is for uses not similar to other uses or accessory uses within the municipal code.
Amendment 4: Correct inconsistencies between Title 17 and 18A and acknowledge binding site plan amendments, plat alterations, and short plat amendments in the list of permit types, review authorities, and timeframes.
Amendment 5: Move sign permit administration-related regulations with the other administration-related regulations in 18A.20 and remove from the sign regulations in 18A.100 to avoid code inconsistencies
Amendment 6: Update appeal timeframes for SEPA and land use decisions for internal consistency and consistency with State laws.
Amendment 7: Clarify that uses within a “flex space” building must be permitted in the applicable zone classification.
Amendment 8: Remove redundancy in mobile / manufactured home land use table and update permitted locations to current zone classifications.
Amendment 9: Update Mixed Residential 2 (MR2) lot size standards to clarify lot size and reorganize interior setbacks for readability.
Amendment 10: Update Air Installation Compatible Use Zone (AICUZ) section for consistency with adopted Air Corridor 1 (AC1) and Air Corridor 2 (AC2) land use designations and zone classifications.
Amendment 11: Allow commercial child care facilities in more zones as well as change the use from requiring a conditional use permit to being permitted outright in certain zones than is currently the case.
Amendment 12: Prohibit the use of accessory dwelling units (ADUs) as short term rentals.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Proposal #	Location
Amendment 1: Permit standalone truck / trailer parking as a use type in the IBP, I1, and I2 zone classifications as a conditional use.	Citywide in the Industrial Business Park (IBP), Industrial 1 (I1), and Industrial 2 (I2) zones
Amendment 2: Permit electric fencing in C1, C2, C3, and TOC zone classifications.	Citywide in the Commercial 1, 2, and 3 (C1, C2, and C3) zones and in the Transit-Oriented Commercial (TOC) zone
Amendment 3: Define “Unusual Use” and clarify that the Unusual Use Permit is for uses not similar to other uses or accessory uses within the municipal code.	Citywide
Amendment 4: Correct inconsistencies between Title 17 and 18A and acknowledge binding site plan amendments, plat alterations, and short plat amendments in the list of permit types, review authorities, and timeframes.	Citywide
Amendment 5: Move sign permit administration-related regulations with the other administration-related regulations in 18A.20 and remove from the sign regulations in 18A.100 to avoid code inconsistencies	Citywide
Amendment 6: Update appeal timeframes for SEPA and land use decisions for internal consistency and consistency with State laws.	Citywide
Amendment 7: Clarify that uses within a “flex space” building must be permitted in the applicable zone classification.	Citywide
Amendment 8: Remove redundancy in mobile / manufactured home land use table and update permitted locations to current zone classifications.	Citywide
Amendment 9: Update Mixed Residential 2 (MR2) lot size standards to clarify lot size and reorganize interior setbacks for readability.	Citywide in the Mixed residential 2 (MR 2) zone
Amendment 10: Update Air Installation Compatible Use Zone (AICUZ) section for consistency with adopted Air Corridor 1 (AC1) and Air Corridor 2 (AC2) land use designations and zone classifications.	Citywide in the Air Corridor 1 and 2 (AC1 and AC2) zones
Amendment 11: Allow commercial child care facilities in more zones as well as change the use from requiring a conditional use permit to being permitted outright in certain zones than is currently the case.	Citywide
Amendment 12: Prohibit the use of accessory dwelling units (ADUs) as short term rentals.	Citywide

B. Environmental Elements

Proposal #	Impacts
<p>Amendment 1: Permit standalone truck / trailer parking as a use type in the IBP, I1, and I2 zone classifications as a conditional use.</p>	<p>Earth – no impact Air – no impact. Water – no impact. Plants and Animals – no impact. Energy and Natural Resources – no impact.</p> <p>Mitigation: None. If adopted, future land use projects within affected areas of the City would need to comply with the relevant policy and zoning requirements.</p>
<p>Amendment 2: Permit electric fencing in C1, C2, C3, and TOC zone classifications.</p>	<p>Earth – no impact. Air – no impact. Water – no impact. Plants and Animals – no impact. Energy and Natural Resources – no impact.</p> <p>Mitigation: None. If adopted, future land use projects within affected areas of the City would need to comply with the relevant policy and zoning requirements.</p>
<p>Amendment 3: Define “Unusual Use” and clarify that the Unusual Use Permit is for uses not similar to other uses or accessory uses within the municipal code.</p>	<p>Earth – no impact. Air – no impact. Water – no impact. Plants and Animals – no impact. Energy and Natural Resources – no impact.</p> <p>Mitigation: None. If adopted, future land use projects within affected areas of the City would need to comply with the relevant policy and zoning requirements.</p>
<p>Amendment 4: Correct inconsistencies between Title 17 and 18A and acknowledge binding site plan amendments, plat alterations, and short plat amendments in the list of permit types, review authorities, and timeframes.</p>	<p>Earth – no impact. Air – no impact. Water – no impact. Plants and Animals – no impact. Energy and Natural Resources – no impact.</p> <p>Mitigation: None. If adopted, future land use projects within affected areas of the City would need to comply with the relevant policy and zoning requirements.</p>

<p>Amendment 5: Move sign permit administration-related regulations with the other administration-related regulations in 18A.20 and remove from the sign regulations in 18A.100 to avoid code inconsistencies</p>	<p>Earth – no impact. Air – no impact. Water – no impact. Plants and Animals – no impact. Energy and Natural Resources – no impact.</p> <p>Mitigation: None. If adopted, future land use projects within affected areas of the City would need to comply with the relevant policy and zoning requirements.</p>
<p>Amendment 6: Update appeal timeframes for SEPA and land use decisions for internal consistency and consistency with State laws.</p>	<p>Earth – no impact. Air – no impact. Water – no impact. Plants and Animals – no impact. Energy and Natural Resources – no impact.</p> <p>Mitigation: None. If adopted, future land use projects within affected areas of the City would need to comply with the relevant policy and zoning requirements.</p>
<p>Amendment 7: Clarify that uses within a “flex space” building must be permitted in the applicable zone classification.</p>	<p>Earth – no impact. Air – no impact. Water – no impact. Plants and Animals – no impact. Energy and Natural Resources – no impact.</p> <p>Mitigation: None. If adopted, future land use projects within affected areas of the City would need to comply with the relevant policy and zoning requirements.</p>
<p>Amendment 8: Remove redundancy in mobile / manufactured home land use table and update permitted locations to current zone classifications.</p>	<p>Earth – no impact. Air – no impact. Water – no impact. Plants and Animals – no impact. Energy and Natural Resources – no impact.</p> <p>Mitigation: None. If adopted, future land use projects within affected areas of the City would need to comply with the relevant policy and zoning requirements.</p>
<p>Amendment 9: Update Mixed Residential 2 (MR2) lot size standards to clarify lot size and reorganize interior setbacks for readability.</p>	<p>Earth – no impact. Air – no impact. Water – no impact. Plants and Animals – no impact. Energy and Natural Resources – no impact.</p> <p>Mitigation: None. If adopted, future land use projects within affected areas of the City would need to comply with the relevant policy and zoning requirements.</p>

<p>Amendment 10: Update Air Installation Compatible Use Zone (AICUZ) section for consistency with adopted Air Corridor 1 (AC1) and Air Corridor 2 (AC2) land use designations and zone classifications.</p>	<p>Earth – no impact. Air – no impact. Water – no impact. Plants and Animals – no impact. Energy and Natural Resources – no impact.</p> <p>Mitigation: None. If adopted, future land use projects within affected areas of the City would need to comply with the relevant policy and zoning requirements.</p>
<p>Amendment 11: Allow commercial child care facilities in more zones as well as change the use from requiring a conditional use permit to being permitted outright in certain zones than is currently the case.</p>	<p>Earth – no impact. Air – no impact. Water – no impact. Plants and Animals – no impact. Energy and Natural Resources – no impact.</p> <p>Mitigation: None. If adopted, future land use projects within affected areas of the City would need to comply with the relevant policy and zoning requirements.</p>
<p>Amendment 12: Prohibit the use of accessory dwelling units (ADUs) as short term rentals.</p>	<p>Earth – no impact. Air – no impact. Water – no impact. Plants and Animals – no impact. Energy and Natural Resources – no impact.</p> <p>Mitigation: None. If adopted, future land use projects within affected areas of the City would need to comply with the relevant policy and zoning requirements.</p>

Environmental Health

Proposal #	Impacts
<p>Amendment 1: Permit standalone truck / trailer parking as a use type in the IBP, I1, and I2 zone classifications as a conditional use.</p>	<p>Environmental health hazards – none. Noise – none. Explosion – none.</p> <p>Mitigation – none. The legislative amendment will not affect environmentally sensitive areas. All new development projects affected or governed by the amendment will be required to comply with standards of the City’s Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>

<p>Amendment 2: Permit electric fencing in C1, C2, C3, and TOC zone classifications.</p>	<p>Environmental health hazards – none. Noise – none. Explosion – none.</p> <p>Mitigation - none. The legislative amendment will not affect environmentally sensitive areas. All new development projects affected or governed by the amendment will be required to comply with standards of the City’s Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>
<p>Amendment 3: Define “Unusual Use” and clarify that the Unusual Use Permit is for uses not similar to other uses or accessory uses within the municipal code.</p>	<p>Environmental health hazards – none. Noise – none. Explosion – none.</p> <p>Mitigation - none. The legislative amendment will not affect environmentally sensitive areas. All new development projects affected or governed by the amendment will be required to comply with standards of the City’s Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>
<p>Amendment 4: Correct inconsistencies between Title 17 and 18A and acknowledge binding site plan amendments, plat alterations, and short plat amendments in the list of permit types, review authorities, and timeframes.</p>	<p>Environmental health hazards – none. Noise – none. Explosion – none.</p> <p>Mitigation - none. The legislative amendment will not affect environmentally sensitive areas. All new development projects affected or governed by the amendment will be required to comply with standards of the City’s Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>
<p>Amendment 5: Move sign permit administration-related regulations with the other administration-related regulations in 18A.20 and remove from the sign regulations in 18A.100 to avoid code inconsistencies</p>	<p>Environmental health hazards – none. Noise – none. Explosion – none.</p> <p>Mitigation - none. The legislative amendment will not affect environmentally sensitive areas. All new development projects affected or governed by the amendment will be required to comply with standards of the City’s Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>

<p>Amendment 6: Update appeal timeframes for SEPA and land use decisions for internal consistency and consistency with State laws.</p>	<p>Environmental health hazards – none. Noise – none. Explosion – none.</p> <p>Mitigation - none. The legislative amendment will not affect environmentally sensitive areas. All new development projects affected or governed by the amendment will be required to comply with standards of the City’s Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>
<p>Amendment 7: Clarify that uses within a “flex space” building must be permitted in the applicable zone classification.</p>	<p>Environmental health hazards – none. Noise – none. Explosion – none.</p> <p>Mitigation - none. The legislative amendment will not affect environmentally sensitive areas. All new development projects affected or governed by the amendment will be required to comply with standards of the City’s Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>
<p>Amendment 8: Remove redundancy in mobile / manufactured home land use table and update permitted locations to current zone classifications.</p>	<p>Environmental health hazards – none. Noise – none. Explosion – none.</p> <p>Mitigation - none. The legislative amendment will not affect environmentally sensitive areas. All new development projects affected or governed by the amendment will be required to comply with standards of the City’s Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>
<p>Amendment 9: Update Mixed Residential 2 (MR2) lot size standards to clarify lot size and reorganize interior setbacks for readability.</p>	<p>Environmental health hazards – none. Noise – none. Explosion – none.</p> <p>Mitigation - none. The legislative amendment will not affect environmentally sensitive areas. All new development projects affected or governed by the amendment will be required to comply with standards of the City’s Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>

<p>Amendment 10: Update Air Installation Compatible Use Zone (AICUZ) section for consistency with adopted Air Corridor 1 (AC1) and Air Corridor 2 (AC2) land use designations and zone classifications.</p>	<p>Environmental health hazards – none. Noise – none. Explosion – none.</p> <p>Mitigation - none. The legislative amendment will not affect environmentally sensitive areas. All new development projects affected or governed by the amendment will be required to comply with standards of the City’s Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>
<p>Amendment 11: Allow commercial child care facilities in more zones as well as change the use from requiring a conditional use permit to being permitted outright in certain zones than is currently the case.</p>	<p>Environmental health hazards – none. Noise – none. Explosion – none.</p> <p>Mitigation - none. The legislative amendment will not affect environmentally sensitive areas. All new development projects affected or governed by the amendment will be required to comply with standards of the City’s Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>
<p>Amendment 12: Prohibit the use of accessory dwelling units (ADUs) as short term rentals.</p>	<p>Environmental health hazards – none. Noise – none. Explosion – none.</p> <p>Mitigation - none. The legislative amendment will not affect environmentally sensitive areas. All new development projects affected or governed by the amendment will be required to comply with standards of the City’s Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>

8. Land and Shoreline Use; 10. Aesthetics; 11. Light & Glare

Proposal #	Impacts
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<p>Amendment 1: Permit standalone truck / trailer parking as a use type in the IBP, I1, and I2 zone classifications as a conditional use.</p>	<p>Land and Shoreline Use – no impact to uses; will not encourage uses incompatible with existing plans or estimated population; no impact due to light and glare; no impact to aesthetics; no impact to agricultural crops.</p> <p>All new development projects affected or governed by the amendment will be required to comply with standards of the City’s Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>
<p>Amendment 2: Permit electric fencing in C1, C2, C3, and TOC zone classifications.</p>	<p>Land and Shoreline Use – no impact to uses; will not encourage uses incompatible with existing plans or estimated population; no impact due to light and glare; no impact to aesthetics; no impact to agricultural crops.</p> <p>All new development projects affected or governed by the amendment will be required to comply with standards of the City’s Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>
<p>Amendment 3: Define “Unusual Use” and clarify that the Unusual Use Permit is for uses not similar to other uses or accessory uses within the municipal code.</p>	<p>Land and Shoreline Use – no impact to uses; will not encourage uses incompatible with existing plans or estimated population; no impact due to light and glare; no impact to aesthetics; no impact to agricultural crops.</p> <p>All new development projects affected or governed by the amendment will be required to comply with standards of the City’s Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>
<p>Amendment 4: Correct inconsistencies between Title 17 and 18A and acknowledge binding site plan amendments, plat alterations, and short plat amendments in the list of permit types, review authorities, and timeframes.</p>	<p>Land and Shoreline Use – no impact to uses; will not encourage uses incompatible with existing plans or estimated population; no impact due to light and glare; no impact to aesthetics; no impact to agricultural crops.</p> <p>All new development projects affected or governed by the amendment will be required to comply with standards of the City’s Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>

<p>Amendment 5: Move sign permit administration-related regulations with the other administration-related regulations in 18A.20 and remove from the sign regulations in 18A.100 to avoid code inconsistencies</p>	<p>Land and Shoreline Use – no impact to uses; will not encourage uses incompatible with existing plans or estimated population; no impact due to light and glare; no impact to aesthetics; no impact to agricultural crops.</p> <p>All new development projects affected or governed by the amendment will be required to comply with standards of the City’s Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>
<p>Amendment 6: Update appeal timeframes for SEPA and land use decisions for internal consistency and consistency with State laws.</p>	<p>Land and Shoreline Use – no impact to uses; will not encourage uses incompatible with existing plans or estimated population; no impact due to light and glare; no impact to aesthetics; no impact to agricultural crops.</p> <p>All new development projects affected or governed by the amendment will be required to comply with standards of the City’s Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>
<p>Amendment 7: Clarify that uses within a “flex space” building must be permitted in the applicable zone classification.</p>	<p>Land and Shoreline Use – no impact to uses; will not encourage uses incompatible with existing plans or estimated population; no impact due to light and glare; no impact to aesthetics; no impact to agricultural crops.</p> <p>All new development projects affected or governed by the amendment will be required to comply with standards of the City’s Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>
<p>Amendment 8: Remove redundancy in mobile / manufactured home land use table and update permitted locations to current zone classifications.</p>	<p>Land and Shoreline Use – no impact to uses; will not encourage uses incompatible with existing plans or estimated population; no impact due to light and glare; no impact to aesthetics; no impact to agricultural crops.</p> <p>All new development projects affected or governed by the amendment will be required to comply with standards of the City’s Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>

<p>Amendment 9: Update Mixed Residential 2 (MR2) lot size standards to clarify lot size and reorganize interior setbacks for readability.</p>	<p>Land and Shoreline Use – no impact to uses; will not encourage uses incompatible with existing plans or estimated population; no impact due to light and glare; no impact to aesthetics; no impact to agricultural crops.</p> <p>All new development projects affected or governed by the amendment will be required to comply with standards of the City’s Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>
<p>Amendment 10: Update Air Installation Compatible Use Zone (AICUZ) section for consistency with adopted Air Corridor 1 (AC1) and Air Corridor 2 (AC2) land use designations and zone classifications.</p>	<p>Land and Shoreline Use – no impact to uses; will not encourage uses incompatible with existing plans or estimated population; no impact due to light and glare; no impact to aesthetics; no impact to agricultural crops.</p> <p>All new development projects affected or governed by the amendment will be required to comply with standards of the City’s Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>
<p>Amendment 11: Allow commercial child care facilities in more zones as well as change the use from requiring a conditional use permit to being permitted outright in certain zones than is currently the case.</p>	<p>Land and Shoreline Use – no impact to uses; will not encourage uses incompatible with existing plans or estimated population; no impact due to light and glare; no impact to aesthetics; no impact to agricultural crops.</p> <p>All new development projects affected or governed by the amendment will be required to comply with standards of the City’s Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>
<p>Amendment 12: Prohibit the use of accessory dwelling units (ADUs) as short term rentals.</p>	<p>Land and Shoreline Use – no impact to uses; will not encourage uses incompatible with existing plans or estimated population; no impact due to light and glare; no impact to aesthetics; no impact to agricultural crops.</p> <p>All new development projects affected or governed by the amendment will be required to comply with standards of the City’s Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>

9. Housing

Proposal #	Impacts
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<p>Amendment 1: Permit standalone truck / trailer parking as a use type in the IBP, I1, and I2 zone classifications as a conditional use.</p>	<p>High, middle or low-income housing units provided – none. High, middle or low-income housing units eliminated – none. Proposed measures to reduce or control housing impacts – none.</p> <p>All new development projects affected or governed by the amendment will be required to comply with standards of the City’s zoning and Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>
<p>Amendment 2: Permit electric fencing in C1, C2, C3, and TOC zone classifications.</p>	<p>High, middle or low-income housing units provided – none. High, middle or low-income housing units eliminated – none. Proposed measures to reduce or control housing impacts – none.</p> <p>The change in zoning would increase allowed density from 22 dwelling units per acre (dua) on MF1 parcels and 54 dua on MF3 parcels to 80+ dua on the 9 parcels in question, all of which are anticipated to be developed over time as middle or low income housing.</p> <p>All new development projects affected or governed by the amendment will be required to comply with standards of the City’s zoning and Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>
<p>Amendment 3: Define “Unusual Use” and clarify that the Unusual Use Permit is for uses not similar to other uses or accessory uses within the municipal code.</p>	<p>High, middle or low-income housing units provided – none. High, middle or low-income housing units eliminated – none. Proposed measures to reduce or control housing impacts – none.</p> <p>All new development projects affected or governed by the amendment will be required to comply with standards of the City’s zoning and Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>

<p>Amendment 4: Correct inconsistencies between Title 17 and 18A and acknowledge binding site plan amendments, plat alterations, and short plat amendments in the list of permit types, review authorities, and timeframes.</p>	<p>High, middle or low-income housing units provided – none. High, middle or low-income housing units eliminated – none. Proposed measures to reduce or control housing impacts – none.</p> <p>This rezone would allow for increased density of 6.4 dua and 15 dua to 35 dua in the NC2 zone. It is anticipated that up to 55 new low income housing units will be developed on the parcels over time.</p> <p>All new development projects affected or governed by the amendment will be required to comply with standards of the City’s zoning and Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>
<p>Amendment 5: Move sign permit administration-related regulations with the other administration-related regulations in 18A.20 and remove from the sign regulations in 18A.100 to avoid code inconsistencies</p>	<p>High, middle or low-income housing units provided – none. High, middle or low-income housing units eliminated – none. Proposed measures to reduce or control housing impacts – none.</p> <p>Over time, this amendment would allow for emergency shelter and also more emergency, transitional, and permanent supportive housing units in the City. All new development projects affected or governed by the amendment will be required to comply with standards of the City’s zoning and Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>
<p>Amendment 6: Update appeal timeframes for SEPA and land use decisions for internal consistency and consistency with State laws.</p>	<p>High, middle or low-income housing units provided – none. High, middle or low-income housing units eliminated – none. Proposed measures to reduce or control housing impacts – none.</p> <p>All new development projects affected or governed by the amendment will be required to comply with standards of the City’s zoning and Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>

<p>Amendment 7: Clarify that uses within a “flex space” building must be permitted in the applicable zone classification.</p>	<p>High, middle or low-income housing units provided – none. High, middle or low-income housing units eliminated – none. Proposed measures to reduce or control housing impacts – none.</p> <p>All new development projects affected or governed by the amendment will be required to comply with standards of the City’s zoning and Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>
<p>Amendment 8: Remove redundancy in mobile / manufactured home land use table and update permitted locations to current zone classifications.</p>	<p>High, middle or low-income housing units provided – none. High, middle or low-income housing units eliminated – none. Proposed measures to reduce or control housing impacts – none.</p> <p>All new development projects affected or governed by the amendment will be required to comply with standards of the City’s zoning and Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>
<p>Amendment 9: Update Mixed Residential 2 (MR2) lot size standards to clarify lot size and reorganize interior setbacks for readability.</p>	<p>High, middle or low-income housing units provided – none. High, middle or low-income housing units eliminated – none. Proposed measures to reduce or control housing impacts – none.</p> <p>This amendment would provide greater flexibility for land owners to provide new accessory dwelling units in the City. All new development projects affected or governed by the amendment will be required to comply with standards of the City’s zoning and Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>
<p>Amendment 10: Update Air Installation Compatible Use Zone (AICUZ) section for consistency with adopted Air Corridor 1 (AC1) and Air Corridor 2 (AC2) land use designations and zone classifications.</p>	<p>High, middle or low-income housing units provided – none. High, middle or low-income housing units eliminated – none. Proposed measures to reduce or control housing impacts – none.</p> <p>All new development projects affected or governed by the amendment will be required to comply with standards of the City’s zoning and Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>

<p>Amendment 11: Allow commercial child care facilities in more zones as well as change the use from requiring a conditional use permit to being permitted outright in certain zones than is currently the case.</p>	<p>High, middle or low-income housing units provided – none. High, middle or low-income housing units eliminated – none. Proposed measures to reduce or control housing impacts – none.</p> <p>All new development projects affected or governed by the amendment will be required to comply with standards of the City’s zoning and Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>
<p>Amendment 12: Prohibit the use of accessory dwelling units (ADUs) as short term rentals.</p>	<p>High, middle or low-income housing units provided – none. High, middle or low-income housing units eliminated – none. Proposed measures to reduce or control housing impacts – none.</p> <p>This prohibition is intended to assure that all ADUs constructed in Lakewood will be for permanent residency.</p> <p>All new development projects affected or governed by the amendment will be required to comply with standards of the City’s zoning and Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>

12. Recreation; 13. Historic and Cultural Preservation

Proposal #	Impacts
<p>Amendment 1: Permit standalone truck / trailer parking as a use type in the IBP, I1, and I2 zone classifications as a conditional use.</p>	<p>Recreation – no impact. Historical & Cultural Preservation – no impact.</p> <p>All new development projects affected or governed by the amendment will be required to comply with standards of the City’s zoning and Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>
<p>Amendment 2: Permit electric fencing in C1, C2, C3, and TOC zone classifications.</p>	<p>Recreation – no impact. Historical & Cultural Preservation – no impact.</p> <p>All new development projects affected or governed by the amendment will be required to comply with standards of the City’s zoning and Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>

<p>Amendment 3: Define “Unusual Use” and clarify that the Unusual Use Permit is for uses not similar to other uses or accessory uses within the municipal code.</p>	<p>Recreation – no impact. Historical & Cultural Preservation – no impact.</p> <p>All new development projects affected or governed by the amendment will be required to comply with standards of the City’s zoning and Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>
<p>Amendment 4: Correct inconsistencies between Title 17 and 18A and acknowledge binding site plan amendments, plat alterations, and short plat amendments in the list of permit types, review authorities, and timeframes.</p>	<p>Recreation – no impact. Historical & Cultural Preservation – no impact.</p> <p>All new development projects affected or governed by the amendment will be required to comply with standards of the City’s zoning and Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>
<p>Amendment 5: Move sign permit administration-related regulations with the other administration-related regulations in 18A.20 and remove from the sign regulations in 18A.100 to avoid code inconsistencies</p>	<p>Recreation – no impact. Historical & Cultural Preservation – no impact.</p> <p>All new development projects affected or governed by the amendment will be required to comply with standards of the City’s zoning and Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>
<p>Amendment 6: Update appeal timeframes for SEPA and land use decisions for internal consistency and consistency with State laws.</p>	<p>Recreation – no impact. Historical & Cultural Preservation – no impact.</p> <p>All new development projects affected or governed by the amendment will be required to comply with standards of the City’s zoning and Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>
<p>Amendment 7: Clarify that uses within a “flex space” building must be permitted in the applicable zone classification.</p>	<p>Recreation – no impact. Historical & Cultural Preservation – no impact.</p> <p>All new development projects affected or governed by the amendment will be required to comply with standards of the City’s zoning and Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>

<p>Amendment 8: Remove redundancy in mobile / manufactured home land use table and update permitted locations to current zone classifications.</p>	<p>Recreation – no impact. Historical & Cultural Preservation – no impact.</p> <p>All new development projects affected or governed by the amendment will be required to comply with standards of the City’s zoning and Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>
<p>Amendment 9: Update Mixed Residential 2 (MR2) lot size standards to clarify lot size and reorganize interior setbacks for readability.</p>	<p>Recreation – no impact. Historical & Cultural Preservation – no impact.</p> <p>All new development projects affected or governed by the amendment will be required to comply with standards of the City’s zoning and Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>
<p>Amendment 10: Update Air Installation Compatible Use Zone (AICUZ) section for consistency with adopted Air Corridor 1 (AC1) and Air Corridor 2 (AC2) land use designations and zone classifications.</p>	<p>Recreation – no impact. Historical & Cultural Preservation – no impact.</p> <p>All new development projects affected or governed by the amendment will be required to comply with standards of the City’s zoning and Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>
<p>Amendment 11: Allow commercial child care facilities in more zones as well as change the use from requiring a conditional use permit to being permitted outright in certain zones than is currently the case.</p>	<p>Recreation – no impact. Historical & Cultural Preservation – no impact.</p> <p>All new development projects affected or governed by the amendment will be required to comply with standards of the City’s zoning and Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>
<p>Amendment 12: Prohibit the use of accessory dwelling units (ADUs) as short term rentals.</p>	<p>Recreation – no impact. Historical & Cultural Preservation – no impact.</p> <p>All new development projects affected or governed by the amendment will be required to comply with standards of the City’s zoning and Land Use and Development Code and would require additional environmental review per Lakewood’s Critical Areas Ordinance and Shoreline Management Program.</p>

14. Transportation; 15. Public Service; 16. Utilities

Proposal #	Impacts
<p>Amendment 1: Permit standalone truck / trailer parking as a use type in the IBP, I1, and I2 zone classifications as a conditional use.</p>	<p>Transportation – no impact. Public Services and Utilities – no impact.</p> <p>Where zoning map amendments increase development intensity potential, demands on transportation, public services and utilities may increase as future projects are proposed, but such demands will be reviewed and mitigation required for all development applications as applicable under the City’s municipal code.</p>
<p>Amendment 2: Permit electric fencing in C1, C2, C3, and TOC zone classifications.</p>	<p>Transportation – no impact. Public Services and Utilities – no impact.</p> <p>Where zoning map amendments increase development intensity potential, demands on transportation, public services and utilities may increase as future projects are proposed, but such demands will be reviewed and mitigation required for all development applications as applicable under the City’s municipal code.</p>
<p>Amendment 3: Define “Unusual Use” and clarify that the Unusual Use Permit is for uses not similar to other uses or accessory uses within the municipal code.</p>	<p>Transportation – no impact. Public Services and Utilities – no impact.</p> <p>Where zoning map amendments increase development intensity potential, demands on transportation, public services and utilities may increase as future projects are proposed, but such demands will be reviewed and mitigation required for all development applications as applicable under the City’s municipal code.</p>
<p>Amendment 4: Correct inconsistencies between Title 17 and 18A and acknowledge binding site plan amendments, plat alterations, and short plat amendments in the list of permit types, review authorities, and timeframes.</p>	<p>Transportation – no impact. Public Services and Utilities – no impact.</p> <p>Where zoning map amendments increase development intensity potential, demands on transportation, public services and utilities may increase as future projects are proposed, but such demands will be reviewed and mitigation required for all development applications as applicable under the City’s municipal code.</p>

<p>Amendment 5: Move sign permit administration-related regulations with the other administration-related regulations in 18A.20 and remove from the sign regulations in 18A.100 to avoid code inconsistencies</p>	<p>Transportation – no impact. Public Services and Utilities – no impact.</p> <p>Where zoning map amendments increase development intensity potential, demands on transportation, public services and utilities may increase as future projects are proposed, but such demands will be reviewed and mitigation required for all development applications as applicable under the City’s municipal code.</p>
<p>Amendment 6: Update appeal timeframes for SEPA and land use decisions for internal consistency and consistency with State laws.</p>	<p>Transportation – no impact. Public Services and Utilities – no impact.</p> <p>Where zoning map amendments increase development intensity potential, demands on transportation, public services and utilities may increase as future projects are proposed, but such demands will be reviewed and mitigation required for all development applications as applicable under the City’s municipal code.</p>
<p>Amendment 7: Clarify that uses within a “flex space” building must be permitted in the applicable zone classification.</p>	<p>Transportation – no impact. Public Services and Utilities – no impact.</p> <p>Where zoning map amendments increase development intensity potential, demands on transportation, public services and utilities may increase as future projects are proposed, but such demands will be reviewed and mitigation required for all development applications as applicable under the City’s municipal code.</p>
<p>Amendment 8: Remove redundancy in mobile / manufactured home land use table and update permitted locations to current zone classifications.</p>	<p>Transportation – no impact. Public Services and Utilities – no impact.</p> <p>Where zoning map amendments increase development intensity potential, demands on transportation, public services and utilities may increase as future projects are proposed, but such demands will be reviewed and mitigation required for all development applications as applicable under the City’s municipal code.</p>
<p>Amendment 9: Update Mixed Residential 2 (MR2) lot size standards to clarify lot size and reorganize interior setbacks for readability.</p>	<p>Transportation – no impact. Public Services and Utilities – no impact.</p> <p>Where zoning map amendments increase development intensity potential, demands on transportation, public services and utilities may increase as future projects are proposed, but such demands will be reviewed and mitigation required for all development applications as applicable under the City’s municipal code.</p>

<p>Amendment 10: Update Air Installation Compatible Use Zone (AICUZ) section for consistency with adopted Air Corridor 1 (AC1) and Air Corridor 2 (AC2) land use designations and zone classifications.</p>	<p>Transportation – no impact. Public Services and Utilities – no impact.</p> <p>Where zoning map amendments increase development intensity potential, demands on transportation, public services and utilities may increase as future projects are proposed, but such demands will be reviewed and mitigation required for all development applications as applicable under the City’s municipal code.</p>
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<p>Amendment 12: Prohibit the use of accessory dwelling units (ADUs) as short term rentals.</p>	<p>Transportation – no impact. Public Services and Utilities – no impact.</p> <p>Where zoning map amendments increase development intensity potential, demands on transportation, public services and utilities may increase as future projects are proposed, but such demands will be reviewed and mitigation required for all development applications as applicable under the City’s municipal code.</p>

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X *Dave Bugher*

Type name of signee: Dave Bugher

Position and agency/organization: Assistant City Manager for Development Services & SEPA Responsible Official

Date submitted: 8/18/2023

D. Supplemental sheet for nonproject actions

IT IS NOT REQUIRED to use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

- **Proposed measures to avoid or reduce such increases are:**

SEE RESPONSES IN SECTION B ABOVE

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

SEE RESPONSES IN SECTION B ABOVE

3. How would the proposal be likely to deplete energy or natural resources?

- **Proposed measures to protect or conserve energy and natural resources are:**

SEE RESPONSES IN SECTION B ABOVE

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

SEE RESPONSES IN SECTION B ABOVE

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

SEE RESPONSES IN SECTION B ABOVE

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

- **Proposed measures to reduce or respond to such demand(s) are:**

SEE RESPONSES IN SECTION B ABOVE

- 7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

SEE RESPONSES IN SECTION B ABOVE



TO: Planning Commission
FROM: Tiffany Speir, Long Range & Strategic Planning Manager
DATE: September 6, 2023
SUBJECT: Proposed 2024 Lakewood Comprehensive Plan and Zoning Map Amendment Docket

BACKGROUND

Lakewood has conducted its call for 2024 Comprehensive Plan and Zoning Map amendments (24CPAs) cycle process. The period for the public to submit applications was duly noticed and open during the month of July 2023 per LMC Title 18A.

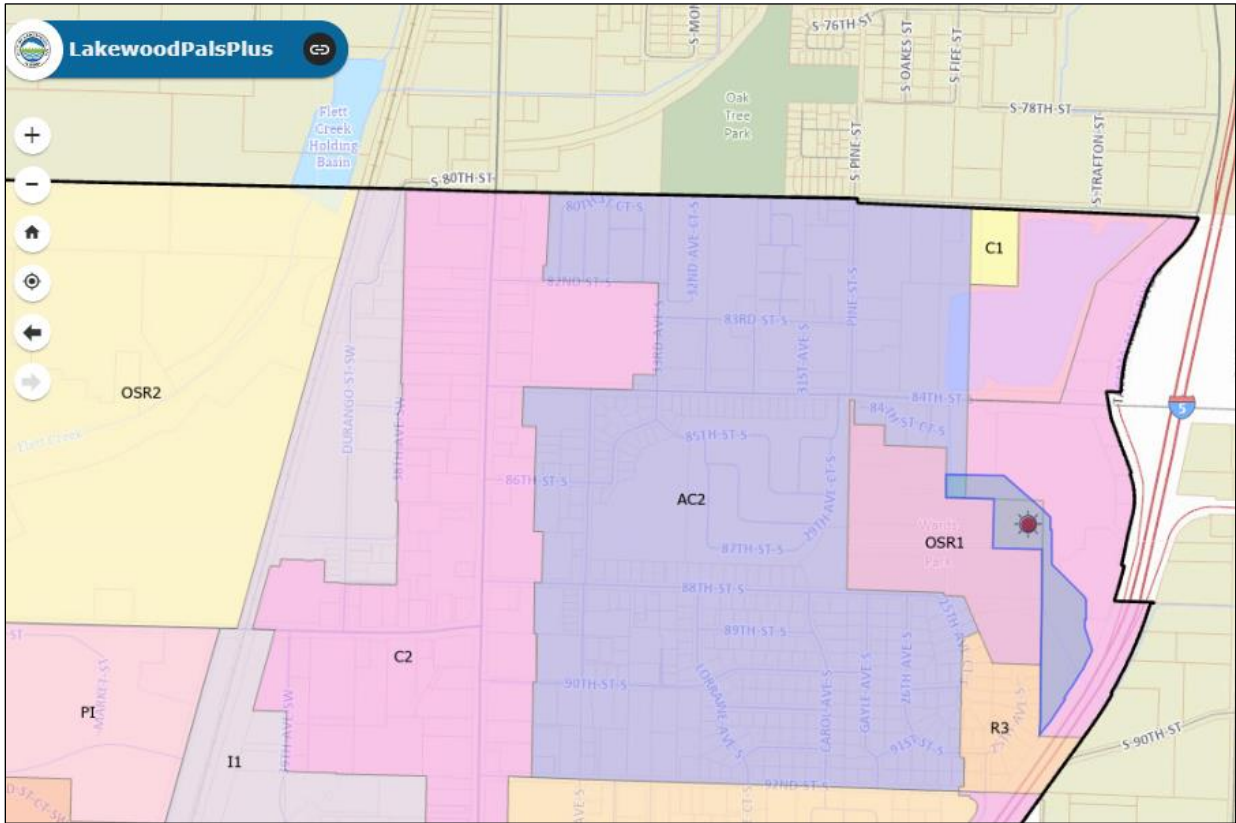
DISCUSSION

No private applications were received. The two City initiated-amendments described below requested. Rather than conducting a separate docket review this fall and next spring, these will be incorporated into the full 2024 Comprehensive Plan Periodic Review package that is scheduled for public hearing on May 1, 2024 at the Planning Commission.

2024-01 Lakewood Parks Department request to redesignate/rezone Parcel 0320311063 from Corridor Commercial (C) / Commercial (C2) to Open Space Recreation (OSR) / Open Space Recreation 2 (OSR2)

This parcel is located at 2401 84th St South. A change in zoning from Commercial to Open Space Recreation is requested for this parcel as it will be incorporated into the adjacent Wards Lake Park. No development is currently planned for this parcel. Future use would be consistent with open space recreation and include passive recreation within this parcel.

No changes of use or impacts to existing retention pond are anticipated and parcel is not developable. Community use and access of this site as well as increased maintenance access will improve public safety of the site overall and increase the benefit of the adjacent park improvements currently underway.



CED Note: Parcels adjacent to the requested rezone are OSR1 versus OSR 2. CED recommends reconciling the rezone to be the same (either OSR 1 or OSR 2) for all of Wards Lake Park parcels.



As described in the 2020 Parks Legacy Plan, three phases of improvements at Wards Lake Park were planned through 2026:

Wards Lake Park		\$4,080,000							\$4,575,390
Phase I: Entry, sidewalk, access, pedestrian bridge, segment of loop trail, off leash dog park	General Fund, REET, conservation futures, ALEA, LWCF, SWM, REET	\$1,500,000	\$515,000	\$1,061,000	\$0	\$0	\$0	\$0	\$1,576,000
Phase II: Segment of loop trail, parking, ADA issues, lake/wetland enhancements, art, pump track	General Fund, conservation futures, ALEA, LWCF, SWM, REET, Voter-approved park levy/bond	\$1,130,000	\$0	\$0	\$142,090	\$1,126,000	\$0	\$0	\$1,268,090
Phase III: Restroom, parking, play area	General Fund, REET, WWRP, Voter-approved park levy/bond	\$1,450,000	\$0	\$0	\$0	\$0	\$0	\$1,731,300	\$1,731,300

Included below are excerpts from the 2023 Parks Capital Improvement Plan related to Wards Lake Park.

Wards Lake Land Acquisition

Using a Pierce County Conservation Futures (PCCF) grant the City was able to purchase a residential lot on the park south property boundary (end of 25th Ave) in late 2021. The purchase of an additional 10.5 acres was very complex due to a binding site plan (BSP) with multiple parties being associated with the parcels. After several extensions the PCCF Grant ran out so additional city resources were utilized. Acquisition was complete in June, 2023.

Project Cost \$93,247.26

Funding Source: General Fund

STATUS: Complete

Wards Lake Park Improvements

Since incorporation, the City has utilized a variety of funding sources to purchase several parcels of contiguous land to make-up the current Wards Lake Park property. At over 38 acres, Wards Lake is an outstanding natural area in a densely populated area. A comprehensive master plan update was completed in 2019 in conjunction with the Legacy Plan and to prepare for 2020 state grant cycles. The master plan focused on increased access, environmental health, storm water function, improved safety and ways to discourage negative activities. The plan was divided into three phases with funding secured to support Phase 1 and a majority of Phase 2.

Phase 1: Improvements include removing invasive plant species, ADA access, pathways and bridges, new park access off 88th, a dog park, pump track, enhanced open space areas, signage, site furnishings and an accessible loop trail to provide pedestrian access. Improved sight lines through vegetated areas will allow easier access to maintain the site and clean-up area(s) when dumping or encampments are created. PWE will be installing a new signal light and pedestrian crossings at the entrance on Pine St & 84th, which is anticipated to be completed in fall of 2023, prior to phase 1 construction at the park.

Phase 1 Project Budget: \$3.9M

Phase 2: Improvements include a new neighborhood park on the south side of the park with playground, site amenities including a new shelter, off-street

parking, a 3 acre dirt bike track and general landscape and habitat improvements. Trail development across the park will link the new neighborhood park to the main park entrance and loop trail system and extend to the 25th Ave S through the parcel acquired in 2020. Improvements within the north entry area of the park include expanded parking, replacement of the existing play area, site furnishings including one of two shelters and a Portland Loo to replace the existing restroom.

Phase 2 Project Budget: \$2.5M

Phase 3: The newly acquired parcels will be used primarily for trail expansion to improve site access for pedestrians and allow the City to maintain the site and clean-up area(s), especially near freeway and in heavily vegetated areas when dumping or encampments are created. Because the majority of this area is wetland or critical areas, boardwalks and other overwater amenities will be featured.

Phase 3 Project Budget: Not in current work program – TBD

Funding Sources: REET, SWM, General fund, LWCF, WWRP Local Parks and YAF and Dept. of Commerce (legislative allocation).

STATUS: Phase 1 is in permitting. Phase 2 is in preliminary design. Due to federal funding and critical area designation additional studies and permitting are required. For efficiency and to reduce impacts to park and visitors, we are delaying construction of Phase 1 and combining it with Phase 2. The overall project schedules for both phases can be referenced in the chart below.

Wards Lake Park Phase 1 & Phase 2 Schedule		
Task	Timeline	Anticipated Completion
Phase 1		
Design	Feb 2022-Dec 2022	
Permitting	Jan 2023-Current	August 1, 2023
Phase 2		
Design	March 2023-Nov 2023	
Permitting	Aug 2023-Feb 2024	March 1, 2024
Bidding Phase 1& 2	Mar-April 2024	
Construction Phase 1&2	May 2024- Feb 2025	February 14, 2025

