LAKEWOOD CITY COUNCIL AGENDA
Monday, September 21, 2026
6:00 P.M.
City of Lakewood
6000 Main Street SW
Lakewood, WA 98499

Residents can virtually attend City Council meetings by watching them live on the city's YouTube channel: https://www.youtube.com/user/cityoflakewoodwa

Those who do not have access to YouTube can participate via Zoom by either visiting https://us02web.zoom.us/j/86872632373 or calling by telephone: Dial +1(253) 215- 8782 and enter participant ID: 868 7263 2373.

Virtual Comments: If you would like to provide virtual Public Comments or Testimony on Public Hearings during the meeting, you will need to join the Zoom meeting as an attendee by calling by telephone Dial +1(253) 215- 8782 and enter participant ID: 868 7263 2373 or visiting https://us02web.zoom.us/j/86872632373.

Upon entering the meeting, please enter your name or other chosen identifier. Use the "Raise Hand" feature to be called upon by the Mayor during the Public Comments or Public Hearings portion of the agenda. For those participating by calling in by telephone, to use the "Raise Hand" feature press *9 on your phone, to be called upon by the Mayor during the Public Comments or Public Hearings portion of the agenda. Your name or the last three digits of your phone number will be called out when it is your turn to speak. When using your phone to call in you may need to press *6 to unmute yourself. When you are unmuted, please provide your name and city of residence. Each speaker will be allowed (3) three minutes to speak during the Public Comment and at each Public Hearing.

Outside of Public Comments and Public Hearings, all attendees on ZOOM will continue to have the ability to virtually raise your hand for the duration of the meeting. You will not be acknowledged and your microphone will remain muted except for when you are called upon.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

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

PROCLAMATIONS AND PRESENTATIONS

(4) 1. Proclamation declaring September 15, 2026 through October 15, 2026 as Hispanic Heritage Month. – *Sylviann Estrella*

PUBLIC COMMENTS

C O N S E N T A G E N D A

(5) A. Approval of the minutes of the City Council meeting of August 18, 2026.

(6) B. Approval of the minutes of the City Council meeting of September 8, 2026.

(11) C. Motion No. 2026-69

Authorizing the execution of an agreement with RW Lockwood Construction, in the amount of $364,735.84, for the Westlake Ave SW Street End Pilot Project.

(47) D. Motion No. 2026-70

Authorizing the execution of an amendment to the Interagency agreement with Washington Department of Enterprise Services for Clean Building Performance Standard Improvements.

(71) E. Items filed in the Office of the City Clerk:
1. Planning Commission meeting minutes of August 5, 2026.

R E G U L A R A G E N D A

PUBLIC HEARINGS AND APPEALS

(74) This is the date set for a public hearing on the 2026 Annual Development Regulations.

(206) This is the date set for a public hearing on the Cannabis Code Amendments.

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

ORDINANCE

(294) Ordinance No. 853

Adopting 2025 Amendments to the Lakewood Comprehensive Plan, Future Land Use Map and Zoning Map and certain titles of the Lakewood Municipal Code.

UNFINISHED BUSINESS

NEW BUSINESS

(373) Motion No. 2026-71

Approving the 2027-2028 City Council Goals and Priorities.

ITEMS FOR DISCUSSION

(405) Review of Pierce Conservation District Update.

(421) Pierce Transit Update.

(440) Economic Development Strategy and Economic Conditions Update.

(477) Review of Revised Preliminary Draft Right-of Way Encroachment Permit Code Amendments.

REPORTS BY THE CITY MANAGER

CITY COUNCIL COMMENTS

ADJOURNMENT

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

CITY OF LAKEWOOD

PROCLAMATION

WHEREAS, Hispanic Heritage Month is observed annually from September 15 through October 15 to honor the history, cultures, and enduring contributions of Americans whose ancestry traces to Spain, Mexico, the Caribbean, and Central and South America; and

WHEREAS, this observance begins on September 15, marking the independence anniversaries of Costa Rica, El Salvador, Guatemala, Honduras, and Nicaragua, and coincides with the independence celebrations of Mexico and Chile; and

WHEREAS, Hispanic Americans have made significant contributions to the cultural, economic, educational, scientific, artistic, military, civic, and political life of our nation, enriching communities through leadership, innovation, entrepreneurship, public service, and the preservation of diverse traditions; and

WHEREAS, the strength of our communities is enhanced by the rich diversity of Hispanic cultures, languages, traditions, and perspectives, which inspire greater understanding, foster unity, and strengthen the bonds that connect us; and

WHEREAS, Hispanic Heritage Month provides an opportunity to recognize the achievements and sacrifices of Hispanic Americans, celebrate their lasting impact on our shared history, and encourage future generations to continue building a more inclusive and prosperous society;

NOW, THEREFORE, BE IT RESOLVED, that the Lakewood City Council hereby proclaim September 15, 2026 through October 15, 2026 as

HISPANIC HERITAGE MONTH

in the City of Lakewood and encourages our community to join us in celebrating at our Fiesta De La Familia event on Saturday, September 26, 2026 from 12:00 p.m. to 6:00 p.m. at Fort Steilacoom Park.

PROCLAIMED this 8th day of September, 2026.

Paul Bocchi, Mayor

Patti Belle, Deputy Mayor

Ryan Pearson, Councilmember

Michael D. Brandstetter, Councilmember

Philip Lindholm, Councilmember

J. Trestin Lauricella, Councilmember

Ellen Talbo, Councilmember

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LAKEWOOD CITY COUNCIL MINUTES
Tuesday, August 18, 2026
City of Lakewood
6000 Main Street SW
Lakewood, WA 98499
https://www.youtube.com/user/cityoflakewoodwa
Telephone via Zoom: +1(253) 215-8782
Participant ID: 868 7263 2373

CALL TO ORDER

Mayor Bocchi called the meeting to order at 6:03 p.m.

ROLL CALL

Councilmembers Present: 7 – Mayor Paul Bocchi, Deputy Mayor Patti Belle, Councilmembers Ellen Talbo (arrived at 6:15 p.m.), Michael Brandstetter, Philip Lindholm, Ryan Pearson and J. Trestin Lauricella.

ITEMS FOR DISCUSSION

Update of Legislative Agenda and Policy Manual.

Jake Johnston, Johnston Group reviewed the Federal Legislative Agenda. Discussion ensued.

Shelly Helder, Gordon Thomas Honeywell Governmental Affairs reviewed the State Legislative Agenda. Discussion ensued.

Michael Vargas, Assistant to the City Manager reviewed the Pierce County Legislative Agenda. Discussion ensued.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:31 p.m.

_____
PAUL BOCCHI, MAYOR

ATTEST:

_____
BRIANA SCHUMACHER
CITY CLERK

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LAKEWOOD CITY COUNCIL MINUTES
Tuesday, September 8, 2026
7:00 P.M.
City of Lakewood
6000 Main Street SW
Lakewood, WA 98499

CALL TO ORDER

Mayor Bocchi called the meeting to order at 7:01 p.m.

ROLL CALL

Councilmembers Present: 7 – Mayor Paul Bocchi, Deputy Mayor Patti Belle, Councilmembers Ellen Talbo, Michael Brandstetter, Philip Lindholm, Ryan Pearson (present via Zoom) and J. Trestin Lauricella.

PLEDGE OF ALLEGIANCE

Mayor Bocchi led the Pledge of Allegiance.

PROCLAMATIONS AND PRESENTATIONS

Proclamation declaring September 11, 2026 as Patriot Day and Day of Remembrance.

Councilmember Brandstetter presented a Proclamation declaring September 11, 2026 as Patriot Day and Day of Remembrance to Acting Chief David Claridge, Lakewood Police Department and Assistant Chief Halle McCurdy, West Pierce Fire and Rescue.

Recognition of the Lakewood Police Department Citizens Academy Participants.

Acting Chief Dave Claridge, Lakewood Police Department and Captain Pete Johnson recognized the 2026 Lakewood Police Department Citizens Academy Participants.

Youth Council Report.

Irie Henkle and Ava Qualls spoke about attending the Captain Conference in Orlando, Florida, how help assist youth within the city, substance abuse and reported that the Youth Council Kick Off event had 35 attendees.

PUBLIC COMMENTS

The City received public comments from the following in advance for tonight's meeting from Trica and Brian Parsons.

Fred Feller, Lakewood resident, spoke about Graves Concerns non-profit organization and Western State Hospital.

Joanna Hamirick, Lakewood resident, spoke about traffic safety concerns in their Oakbrook neighborhood.

Lisa Bonafaunt, Lakewood resident, spoke about Lakewood residents and Lakewood Municipal Tree code and violations, traffic safety concerns on Gravelly Lake Drive, homeless encampments and the Lakewood Library.

James Dunlop, Lakewood resident, spoke about the Right of Way Project and Public Hearing. He also addressed City of Lakewood and removal of Garry Oak Trees.

Christina Manetti, Lakewood resident, spoke about the tree removal on School Street.

Christina Manetti, on behalf of the Garry Oak Coalition, spoke about the tree removal on School Street.

Ebrahim Marijlili, Lakewood resident, spoke about Right of Way Project.

Haley Ivy, Lakewood resident, spoke about the schedule of City Council meetings and Edgewater Park.

Tichomir Dunlop, Lakewood resident, spoke about Traffic and Construction concerns.

C O N S E N T A G E N D A

A. Approval of the minutes of the City Council meeting August 17, 2026.

B. Approval of claims vouchers, in the amount of $2,392,625.94, for the period of July 16, 2026 through August 14, 2026.

C. Approval of payroll checks, in the amount of $3,160,171.42, for the period of July 16, 2026 through August 15, 2026.

D. Motion No. 2026-62

Authorizing the execution of an agreement with Ready Rebound, LLC, in the amount of $69,920, to provide orthopedic injury treatment management for City employees through 12/31/2028.

E. Motion No. 2026-63

Authorizing the execution of an agreement with Northwest Cascade, Inc., in the amount of $204,855.09, for the Nisqually Loop Interpretive Signage project.

F. Motion No. 2026-64

Authorizing the award of a CDBG Major Home Repair loan, in the amount of $112,000, and a construction contract with In Time Renovations, in the amount of $102,574.16, for the rehabilitation of 11610 Interlaaken Drive SW.

G. Motion No. 2026-65

Authorizing the execution of an agreement with D&D Construction Inc., in the amount of $157,243.68, for the repair and replacement of a section of roof at City Hall.

H. Motion No. 2026-66

Authorizing the execution of an agreement with Overhead Innovations, in the amount of $54,794.39, for a service door on the vehicle access garage at City Hall.

I. Motion No. 2026-67

Appointing Diane Maus to serve on the Public Safety Advisory Committee through August 6, 2029.

J. Motion No. 2026-68

Reappointing Kate Read and Sheldon Thiel to serve on the Parks and Recreation Advisory Board through September 19, 2029.

K. Items filed in the Office of the City Clerk:
1. Public Safety Advisory Committee meeting minutes of June 3, 2026.
2. Community Services Advisory Board meeting minutes of June 17, 2026.
3. Parks and Recreation Advisory Board meeting minutes of June 23, 2026.

COUNCILMEMBER TALBO REQUESTED ITEM NO. E AND ITEM NO. F BE REMOVED FROM THE CONSENT AGENDA.

****

DEPUTY MAYOR BELLE MOVED TO ADOPT THE CONSENT AGENDA MINUS ITEM NO. E AND ITEM NO. F. SECONDED BY COUNCILMEMBER BRANDSTETTER. VOICE VOTE WAS TAKEN AND CARRIED UNANIMOUSLY.

****

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COUNCILMEMBER TALBO MOVED TO ADOPT MOTION NO. 2026-63. SECONDED BY COUNCILMEMBER BRANDSTETTER. VOICE VOTE TAKEN AND CARRIED UNANIMOULSLY.

****

COUNCILMEMBER TALBO MOVED TO ADOPT MOTION NO. 2026-64. SECONDED BY DEPUTY MAYOR BELLE. VOICE VOTE TAKEN AND CARRIED UNANIMOUSLY.

R E G U L A R A G E N D A

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

REPORTS BY THE CITY MANAGER

City Manager Russell provided an overview of the Study Session agenda topics for the Council Meeting of Monday September 14, 2026.

City Manager Russell announced the following upcoming meetings and events:

- September 10 at 7:00 p.m., Desserts in Driveway, Lake City
- September 11 at 5:30 p.m., September 11 Remembrance Ceremony, West Pierce Fire & Rescue Station 31
- September 15 at 6:30 p.m., Neighborhood Association meeting, Oakbrook
- October 7 at 6:00 p.m. and October 14 at 6:00 p.m., City Council Budget Workshops

CITY COUNCIL COMMENTS

Councilmember Talbo thanked the Youth Council and requested City Council issue a proclamation for Filipino American History in the month of October.

Councilmember Lindholm addressed public comments from tonight's meeting.

Councilmember Brandstetter addressed public comments from tonight's meeting.

Councilmember Pearson attended the Western State Hospital Topping Out Celebration and the Asian Pacific Cultural Center Luai.

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Councilmember Lauricella stated he attended the Lakewood Farmer's Market. He stated he is looking forward to the City of Lakewood's Fall events including Truck and Tractor Day and Fiesta de la Familia.

Deputy Mayor Belle reported she attended the Asian Pacific Cultural Center Luai. She stated she will attend Desserts in the Driveway and the September 11 Remembrance Ceremony. She also addressed public comments from tonight's meeting.

Mayor Bocchi reported he will attend the Desserts in the Driveway and Fort Steilacoom Community 5K.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:44 p.m.

_____
PAUL BOCCHI, MAYOR

ATTEST:

_____
JOSIE ATKINS
ACTING CITY CLERK

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REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED:	TITLE: Authorizing the execution of an agreement with RW Lockwood, in the amount of $364,735.84, for the Westlake Ave SW Street End Pilot Project.	TYPE OF ACTION:	
September 21, 2026		_	ORDINANCE NO.
REVIEW: September 14, 2026		_	RESOLUTION NO.
	ATTACHMENTS:	X	MOTION NO. 2026-69
	Bid Tabulation Construction Contract	_	OTHER

SUBMITTED BY: Roxanne Miles, Parks Recreation & Community Services Director

RECOMMENDATION: It is recommended that the City Council authorize the City Manager to execute a contract with RW Lockwood supporting the construction of the Westlake Ave Street End Pilot Project, in the amount of $303,946.53 (includes WSST); and appropriating a 20% contingency in the amount of $60,789.31 for approved change orders related to this project. **(See budget summary pg 2)**

DISCUSSION: The City conducted a report on street ends in 2022, reviewing the existing conditions and potential to develop a total of twelve street end sites on four lakes to support public water access. Based on a priority matrix which considered impacts and outcomes such as potential use, accessibility, existing lake access, and equity, City Council selected Westlake Ave SW as the pilot project for development in 2023. ARPA funding was allocated to support design and construction of the project, with a cost estimate at the 90% development level requiring additional City funding. **(Cont. on page 2)**

ALTERNATIVE(S): Council could not approve the contract, or the added alternates, and request an alternative scope of work or re-design, re-bidding, or phase out portions of the scope. Rebidding would delay the project and could jeopardize project ARPA funding utilization by end-of-year.

FISCAL IMPACT: The fiscal impact is $364,735.84. The base bid, and add alternates 1 & 2 plus a 20% construction contingency are awardable within the current project budget. **(See page 2 for budget summary)**

Stacey Reding Prepared by	Doug Russell City Manager Review
Roxanne Miles Department Director	

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DISCUSSION (continued):

This project will develop parking, stormwater management features, an accessible trail to the beach, while removing invasive species and installing habitat landscape plantings along the northeast shore of Lake Steilacoom at the terminus of Westlake Ave SW.

Bidding for this project was advertised on Aug 17th and bids were read aloud at City Hall on Sept 3rd. The City received a total of eight bid submittals. The lowest bid by RW Lockwood came in under the engineer's estimate for the project. Staff is recommending including the base bid, both add alternates which are important habitat and site demolition features, and a 20% contingency for this project to complete the work to improve public access within the allowable timeframes.

ARPA funding expires at the end of 2026. Construction expenses can only be processed following the completion of itemized site work, therefore the full expenditure of this funding source is will be based on timing. Work on a slope in fall-winter may be weather-dependent. Construction is anticipated to begin in October, with substantial completion anticipated by Q1 2027, given 120 contract working days. Weather-related work delays, change orders or delay in Notice to Proceed issuance may extend this construction timeline. The demolition of an in-water footing will be executed during the allowable Lake Steilacoom fish-window (summer of 2027). This delay should not impact site-use after substantial completion.

FISCAL IMPACT (continued):

301.0045 Westlake Street End Pilot Project Expense Summary	
ARPA*	$500,000.00
City Funds	$170,000.00
SWM	$70,000.00
Project Total	**$740,000.00**
301.0045 Westlake Street End Pilot Project Expense Summary	
A+E & Permitting	$170,044.00
Base Bid Construction Contract	$243,283.27
Add Alternate 1 Landscape Steps	$26,220.98
Add Alternate 2 In-Water Demolition	$6,059.24
Construction Subtotal	$275,563.49
10.3% WSST	$28,383.04
Construction Contract Total (includes WSST)	$303,946.53
20% Contingency**	$60,789.31
Total Construction Costs	$364,735.84
Total Project Costs	**$534,779.84**
* Expenditure of funds expires at year-end 2026, requiring additional City funding to close-out construction	
Contingency increased due to shoreline & slope development scope	

CONSTRUCTION CONTRACT

Location: Westlake Street End Pilot Project
City Project No.:
Federal Aid No.:

THIS AGREEMENT made and entered into this 21st day of September, 2026, by and between the **CITY OF LAKEWOOD,** Washington, a municipal corporation, hereinafter referred to as the City, and RW Lockwood Construction Inc, hereinafter called the Contractor.

WITNESSETH:

WHEREAS, the City desires to have certain services and/or work performed as hereinafter set forth requiring specialized skills and other supportive capabilities; and,

WHEREAS, the Contractor represents that the Contractor is qualified and possesses sufficient skills and the necessary capabilities, including technical and professional expertise where required, to perform the services set forth in this Agreement.

NOW THEREFORE, in consideration of the terms, conditions, covenants, and performance contained herein, the parties hereto agree as follows:

1. SCOPE OF SERVICES.

The Contractor shall perform such services and accomplish such work, including the furnishing of all materials and equipment necessary for full performance thereof, as are identified and designated as Contractor responsibilities throughout this Agreement and as detailed in the attached plans, specifications, addenda, and shall perform any alterations in or additions to the work provided under this contract and every part thereof.

2. TIME FOR PERFORMANCE AND LIQUIDATED DAMAGES.

A. The Contractor shall perform the work of the scope of service in accordance with the time for performance as specified in the Bid Form.

B. Liquidated damages shall apply as specified in the Bid Form.

3. COMPENSATION AND METHOD OF PAYMENT.

A. Payments for services provided hereunder shall be made following the performance of such services, unless otherwise permitted by law and approved in writing by the City.

B. No payment shall be made for any service rendered by the

Contractor except for services identified and set forth in this agreement.

C. The City shall pay the Contractor for work performed under this Agreement as detailed in the Bid Schedule which is incorporated herein and made a part hereof by this reference.

D. The Contractor shall submit to the City, in accordance with the procedures specified in the Standard Specifications, and on forms approved by the City, a voucher or invoice for services rendered during the pay period. The City shall initiate authorization for payment after receipt of said approved voucher or invoice and shall make payment to the Contractor within approximately thirty (30) days thereafter.

4. <u>INDEPENDENT CONTRACTOR RELATIONSHIP</u>.

A. The parties intend that the relationship of an independent Contractor between the Contractor and the City will be created by this Agreement. The City is interested primarily in the results to be achieved. The implementation of services will lie solely with the Contractor. No agent, employee, servant or representative of the Contractor shall be deemed to be an employee, agent, servant or representative of the City for any purpose, and the employees of the Contractor are not entitled to any of the benefits the City provides for its employees. The Contractor will be solely and entirely responsible for its acts and for the acts of its agents, employees, servants, subcontractors or representatives during the performance of this Agreement.

B. In the performance of the services herein contemplated the Contractor is an independent contractor with the authority to control and direct the performance of the details of the work, however, the results of the work contemplated herein must meet the approval of the City and shall be subject to the City's general rights of inspection and review to secure the satisfactory completion thereof.

5. <u>CONTRACTOR'S EMPLOYEES – PREVAILING WAGE REQUIREMENTS</u>.

The Contractor shall be responsible for payment of wages and salaries, plus all appropriate and timely employment related contributions, for all employees of the Contractor, including but not limited to Workers Compensation Insurance and Unemployment Insurance. The Contractor shall also comply with applicable prevailing wage requirements and shall document the same to the City upon request, and shall file with the City appropriate affidavits, certificates and/or statements of compliance with the prevailing wage requirements. The Contractor shall also ensure that any sub-contractors or agents of the Contractor shall comply with the requirements hereof.

6. CONTRACTOR'S EMPLOYEES – EMPLOYMENT ELIGIBILITY

The Contractor and any subcontractors shall comply with E-Verify as set forth in Lakewood Municipal Code Chapter 1.42. E-Verify is an Internet-based system operated by United States Citizenship and Immigration Services in partnership with the Social Security Administration. E-Verify is free to employers and is available in all 50 states. E-Verify provides an automated link to federal databases to help employers determine employment eligibility of new hires and the validity of their Social Security numbers. The Contractor shall enroll in, participate in and document use of E-Verify as a condition of the award of this contract. The Contractor shall continue participation in E-Verify throughout the course of the Contractor's contractual relationship with the City. If the Contractor uses or employs any subcontractor in the performance of work under this contract, or any subsequent renewals, modifications or extension of this contract, the subcontractor shall register in and participate in E-Verify and certify such participation to the Contractor. The Contractor shall show proof of compliance with this section, and/or proof of subcontractor compliance with this section, within three (3) working days of the date of the City's request for such proof.

7. BOND REQUIREMENTS.

The Contractor shall provide and deliver to the City, through its Contract Administrator identified below, such Performance Bond(s) as may be required by the City, in such amount(s) and form(s) as required by the City.

8. HOLD HARMLESS AND INDEMNIFICATION.

The Contractor shall defend, indemnify and hold the Public Entity, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or in connection with the performance of this Agreement, except for injuries and damages caused by the sole negligence of the Public Entity.

However, should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Contractor and the Public Entity, its officers, officials, employees, and volunteers, the Contractor's liability hereunder shall be only to the extent of the Contractor's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Contractor's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

9. INSURANCE.

A. Insurance Term

The Contractor shall procure and maintain insurance, as required in this Section, without interruption from commencement of the Contractor's work through the term of the Contract and for thirty (30) days after the Physical Completion date, unless otherwise indicated herein.

B. No Limitation

The Contractor's maintenance of insurance, its scope of coverage and limits as required herein shall not be construed to limit the liability of the Contractor to the coverage provided by such insurance, or otherwise limit the Public Entity's recourse to any remedy available at law or in equity.

C. Minimum Scope of Insurance

The Contractor's required insurance shall be of the types and coverage as stated below:

1. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be at least as broad as Insurance Services Office (ISO) form CA 00 01.

2. Commercial General Liability insurance shall be at least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, stop gap liability, independent contractors, products-completed operations for a period of three years following substantial completion of the work for the benefit of the Public Entity, personal injury and advertising injury, and liability assumed under an insured contract. The Commercial General Liability insurance shall be endorsed to provide a per project general aggregate limit, using ISO form CG 25 03 05 09 or an endorsement providing at least as broad coverage. There shall be no exclusion for liability arising from explosion, collapse or underground property damage. The Public Entity shall be named as an additional insured under the Contractor's Commercial General Liability insurance policy with respect to the work performed for the Public Entity using ISO Additional Insured endorsement CG 20 10 10 01 and Additional Insured-Completed Operations endorsement CG 20 37 10 01 or substitute endorsements providing at least as broad coverage.

3. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.

4. Builders Risk insurance covering interests of the Public Entity, the Contractor, Subcontractors, and Sub-subcontractors in the work. Builders Risk insurance shall be on a special perils policy form and shall insure against the perils of fire and extended coverage and physical loss or damage including flood, earthquake, theft, vandalism, malicious mischief, and collapse. The Builders Risk insurance shall include coverage for temporary buildings, debris removal, and damage to materials in transit or stored off-site. This Builders Risk insurance covering the work will have a deductible of $25,000 for each occurrence, which will be the responsibility of the Contractor. Higher deductibles for flood and earthquake perils may be accepted by the Public Entity upon written request by the Contractor and written acceptance by the Public Entity. Any increased deductibles accepted by the Public Entity will remain the responsibility of the Contractor. The Builders Risk insurance shall be maintained until the Public Entity has granted substantial completion of the project. An installation floater may be acceptable in lieu of Builders Risk for renovation projects only if approved in writing by the Public Entity.

D. Minimum Amounts of Insurance

The Contractor shall maintain the following insurance limits:

1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of $1,000,000 per accident.

2. Commercial General Liability insurance shall be written with limits no less than $2,000,000 each occurrence, $2,000,000 general aggregate and $2,000,000 products- completed operations aggregate limit.

3. Builders Risk insurance shall be written in the amount of the completed value of the project with no coinsurance provisions.

E. Public Entity Full Availability of Contractor Limits

If the Contractor maintains higher insurance limits than the minimums shown above, the Public Entity shall be insured for the full available limits of Commercial General and Excess or Umbrella liability maintained by the

Contractor, irrespective of whether such limits maintained by the Contractor are greater than those required by this Contract or whether any certificate of insurance furnished to the Public Entity evidences limits of liability lower than those maintained by the Contractor.

F. Other Insurance Provision

The Contractor's Automobile Liability, Commercial General Liability and Builders Risk insurance policies are to contain or be endorsed to contain that they shall be primary insurance as respect the Public Entity. Any insurance, self-insurance, or self-insured pool coverage maintained by the Public Entity shall be excess of the Contractor's insurance and shall not contribute with it.

G. Contractor's Insurance for Other Losses

The Contractor shall assume full responsibility for all loss or damage from any cause whatsoever to any tools, Contractor's employee-owned tools, machinery, equipment, or motor vehicles owned or rented by the Contractor, or the Contractor's agents, suppliers, contractors or subcontractors as well as to any temporary structures, scaffolding and protective fences.

H. Waiver of Subrogation

The Contractor and the Public Entity waive all rights against each other, any of their Subcontractors, Sub-subcontractors, agents and employees, each of the other, for damages caused by fire or other perils to the extent covered by Builders Risk insurance or other property insurance obtained pursuant to the Insurance Requirements Section of this Contract or other property insurance applicable to the work. The policies shall provide such waivers by endorsement or otherwise.

I. Acceptability of Insurers

Insurance is to be placed with insurers with a current A.M. Best rating of not less than A: VII.

J. Verification of Coverage

The Contractor shall furnish the Public Entity with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsements, evidencing the Automobile Liability and Commercial General Liability insurance of the Contractor before commencement of the work. Before any exposure to loss may occur, the Contractor shall file with the Public Entity a copy of the Builders Risk insurance policy that includes all applicable conditions, exclusions, definitions, terms and endorsements related to this project. Upon request by the Public Entity, the Contractor shall furnish certified copies of all required insurance policies, including endorsements, required in this Contract and evidence of all subcontractors' coverage.

K. Subcontractors

The Contractor shall cause each and every Subcontractor to provide insurance coverage that complies with all applicable requirements of the Contractor-provided insurance as set forth herein, except the Contractor shall have sole responsibility for determining the limits of coverage required to be obtained by Subcontractors. The Contractor shall ensure that the Public Entity is an additional insured on each Subcontractor's Commercial General liability insurance policy using an endorsement as least as broad as ISO CG 20 10 10 01 for ongoing operations and CG 20 37 10 01 for completed operations.

L. Notice of Cancellation

The Contractor shall provide the Public Entity and all Additional Insureds for this work with written notice of any policy cancellation within two business days of their receipt of such notice.

M. Failure to Maintain Insurance

Failure on the part of the Contractor to maintain the insurance as required shall constitute a material breach of contract, upon which the Public Entity may, after giving five business days' notice to the Contractor to correct the breach, immediately terminate the Contract or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the Public Entity on demand, or at the sole discretion of the Public Entity, offset against funds due the Contractor from the Public Entity.

10. COMPLIANCE WITH LAWS.

A. The Contractor, in the performance of the Agreement, shall comply with all applicable federal, state or local laws and ordinances, including regulations for licensing, certification and operation of facilities, programs and accreditation, and licensing of individuals, and any other standards or criteria as described in this Agreement to assure quality of services.

B. The Contractor specifically agrees to pay any applicable business and permit fees and taxes which may be due on account of this Agreement.

11. NONDISCRIMINATION.

A. The City is an equal opportunity employer.

B. In the performance of this Agreement, the Contractor will not discriminate against any employee or applicant for employment on the grounds of race, creed, color, national origin, sex, marital status, age, or the presence of any sensory, mental or physical handicap; provided that the prohibition against discrimination in employment because of handicap shall not apply if the particular disability prevents the proper performance of the particular worker involved. The Contractor shall ensure that applicants are employed, and that employees are treated during employment without discrimination because or their race, creed, color, national origin, sex, marital status, age, or the presence of any sensory, mental or physical handicap. Such action shall include, but not be limited to: employment, upgrading, demotion or transfers, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and programs for training including apprenticeships. The Contractor shall take such action with respect to this Agreement as may be required to ensure full compliance with Chapter 49.60 Revised Code of Washington, Law Against Discrimination.

C. The Contractor will not discriminate against any recipient of any services or benefits provided for in this Agreement on the grounds of race, creed, color, national origin, sex, marital status, age or the presence of any sensory, mental or physical handicap.

D. If any assignment and/or subcontracting has been authorized by the City, said assignment or subcontract shall include appropriate safeguards against discrimination. The Contractor shall take such action as may be required to ensure full compliance with the provision in the immediately preceding paragraphs herein.

12. RESTRICTION AGAINST ASSIGNMENT.

The Contractor shall not assign this Contract or any interest herein, nor any money due or to become due hereunder without first obtaining the written

consent of the City, nor shall the Contractor subcontract any part of the services to be performed hereunder, without first obtaining the consent of the City.

13. CONTINUATION OF PERFORMANCE.

In the event that any dispute or conflict arises between the parties while this Contract is in effect, the Contractor agrees that, notwithstanding such dispute or conflict, the Contractor shall continue to make a good faith effort to cooperate and continue work toward successful completion of assigned duties and responsibilities.

14. CONTRACT ADMINISTRATION.

This Contract shall be administered by Robert Lockwood on behalf of the Contractor and by the City Manager or designee on behalf of the City. Any written notices required by terms of this Contract shall be served or mailed to the following address(es):

If to the City:	If to the Contractor:
City of Lakewood	Name: Lockwood Construction Inc
6000 Main Street SW	Address: 3301 S Lawrence St
Lakewood, WA 98499	Tacoma, WA 98409

15. CONSTRUCTION AND VENUE.

This Contract shall be construed in accordance with laws of the State of Washington. In the event of any litigation regarding the construction or effect of this Contract, or the rights of the parties pursuant to this Contract, it is agreed that venue shall be Pierce County, Washington.

16. TERMINATION AND SUSPENSION.

A. The City may terminate this Agreement upon not less than fifteen (15) days written notice to the Contractor if the services provided for herein are no longer needed from the Contractor.

B. If this Agreement is terminated through no fault of the Contractor, the Contractor shall be compensated for services performed prior to termination in accordance with the rate of compensation provided in the Contract Documents incorporated herein.

17. MERGER AND AMENDMENT.

This Contract contains the entire understanding of the parties with respect to the matters set forth herein and any prior or contemporaneous understandings are merged herein. This contract shall not be modified except by written instrument executed by all parties hereto.

IN WITNESS WHEREOF the parties hereto have caused this agreement to be executed the day and year first above written.

CITY OF LAKEWOOD, OWNER

_____
Doug Russell, City Manager

ATTEST:

_____
Briana Schumacher, City Clerk

APPROVED AS TO FORM:

_____
Heidi Wachter, City Attorney

CONTRACTOR

_____
Name: Robert Lockwood
Title: Owner

PROJECT MANUAL

Contract Provisions, Bid Schedule, & Technical Specifications

for

CITY OF LAKEWOOD
WESTLAKE STREET END
DEVELOPMENT PILOT PROJECT

August, 2026

CITY OF LAKEWOOD
PARKS & RECREATION DEPARTMENT
6000 Main Street SW
Lakewood, WA 98499-5027

Provided to Builders Exchange of WA, Inc. For usage Conditions Agreement see www.bxwa.com - Always Verify Scal

Return to Agenda

PROJECT MANUAL

for

CITY OF LAKEWOOD
WESTLAKE STREET END
DEVELOPMENT PILOT PROJECT

August, 2026

Prepared by:

City of Lakewood
6000 Main ST SW
Lakewood, WA 98499

The above mentioned Contract Provisions have been reviewed and approved for advertisement. Such review includes all contract documents, specifications, and plans associated with the project.

Prepared and checked by: City of Lakewood
6000 Main ST SW
Lakewood, WA 98499

Approved by: Stacey Reding, Parks Development Project Manager

. Provided to Builders Exchange of WA, Inc. For usage Conditions Agreement see www.bxwa.com - Always Verify Scal

PROJECT MANUAL
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City Project No. TBD

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ADVERTISEMENT FOR BIDS

CITY OF LAKEWOOD
WESTLAKE STREET END - DEVELOPMENT PILOT PROJECT

Sealed bids will be accepted at Lakewood City Hall, 6000 Main Street SW, Lakewood, WA 98499-5027 until 2:00 p.m., and not later, on Thursday, September 3rd, 2026. Bid results will be read aloud in the American Lake Conference room and tabulated immediately following. Bidders Requests for Information (RFI) shall be received no later than 4pm, Wednesday, August 26, 2026. A final Addendum will be issued by Monday, August 31st, 2026.

Bidders shall be qualified for the type of work proposed. A Bidder's Construction Experience form is included in the Contract Provisions. A non-mandatory Pre-Bid walkthrough will be held Tuesday, August 25th, at 11:00am. Interested bidders shall meet at the Westlake Street End: 47.1720, -122.5425. Westlake Avenue SW, Lakewood, WA 98498.

This contract provides for the construction opportunity of following scope of work:

Temporary erosion control, temporary fencing, clearing/grubbing, in-water concrete demolition, asphalt pavement demolition, fence demolition, excavation and grading, excavation and grading haul, crushed aggregate, cement concrete, asphalt paving, pavement markings & signs, drainage rain garden with overflow rock path, landscape rock walls, timber and gravel steps, chain link fencing, site furnishings, topsoil, sod, seeding, plantings, and beach nourishment and all other work necessary to complete the project as specified and shown in the Contract Documents. Project Base Bid Estimate is $349,900.00 excluding WSST.

Online Advertisement - Plans, Project Manual, addenda, and plan holders list for this project are available on-line through Builders Exchange of Washington, Inc. at http://www.bxwa.com. Click on: "Posted Projects"; "Public Works", "City of Lakewood, WA." Bidders can "Register as a Bidder", in order to receive automatic email notification of future addenda.

All bids shall be submitted on the prescribed Bid Forms and in the manner as stated in this advertisement and in the Bid Documents, and said bids shall be accompanied by a bid deposit in the form of cash, cashier's check, certified check, postal money order, or a surety bond to the City of Lakewood in the amount of five percent (5%) of the total amount of the bid. **Faxed bids and/or surety bonds will not be accepted.** Bids must be submitted in a sealed envelope with the outside clearly marked with the bid opening date and time, the project name and number as it appears in this advertisement and the name and address of the bidder.

The City of Lakewood, in accordance with Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color or national origin in consideration for an award. The City of Lakewood, in accordance with Section 504 if the Rehabilitation Act (Section 504) and the Americans with Disabilities Act (ADA) commits to nondiscrimination on the basis of disability, in any of its programs' activities. For questions about this project, contact Stacey Reding at sreding@cityoflakewood.us or 253-983-7852.

The City of Lakewood reserves the right to waive informalities in the bidding, accept a proposal of the lowest responsible bidder, reject any or all bids, republish the call for bids, revise or cancel the work, or require the work to be done in another way if the best interest of the City is served.

Briana Schumacher
City Clerk

Daily Journal of Commerce	Publish: August 17th, 2026
Tacoma News Tribune	Publish: August 17th, 2026

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BIDDERS CHECKLIST

1. Have the bid forms been properly signed?

2. Have you bid on all items in the Bid schedule?

3. Is the contractor's state license number shown on the Bid Form?

4. Has a Bid Deposit or Bid Bond been included in the Bid Form?

5. Has the non-collusion affidavit been properly executed in the Bid Form?

6. Have you listed all sub-contractors that will be used for the project and signed the Listing of Proposed Subcontractors form? ***If no subcontractors are to be used so indicate.***

7. Has the Bidder's Construction Experience form been filled out?

The following forms are to be executed after the contract is awarded:

A. Contract - To be executed by the successful Bidder and the City.
B. Contract Bond (Performance and Payment Bond) - To be executed on the form provided by City, by the successful Bidder and its surety company. ***To include name and address of surety and power of attorney of signatory.***
C. E-Verify Affidavit of Compliance completed and signed.
D. Insurance certificate(s).
E. Labor and Industries Forms.
F. City of Lakewood Business License – Copy to be provided by contractor at pre-construction conference.
G. Certification of Compliance with Wages Paid Statutes

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INFORMATION FOR BIDDERS

This Information for Bidders and the Advertisement for Bids are hereby made a part of the Contract Documents.

The following supplements the information in the Advertisement for Bids:

1. Bidding Requirements:

Any bid may be withdrawn prior to the scheduled time for the opening of bids or authorized postponement thereof. Any bid received after the time and date specified will not be considered. No Bidder will be permitted to withdraw its bid between the closing time for receipt for bids and the execution of contract, unless the award is delayed for a period exceeding 30 calendar days. A conditional or qualified bid will not be accepted.

2. Sales Tax:

The City agrees to pay Washington State retail sales tax to the Bidder as set forth in Section 1-07.2 of the WSDOT Standard Specifications.

3. Examination of Plans, Project Manual and Site:

Before submitting a bid, the Contractor shall carefully examine each component of the Contract Provisions prepared for the Work and any other available supporting data so as to be thoroughly familiar with all the requirements. However, the City and Consultant will not assume responsibility for variations of subsoil quality or condition at locations other than places shown and at the time investigation was made (if any). The availability of this information shall not relieve the Bidder of his/her/its duty to examine the project site nor of any other responsibility under the Contract.

The Bidder shall make an alert, "heads-up, eyes-open" reasonable examination of the project site and conditions under which the Work is to be performed, including but not limited to: current site topography; soil and moisture conditions; underground obstructions; public and private utilities; the availability and cost of labor; and available facilities for transportation, handling, and storage of materials and equipment.

Bidders shall determine their own quantities themselves by examination of the site and review of the Plans, Project Manual, including Addenda. After bids have been submitted, the Bidder shall not assert that there was a misunderstanding concerning the quantities of the work or of the nature of the work to be done.

The Contractor shall inform the City concerning any chemical hazard that the Contractor may bring to the City's workplace, and the Contractor shall comply with all applicable local, State and Federal laws relating to hazardous chemicals.

4. Property Issues:

All Bidders shall base their bids upon full restoration of all property within the right-of-way and construction limits, and wherever Bidder will have 'right of entry'. The Bidder is advised to review the conditions of the permits, easements, and rights of entry, as he shall be required to comply with all conditions at no additional cost to the City. All other permits, licenses, etc., shall be the responsibility of the Bidder. The Bidder shall comply with the requirements of each.

5. Interpretation of Contract Provisions:

The Bidder shall promptly notify City of any discovered conflicts, ambiguities, or discrepancies in or between, or omissions from the Contract Provisions. Questions or comments about these Contract Provisions should be directed to the attention of Stacey Reding at sreding@cityoflakewood.us or 253-983-7852. Any interpretation or correction of the Contract Provisions will be made only by addendum, and a copy of such addendum will be emailed to each person receiving a set of such Contract Provisions. The City will not be responsible for any other explanations or interpretations of the Contract Provisions. No oral interpretations of any provision in the Contract Provisions will be made to any Bidder.

Attention is particularly called to those parts of the contract documents and specifications which deal with the following:

(a) Insurance requirements.
(b) Wage rates.

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(c) Stated allowances.

6. Award of Contract:

If the Bidder is notified of the acceptance of this bid within thirty (30) calendar days of the date set for opening bids, or any time thereafter before this bid is withdrawn, the Bidder shall execute a contract for the work, in the standard form of the contract noted in the specifications, for a compensation computed from the sums stipulated in the Bid Form and furnish insurance, performance, and payment bonds as stipulated. The successful Bidder, within ten (10) calendar days after the award date, shall return the signed City-prepared contract, all required Certificates of Insurance, and a satisfactory contract bond. The City, within twenty (20) calendar days of receipt of acceptable contract bond and contract signed by the party to whom the contract was awarded, shall sign the contract and return to such party an executed duplicate of the contract. Should there be reasons why the City cannot return the contract within such period, the time may be extended by mutual agreement of the City and Contractor. Should the City not execute the contract within such period, the Bidder may, by written notice, withdraw its signed contract. Such notice of withdrawal shall be effective upon receipt of the notice by the City.

Failure to execute the contract or return the insurance certificate and bond, or failure to provide Disadvantaged, Minority, or Women's Business Enterprise information if required in the contract shall result in forfeiture of the proposal bond (bid bond) or deposit of the Bidder.

The notice to proceed shall be issued within ten (10) calendar days of the execution of the contract by the City. Should there be reasons why the notice to proceed cannot be issued within such period, the time may be extended by mutual agreement between the City and the Contractor. If the notice to proceed has not been issued within ten (10) calendar days or within the period mutually agreed upon, the Contractor may terminate the contract without further liability on the part of either party.

The contract, when endorsed by the City Manager, together with all bid documents, Plans, Project Manual, and Addenda, shall become a contract binding on both parties whereby the Bidder agrees to perform the complete contract work, as specified, and the City agrees to make payment to the Bidder, as specified for the completed and accepted work.

7. Legal holidays for the City of Lakewood are:

New Year's Day	January 1
Martin Luther King's Birthday	3rd Monday in January
Washington's Birthday	3rd Monday in February
Memorial Day	Last Monday in May
Juneteenth	June 19
Independence Day	July 4
Labor Day	1st Monday in September
Veteran's Day	November 11
Thanksgiving Day	4th Thursday of November
Day after Thanksgiving	4th Friday of November
Christmas Day	December 25

When any of these holidays occur on Saturday or Sunday, the preceding Friday or the following Monday, respectively, is a legal holiday for the City of Lakewood.

8. Hazardous Materials:

The Contractor shall inform the City concerning any chemical hazard that the Contractor may bring to the City's workplace, and the Contractor shall comply with all applicable local, State and Federal laws relating to hazardous chemicals.

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BID FORM

TO: City of Lakewood, City Clerk's Office

ADDRESS: 6000 Main Street SW, Lakewood, WA 98499-5027

PROPOSAL TO LAKEWOOD CITY COUNCIL, LAKEWOOD, WASHINGTON

PROJECT: CITY OF LAKEWOOD - WESTLAKE STREET END - DEVELOPMENT PILOT PROJECT

Bidder RW LOCKWOOD CONSTRUCTION INC

Address 3301 SOUTH LAWRENCE 98409 TACOMA WA 98409

Date 08/30/2026

Contractor's State Lic. # RWLOCLC765CF

Bidders Declaration of Understanding

The Bidder, in compliance with the City's Advertisement for Bids and Instructions for Bidders for **CITY OF LAKEWOOD - WESTLAKE STREET END - DEVELOPMENT PILOT PROJECT** having examined the specifications, drawings, related documents, and the site of the proposed work, and being familiar with all of the conditions surrounding the work of the proposed project including the availability of material and labor, hereby proposes to furnish all labor, materials, tools, expendable equipment, affidavits of prevailing wages paid, utility and transportation services, and incidentals, necessary to perform the complete contract, in a workmanlike manner, and as required by and in strict conformance with the Project Document, Manual, Addenda and Plans, all for the rates and lump sum prices listed below. These prices shall cover all expenses incurred in performing the work required under the contract documents, for which this bid is a part.

The City will award the project based upon the lowest responsive bidder total of Base Bid.

Completion Time

Bidder agrees to achieve Substantial Completion in accordance with the Contract Documents within 120 calendar days from the date provided on the Physical Notice to Proceed letter and Final Completion shall be achieved within 14 calendar days from Substantial Completion.

Procurement Notice to Proceed,

The Contractor shall begin construction planning and procure materials within ten (10) calendar days after receipt of Procurement Notice to Proceed. Physical work on the Project Site shall not occur till the Physical Notice to Proceed is issued to the Contractor.

Physical Notice to Proceed

Based upon the Lake water levels, permitting conditions, and corresponding groundwater levels, the Contractor is expected to commence physical construction of the upland immediately after the Physical Notice to Proceed. The Physical Notice to Proceed will be issued following the execution of the contract and all required administrative & construction work permits.

If the Contractor should commence upland construction (not in-water demolition and restoration work) at any other time than when the historical Lake levels are at their lowest, then Contractor accepts the risks and costs of dewatering and any other groundwater related construction issues with no additional costs to the Owner.

In-Water Work Notice-to-Proceed

The In-Water Work Notice to Proceed and in-water demolition and restoration Work will be delayed till the appropriate permits are issued and WDFW-approved work windows are confirmed. An In-Water Work Notice-to-Proceed will be issued by the Owner. In-Water Work WDFW-approved work windows for Lake Steilacoom are expected to be July-Sept, 2027.

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Liquidated Damages

It is further understood and agreed that the City may deduct liquidated damages from payments due or to become due the Contractor in the amount set forth in WSDOTTSS Section 1-08.9 for each working day in excess of the One Hundred Twenty **(120) calendar days** stipulated in the paragraph above.

It is agreed that liquidated damages, in the amount of $1,000.00, shall be levied for each and every calendar day by which the completion of the work is delayed beyond the time fixed for Substantial Completion or extension of the contract date.

The liquidated damages do not include, and are in addition to, damages from the costs for legal expense, administrative and court costs incurred beyond contract completion date. The cost of additional administrative surveillance, legal expense, and court costs beyond contract completion date shall be billed the contractor at standard billing rates for said services then in effect.

Prevailing Wages

This Project is subject to Prevailing Wages. The Bidder agrees to pay to labor not less than the hourly minimum rates of wages and fringe benefits determined by the State of Washington Department of Labor and Industries or, if applicable, the U.S. Secretary of Labor, whichever is the higher rate.

Change Orders

Written "Change Orders" will be issued formalizing and authorizing changes.

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Summary of Pay Items and Quantities

The following list of major items of construction has been included for the bidder's convenience in preparing a bid proposal. Exclusion of items from this summary does not indicate exclusion from the project. For lump-sum items, the bidder is cautioned that the drawings are the sole source for measuring project quantities and that they have been detailed for this purpose. In preparing a bid proposal, the Bidder should note apparent discrepancies between the list below and the drawings and consult with the Engineer and the Landscape Architect for verification.

BASE BID ITEMS

BID ITEM	DESCRIPTION	ESTIMATED QUANTITY	PAYMENT
1.	TRENCH SAFETY PROVISIONS	1	PER LUMP SUM

If the contract contains any work that requires trenching exceeding a depth of four (4) feet, all costs for adequate trench safety systems shall be identified as a separate bid item in compliance with Chapter 39.04 RCW. The purpose of this provision is to ensure that the bidder agrees to comply with all relevant safety requirements, including Chapter 49.17 RCW. This bid amount shall be considered part of the total base bid. Include a lump sum dollar amount (even if the value is $0.00) to be considered responsive to the bid solicitation.

2.	MOBILIZATION AND DEMOBILIZATION	1	PER LUMP SUM

This Bid Item shall comply with WSDOTSS 1-09.7 Mobilization.

3.	WESTLAKE STREET END – DEVELOPMENT	1	PER LUMP SUM

This Bid Item includes all work in the Contract Documents to provide the Westlake Street End Development Pilot Project in place, complete, and operational. This Bid Item includes, but is not limited to, all materials, labor, equipment, overhead, and profit for the construction of the project except for the Alternate Bid Items.

This Bid Item includes, Construct the CITY OF LAKEWOOD WESTLAKE STREET END DEVELOPMENT PILOT PROJECT as shown on the Contract Drawings and Specifications. Generally, the Project includes, but is not limited to, Temporary erosion control, temporary fencing, clearing/grubbing, asphalt pavement demolition, all fence demolition, excavation and grading, excavation and grading haul, crushed aggregate, cement concrete, asphalt paving, pavement markings & signs, drainage rain garden with overflow rock path, landscape rock walls, chain link fencing, site furnishings, topsoil, sod, seeding, plantings, and beach nourishment and all other work necessary to complete the project as specified and shown in the Contract Documents. The estimated extent of work under this Contract is shown on the Drawings.

Provide materials, labor, equipment, temporary facilities, and construction expertise as required to complete the Project as shown in the Contract Documents.

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ALTERNATE BID ITEMS

BID ITEM	DESCRIPTION	ESTIMATED QUANTITY	PAYMENT
1.	LANDSCAPE STAIRS	1	PER LUMP SUM

This Alternate Bid Item includes all work in the Contract Documents required to provide the timber and gravel Landscape Stairs. This Alternate Bid Item includes, but is not limited to, all materials, labor, equipment, overhead, profit for the construction of the Landscape Stairs.

2.	IN-WATER DEMOLITION	1	PER LUMP SUM

This Alternate Bid Item includes all work in the Contract Documents required to provide the In-Water Demolition of the existing concrete fence foundation. Note that the fence above the lake water shall be removed as part of the base bid required demolition. This Alternate Bid Item includes, but is not limited to, all materials, labor, equipment, overhead, profit for the removal of the existing concrete fence foundation and shall include mobilization and demobilization to accomplish demolition during the approved WDFW permitted fish window.

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Bid Schedule

Lump Sum prices shall be used to determine the Base Bid. All costs shall be "in place" costs and complete, excluding State Sales Tax. The Owner reserves the right to make mathematical corrections of multiplication or addition errors on the bid form.

Trench Excavation Safety Provisions: If the contract contains any work which requires trenching exceeding a depth of four (4) feet, all costs for adequate trench safety systems shall be identified as a separate bid item in compliance with Chapter 39.04 RCW. The purpose of this provision is to ensure that the bidder agrees to comply with all relevant trench safety requirements of Chapter 49.17 RCW. This bid amount shall be considered part of the total base bid. Include a lump sum dollar amount (even if the value is $0.00) to be considered responsive to the bid solicitation.

Wage Certification. The bidder certifies under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct: within the three-year period immediately preceding the bid solicitation date, the bidder has not been a "willful" violator, as defined in RCW 49.48.082, of any provision of chapters 49.46, 49.48, or 49.52 RCW, as determined by a final and binding citation and notice of assessment issued by the Department of Labor and Industries or through a civil judgment entered by a court of limited or general jurisdiction.

BASE BID ITEMS

ITEM NO.	DESCRIPTION	EST QTY	TOTAL AMOUNT
1	TRENCH SAFETY PROVISIONS	LUMP SUM	1.00
2	MOBILIZATION AND DEMOBILIZATION	LUMP SUM	55,000.00
3	WESTLAKE STREET END – DEVELOPMENT	LUMP SUM	188,282.27
		BASE BID TOTAL➔	$ 243,283.27

ALTERNATE BID ITEMS

ITEM NO.	DESCRIPTION	EST QTY	TOTAL AMOUNT
1	LANDSCAPE STAIRS	LUMP SUM	26,220.98
2	IN-WATER DEMOLITION	LUMP SUM	6,059.24
		ALTERNATE BID TOTAL➔	$ 32,280.22

The Bidder declares that they have carefully examined the site of the proposed work, the Plans, Project

The Bidder declares that they have carefully examined the site of the proposed work, the Plans, Project Manual and all of the conditions affecting the work. Therefore, the Bidder proposes to provide all labor, equipment, materials, and permits and to perform all work as required by, and in strict accordance with the Contract Documents for the bid amounts shown.

The Owner reserves the right to accept or reject all bids and to waive informalities. No withdrawal of bids after bid deadline, or before award of contract, unless award is delayed over thirty (30) days.

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Bidder agrees to achieve Substantial Completion in accordance with drawings and specifications within 120 calendar days from the date provided on the Physical Notice to Proceed letter and Final Completion within 14 calendar days from Substantial Completion.

It is agreed that liquidated damages, in the amount of $1,000, shall be levied for each and every calendar day by which the completion of the work is delayed beyond the time fixed for Substantial Completion or extension of the contract date.

X

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BIDDER INFORMATION AND SIGNATURE

The Bidder proposes to accept as full payment for the work proposed herein, the amount computed under the provisions of the Contract Documents. The undersigned bids for the following described project:

WESTLAKE STREET END - DEVELOPMENT PILOT PROJECT

Addenda Acknowledgment

By signing below, Bidder acknowledges receipt and understanding of the following Addenda to the Contract Provisions:

Addendum No.	Date of Receipt	Signature
1		
2		
3		
4		
5		

Note: Failure to acknowledge receipt of Addenda may be considered as an irregularity in the Bid Proposal and the City reserves the right to determine whether the bid will be disqualified.

The party by whom this bid is submitted and by whom the contract will be entered into, in the event the award is made to this party, is:

RW LOCKWOOD CONSTRUCTION INC
Contractor (Firm Name)

Signature Washington

3301 SOUTH LAWRENCE 98409
Address

Robert Lockwood
Name (Print) & Title

243-306-2071
Phone Number

08/30/2026
Date of Signing

Robert@RWLockwood.com
Email address

RWLOCLC765CF
Contractor's Washington State License Number

Corperation
(Indicate whether contractor is partnership, joint venture, corporation, or sole proprietorship)*

*If Bidder is a corporation, write State of Incorporation under signature. If partnership, give full names of all partners.

Washington

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The name of the President, Treasurer, and/or Manager of the bidding corporation, or the names of all persons and parties interested in this bid as partners or principals, are as follows

Name	Address
Bob Lockwood/Owner	3301 south lawrence 98409

If Sole Proprietor or Partnership

IN WITNESS hereto, the undersigned has set his (its) hand this 31 day of August, 2026

Signature of Bidder

President

Title

If Corporation

IN WITNESS WHEREOF, the undersigned corporation has caused this instrument to be executed by its duly authorized officers this 31 day of August, 2026

Attest

Secretary

RL Lockwood Contrs Inc

Name of Corporation

by

Title President

Sworn to me before me this 31st day of August, 2026

Notary Public in and for the State of Washington Residing at Tacoma, Pierce

RHONDA L MARCO
Notary Public
State of Washington
Commission # 188744
My Comm. Expires Jan 14, 2029

NOTES:
If the Bidder is a co-partnership, give firm name under which business is transacted; proposal must be executed by a partner. If the Bidder is a corporation, proposal must be executed in the corporate name by the president or vice-president (or any other corporate officer accompanied by evidence of authority to sign)

Provided to Builders Exchange of WA, Inc. For usage Conditions Agreement see www.bxwa.com - Always Verify Scal

DEPOSIT OR BID BOND FORM

BID DEPOSIT STATEMENT:

A Bid Guaranty in an amount of five percent (5%) of the total amount bid based upon the approximate estimate of quantities at the prices stated in this bid, and in the form identified below, is attached hereto:

Cash	in the amount of $_____
Cashier's Check	in the amount of $_____ # _____
Certified Check	in the amount of $_____ payable to the City
Postal Money Order	in the amount of $_____
Bid Bond	in the amount of five percent (5%) of the total bid amount (see attached form).

Surety:

If the Bidder is awarded a construction contract on this Bid, the Surety that will provide the Contract Bond will be:

BRunSwick 5309 TranSPortation DIVO (Jessica GerBer Attn)

Whose address is:

TranSPortation DIVO

Street

Cleveland Ohio 44125

City State Zip Code

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BID BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, RW Lockwood Construction Inc as Principal and The Cincinnati Insurance Company as Surety, are held and firmly bound unto the CITY OF LAKEWOOD as Obligee, in the penal sum of Five Percent of Amount Bid (5%)Dollars, for the payment of which the Principal and the Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, by these presents.

The condition of this obligation is such that if the Obligee shall make any award to the Principal for:
Westlake Street End - Development Pilot Project

according to the terms of the bid made by the Principal, and the Principal shall duly make and enter into a contract with the Obligee in accordance with the terms of said bid and award and shall give bond for the faithful performance thereof, with Surety or Sureties approved by the Obligee; or if the Principal shall, in case of failure so to do, pay and forfeit to the Obligee the penal amount of the deposit specified in the advertisement for bids, then this obligation shall be null and void; otherwise it shall be and remain in full force and effect and the Surety shall forthwith pay and forfeit to the Obligee, as penalty and liquidated damages, the amount of this bond.

SIGNED, SEALED AND DATED THIS 31st day of August, 20 26.

The Cincinnati Insurance Company
Surety

Principal

Todd A. Stein
Signature of Authorized Official

Attorney in Fact (Attach Power of Attorney)

Todd A. Stein - Attorney-in-Fact
Title (Typed)

Name and address of local Agent and/or Surety Company: The Cincinnati Insurance Company
P.O. Box 145496, Cincinnati, OH 45250

Surety companies executing bonds must appear on the current Authorized Insurance List in the State of Washington per Section 1-02.7 of the Standard Specifications.

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THE CINCINNATI INSURANCE COMPANY
THE CINCINNATI CASUALTY COMPANY

Fairfield, Ohio

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That THE CINCINNATI INSURANCE COMPANY and THE CINCINNATI CASUALTY COMPANY, corporations organized under the laws of the State of Ohio, and having their principal offices in the City of Fairfield, Ohio (herein collectively called the "Companies"), do hereby constitute and appoint **Todd A. Stein**

of Cleveland, OH
their true and legal Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and deliver on behalf of the Companies as Surety, any and all bonds, policies, undertakings or other like instruments, as follows:

Surety Bond Number: Bid Bond
Principal: RW Lockwood Construction Inc
Obligee: City of Lakewood

This appointment is made under and by authority of the following resolutions adopted by the Boards of Directors of The Cincinnati Insurance Company and The Cincinnati Casualty Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that any Senior Vice President or Vice President be hereby authorized, and empowered to appoint Attorneys-in-Fact of the Company to execute any and all bonds, policies, undertakings, or other like instruments on behalf of the Corporation, and may authorize any officer or any such Attorney-in-Fact to affix the corporate seal; and may with or without cause modify or revoke any such appointment or authority. Any such writings so executed by such Attorneys-in-Fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company.

RESOLVED, that the signature of any Senior Vice President or Vice President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary or Assistant Vice-President and the Seal of the Company may be affixed by facsimile to any certificate of any such power and any such power of certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certified by certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS WHEREOF, the Companies have caused these presents to be sealed with their corporate seals, duly attested by any Senior Vice President or Vice President this 27th day of July, 2026.

THE CINCINNATI INSURANCE COMPANY
THE CINCINNATI CASUALTY COMPANY

STATE OF OHIO)SS:
COUNTY OF BUTLER)

On this 27th day of July, 2026 before me came the above-named Senior Vice President or Vice President of The Cincinnati Insurance Company and The Cincinnati Casualty Company, to me personally known to be the officer described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of said Companies and the corporate seals and the signature of the officer were duly affixed and subscribed to said instrument by the authority and direction of said corporations.

J. Richard Brown, Attorney at Law
Notary Public – State of Ohio
My commission has no expiration date.
Section 147.03 O.R.C.

I, the undersigned Secretary or Assistant Vice-President of The Cincinnati Insurance Company and The Cincinnati Casualty Company, hereby certify that the above is the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Power of Attorney is still in full force and effect.

Given under my hand and seal of said Companies at Fairfield, Ohio, this 31st day of August, 2026.

BN-1457 (07/26)

THE CINCINNATI INSURANCE COMPANIES

The Cincinnati Insurance Company ▫ The Cincinnati Indemnity Company
The Cincinnati Casualty Company ▫ The Cincinnati Specialty Underwriters Insurance Company
The Cincinnati Life Insurance Company

THE CINCINNATI INSURANCE COMPANY
FINANCIAL STATEMENT
DECEMBER 31, 2025

ASSETS

Cash	$ 812,220,625
Bonds	11,541,122,184
Stocks	9,019,622,009
Agents Balance Receivable	2,932,414,652
All Other Admitted Assets	1,541,043,791
TOTAL ADMITTED ASSETS	$25,846,423,261

LIABILITIES

Reserve for Losses and Loss Expense		$ 9,523,151,981
Reserve for Unearned Premiums		4,655,657,725
All Other Liabilities		1,918,903,112
Capital	$ 3,586,355	
Surplus	9,745,124,088	
		9,748,710,443
TOTAL LIABILITIES & EQUITY		$25,846,423,261

State of Ohio
County of Butler

Andrew M. Schnell, Treasurer of The Cincinnati Insurance Company, being duly sworn for himself, deposes and says that he is the above described officer of the said company and that the above Financial Statement as of December 31, 2025 is true and correct to the best of his knowledge and belief.

Andrew M. Schnell
Senior Vice President, Treasurer

Subscribed and sworn before me this 19th day of February 2026.

RACHEL ELLEN UNDERWOOD
Notary Public
State of Ohio
My Comm. Expires
June 7, 2027

Mailing Address: P.O. Box 145496 ▫ Cincinnati, Ohio 45250-5496 ▫ Headquarters: 6200 S. Gilmore Road ▫ Fairfield, Ohio 45014-5141
cinfin.com ▫ 513-870-2000

Return to Agenda

AMENDED
No. 268

Certificate of Authority

STATE OF WASHINGTON
INSURANCE COMMISSIONER
OLYMPIA

THIS IS TO CERTIFY, That

THE CINCINNATI INSURANCE COMPANY
Fairfield, Ohio

organized under the laws of OHIO presented satisfactory evidence of compliance with the Insurance Code of the State of Washington and is therefore granted this Certificate of Authority, authorizing the company, subject to all provisions of this Certificate, to transact the following classes of insurance:

Property
Marine & Transportation
Vehicle
General Casualty
Surety
Ocean Marine & Foreign Trade

as such classes are now or may hereafter be defined in the Revised Code of Washington.

THIS CERTIFICATE is expressly conditioned upon the holder being and remaining in full compliance with, and not in violation of, all of the applicable laws and lawful requirements made under authority of the laws of the State of Washington.

THIS CERTIFICATE will be automatically revoked upon failure to annually apply for renewal or pay the statutory fee for renewal.

THIS CERTIFICATE IS NOT TRANSFERABLE WITHOUT THE PRIOR WRITTEN CONSENT OF THE COMMISSIONER.

IN WITNESS WHEREOF, effective as of the 21st day of May, 1984, I have hereunto set my hand and caused my official seal to be affixed this 14th day of August, 2014

Mike Kreidler
Insurance Commissioner

By *Ronald J. Pastenel*
Acting Deputy Insurance Commissioner

Added Ocean Marine & Foreign Trade.

Failure to return this Declaration as part of the bid proposal package will make the bid nonresponsive and ineligible for award.

NON-COLLUSION DECLARATION

STATE OF WASHINGTON)
)
COUNTY OF Pierce)

I hereby declare, under penalty of perjury under the laws of the United States that the following statement is true and correct:

That the undersigned person(s), firm, association or corporation has (have) not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with the project for which this proposal is submitted

Signature of Bidder/Contractor

Subscribed and sworn to before me this 31 day of August, 2026

RHONDA L MARCO
Notary Public
State of Washington
Commission # 188744
My Comm. Expires Jan 14, 2029

Notary Public in and for the
State of Washington.
Residing at Tacoma, Pierce

My Comm. Exp.: 1-14-29

NOTICE TO ALL BIDDERS

To report bid rigging activities call:

1-800-424-9071

The U.S. Department of Transportation (USDOT) operates the above toll-free "hotline" Monday through Friday, 8:00 a.m. to 5:00 p.m., Eastern time. Anyone with knowledge of possible bid rigging, Bidder collusion, or other fraudulent activities should use the "hotline" to report activities.

The "hotline" is part of USDOT's continuing effort to identify and investigate highway construction contract fraud and abuse and is operated under the direction of the USDOT Inspector General. All information will be treated confidentially and caller anonymity will be respected.

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LISTING OF SUB-CONTRACTORS

IF THERE IS NO SUB-CONTRACTORS USED, WRITE *NO SUB-CONTRACTORS WILL BE USED.*

Failure to list subcontractors who are proposed to perform the work of HVAC (heating, ventilation and air condition), plumbing, as described in Chapter 18.106 RCW, and electrical as described in Chapter 19.28 RCW, structural steel, rebar, or naming more than one subcontractor to perform the same work will result in your bid being non-responsive and therefore void.

NAME AND ADDRESS	DESCRIPTION OF WORK
Tyee concrete	Concrete curb

Signed by Robert Lockwood

Title General Manager

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BIDDER'S CONSTRUCTION EXPERIENCE

All questions must be answered and the data given must be clear and comprehensive. If necessary, add separate sheets for items marked "*".

1. Name of Bidder: RW Lockwood Construction INC

2. Permanent main office address: 3301 south lawrence 98409 Tacoma wa

3. When organized: 2024

4. Where incorporated: Tacoma washington

5. How many years have you been engaged in the contracting business under your present firm name? 3

6. *Contracts on hand. (Schedule these, showing gross amount of each contract and the approximate anticipated dates of completion.) Urban Forestry: 370K:09/15/2026
Ardmore: 340K 11/05/2026
Point evans 1,100,000. 02/05/2027

7. *General character of work performed by your company:
Heavy civil and rail construction

8. *Have you ever failed to complete any work awarded to you?
If so, where and why? No. Never.

9. *Have you ever defaulted on a contract?
No. Never

10. *List the more important projects recently completed by your company, stating approximate cost for each, and the month and year completed.
35th Ave Drainage. 270,000, 12/05/2024
Century Pipe 480,000 05/05/2026
Stargrass 210k 05/08/2026

11. *List your major equipment available for this contract:
313 excavator 304 excavator
420 Brace cat660 Dump truck

12. *Experience in construction work similar in importance to this project:
combined 40 years in Heavy Civil,
earthwork, landscaping and hardscaping

13. Will you, upon request, fill out a detailed financial statement and furnish any other information that may be required by the City? Yes

14. The undersigned hereby authorizes and requests any person, firm or corporation to furnish any information requested by the City of Lakewood.

Date: 08/30/2026

By: Robert Lockwood

Title: General manager

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Westlake Ave Street End Pilot Project
Bid Tabulation
Bid Opening 2:00 p.m. Sept 3, 2026 Lakewood City Hall

	Bidder	Base Bid	stairs landscape Alternate #1	in-water demo Alternate #2	Total Add Alternates	TOTAL
1	C Denny Construction	$475,127.00	$20,000.00	$20,000.00	$40,000.00	$515,127.00
2	Nordland Construction NW	$595,500.00	$50,000.00	$45,000.00	$95,000.00	$690,500.00
3	RW Lockwood Construction	$243,283.27	$26,220.98	$6,059.24	$32,280.22	$275,563.49
4	RL Alia	$350,600.00	$12,500.00	$7,500.00	$20,000.00	$370,600.00
5	Clear Excavating LLC	$432,701.00	$26,618.00	$58,243.00	$84,861.00	$517,562.00
6	GEC NW Inc	$315,001.00	$18,000.00	$1,000.00	$19,000.00	$334,001.00
7	Northwest Cascade Inc	$433,600.00	$50,000.00	$8,400.00	$58,400.00	$492,000.00
8	Sascon Construction LLC	$345,850.00	$31,250.00	$29,680.00	$60,930.00	$406,780.00
9					$0.00	$0.00
10					$0.00	$0.00
11					$0.00	$0.00
12					$0.00	$0.00
13					$0.00	$0.00
14					$0.00	$0.00
15					$0.00	$0.00

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REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED:	TITLE: Authorizing the execution of an amendment to the Interagency agreement with Washington Department of Enterprise Services for Clean Building Performance Standard improvements.	TYPE OF ACTION:
September 21, 2026 **REVIEW:** September 14, 2026	**ATTACHMENTS:** Interagency Amendment- IAA No. K5524 Agreement No. 2027-046 A (1) - IGA - City of Lakewood PD - CBPS Compliance	_ ORDINANCE NO. _ RESOLUTION NO. X MOTION NO. 2026-70 _ OTHER

SUBMITTED BY: Scott Williams, Operations Superintendent

RECOMMENDATION: For City Council to authorize the City Manager to execute an amendment to the City of Lakewood's Interagency Agreement with the Washington Dept of Enterprise Services to fulfill Clean Building Performance Standard close out activities for Tier 1 improvements. By executing this contract, the City will be eligible to receive early adopter incentives that could return up to $159,098 to the City and provide documentation of compliance with Tier 1 and Tier 2 required reductions in energy use.

DISCUSSION: The City of Lakewood has been working with Washington Department of Enterprise Services to meet the Clean Buildings Performance Standard (CBPS) for buildings over 30,000 square feet, to include City Hall (Tier 1) and the Police Dept Facility (Tier 2). WDES requires the City to work with an authorized energy service agent to complete, report and verify compliance with the CBPS. The City took action to complete facility improvements to reduce energy consumption to within the CBPS thresholds from 2022-2025 and the City is taking the final step to qualify for the early adopter incentive to return an anticipated $159,000 to the City, due to compliance ahead of the June 1, 2028 deadline. (Continued on page 2)

Scott Williams Prepared by	Dan Russell City Manager Review
Roxanne Miles Department Director	

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DISCUSSION (continued): City Council approved a contract for $75,177 with MacDonald-Miller Facility Solutions, LLC on July 20, 2026. WDES has a copy of this agreement and manages the contractor, and verifies that the monitoring and compliance plan meets their standards. The interagency amendment extends the original agreement one more year for this work to be performed. WDES is also entitled to a project management fee of $7,800 for them to additionally process the Tier 2 Police Department building improvement work and process the early adopter incentive. We are required to use a contractor from WDES' roster and MacDonald Miller is a qualified provider that WDES has accepted to do this work on our behalf. The City will pay invoices directly to MacDonald-Miller once WDES has verified completion and acceptance of the work.

ALTERNATIVE(S): Council may forego spending the funding on Tier 1 and Tier 2 compliance verification from Washington Dept of Enterprise Services. This would negate the previously authorized contract with MacDonald Miller Facility Solutions to complete the work and remove eligibility for the early adopter incentive.

FISCAL IMPACT: The fiscal impact of the amendment is $7,800. This is in addition to the $75,177 contract with MacDonald Miller. The City expects to receive up to $159,098 in early adoption incentive from the State upon completion of this work. This interlocal amendment includes the $7,800 fees billed by DES upon completion of the work. The other costs are associated with the MacDonald Miller contract executed on July 20, 2026.

PRICING SUMMARY FOR SELECTED SCOPE

PRICING SUMMARY	
SCOPE OF WORK	**PRICE**
Base: Complete Certified Benchmarks for Tier 1 and 2 Buildings	Completed
Base: Qualified Person Review and Submission	$12,038
Add-Alt #1: Develop and Verify Energy Management Plan	$8,592
Add-Alt #2: Develop and Verify Operations & Maintenance Program	$16,784
Add-Alt #3: Energy Manager Services	$29,962
LUMP SUM TOTAL:	**$67,377**

DES Fee	$7,800
Subtotal	$75,177
Early Adopter Incentive	$146,031
Tier 2 Incentive	$13,067
PRICE AFTER INCENTIVE	**($83,921)**

STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES
1500 Jefferson St. SE, Olympia, WA 98501
PO Box 41476, Olympia, WA 98504-1476

August 26, 2026

TO: Scott Williams, City of Lakewood

FROM: Rachel Whitezel, Contracts Specialist, (360) 239-4134

RE Agreement No. 2027-046 A (1)
IGA - City of Lakewood PD - CBPS Compliance

IAA No. K5524

MacDonald-Miller Facility Solutions, LLC

SUBJECT: Funding Approval

The Dept. of Enterprise Services (DES), Energy Program, requires funding approval for the above referenced contract documents. The amount required is as follows:

ESCO Audit	$ 67,377.00
DES Energy Program Project Management (IAA)	$ 7,800.00
Total Funding	**$ 75,177.00**

In accordance with the provisions of RCW 43.88, the signature affixed below certifies to the DES Energy Program that the above identified funds are appropriated, allotted or that funding will be obtained from other sources available to the using client/agency. The using/client agency bears the liability for any issues related to the funding for this project.

*****Agency / State Board Project No.*** _____

By Scott Williams Operations Superintendent 09/01/2026
Name / Title **Date**

Please sign and return this form to the Energy Program. If you have any questions, please call me.

2027046AagrFundrw

State of Washington **ENERGY PROGRAM** Department of Enterprise Services P.O. Box 41476 Olympia, WA 98504-1476	**INTERAGENCY AMENDMENT**	
	IAA No.: Project No. Amendment No.	K5524 2022-723, 2027-046 2
CITY OF LAKEWOOD 9420 Front Street S. Lakewood, WA 98499	Date:	August 26, 2026

INTERAGENCY AMENDMENT

Between

CITY OF LAKEWOOD

And

WASHINGTON STATE DEPARTMENT OF ENTERPRISE SERVICES

The parties to this Amendment, the Department of Enterprise Services, Energy Program, hereinafter referred to as "DES", and City of Lakewood, hereinafter referred to as the "CLIENT AGENCY", hereby amend the Agreement as follows:

The purpose of this Amendment is to establish a vehicle for DES to provide future Energy/Utility Conservation Project Management and Monitoring Services to the CLIENT AGENCY and to authorize the development of the energy services proposal.

1. **TERM.** The term of the agreement commences October 12, 2018, and ending on **December 31, 2027,** unless altered or amended as provided herein. Extended from 2026 to 2027 adding 1 year.

2. **STATEMENT OF WORK; COMPENSATION.** Energy Program shall provide the following services, for the following compensation, to Client Agency.

   a. SERVICES: DES shall furnish the necessary personnel and services and otherwise do all things necessary for or incidental to the performance of the work set forth in Attachment "A" and Attachment "C", attached hereto and incorporated herein by reference. Unless otherwise specified, DES shall be responsible for performing all fiscal and program responsibilities as set forth in Attachment "A" and Attachment "C".

   Energy/Utility Conservation projects shall be authorized by Amendment to this Agreement.

   2a.1 Lakewood City Hall Phase I Energy Upgrades outlined in the MacDonald-Miller Facility Solutions; LLC Energy Services Proposal dated August 30, 2023. Project No. 2022-723

   2a.2 Review of Measurement and Verification reports for the Lakewood City Hall Phase I Energy Upgrades outlined in the MacDonald-Miller Facility Solutions, LLC Energy Services Proposal dated August 30, 2023. Project No. 2022-723

2a.3 City of Lakewood PD – CBPS Compliance outlined in the MacDonald-Miller Facility Solutions; LLC Audit Proposal dated March 12, 2026. Project No. 2027-046 A (1)

b. COMPENSATION. Compensation under this Agreement shall be by Amendment to this Agreement for each authorized project. Each Amendment will include a payment schedule for the specific project.

i. Project Management Services (Attachment A): For Project Management Services provided by DES, the CLIENT AGENCY will pay DES a Project Management Fee for services based on the total project value per Project Management Fees Schedule set forth in Attachment "B".

ii. Termination Fee: If the CLIENT AGENCY after authorizing an investment grade audit and Energy Services Proposal, decides not to proceed with an Energy/Utility Conservation project that meets the CLIENT AGENCY's cost effective criteria, then the CLIENT AGENCY will be charged a Termination Fee per Attachment "B". The Termination Fee will be based on the estimated Total Project Value outlined in the Energy Audit and Energy Services Proposal prepared by the Energy Services Company (ESCO).

iii. Measurement & Verification Services (Attachment C): If measurement and verification services beyond the first three years following the Notice of Commencement of Energy Services are requested by the CLIENT AGENCY, and provided by DES under Attachment "C" of this Agreement, the CLIENT AGENCY will pay DES $2,000.00 annually for each year that monitoring and verification services are provided.

c. PAYMENT OF ESCO SERVICES. Compensation for services provided by the ESCO shall be paid directly to the ESCO by the CLIENT AGENCY, after DES has reviewed, recommended approval, and sent the invoices to the CLIENT AGENCY for payment.

2c.1 Energy Project Management Fee for the work described in Section 2a.1 is $58,300.00. Anticipated billing date for this Amendment is January 1, 2025. Project No. 2022-723

2c.2 Measurement and Verification (M&V) Fee for the work described in Section 2a.2 is included in the project management fee for the first three years. Duration of the M&V period for this Amendment is one (1) year. Anticipated M&V review dates for this Amendment are January 2026. Project No. 2022-723

2c.3 Energy Project Management Fee for the work described in Section 2a.3 is $7,800.00. Anticipated billing date for this Amendment is December 1, 2026. Project 207-046 A (1)

The new total Agreement value is $66,100.00.

Sections d. through e. terms and conditions of the original Agreement remain in full force and effect.

3. INVOICES; BILLING.

a. BILLING PROCEDURE. Energy Program shall submit a single invoice to the CLIENT AGENCY upon **substantial completion** of each authorized project, unless a project specified a Special Billing Condition in the Amendment. **Substantial completion of the project will include the delivery and acceptance of the notice of commencement of energy savings issued by the ESCO.** Each invoice will clearly indicate that it is for the services rendered in performance under this Agreement and shall reflect this Agreement and Amendment number. Energy Program will invoice for any remaining services within 60 days of the expiration or termination of this Agreement.

b. PAYMENT PROCEDURE. The CLIENT AGENCY shall pay all invoices received from the Energy Program within 90 days of receipt of properly executed invoice vouchers. The CLIENT AGENCY shall notify DES in writing if the CLIENT AGENCY cannot pay an invoice within 90 days.

c. BILLING DETAIL. Each invoice submitted to Client Agency by Energy Program shall include information as is necessary for Client Agency to determine the exact nature of all expenditures. At a minimum, the invoice shall reference this Agreement and include the following:

- The date(s) such services were provided
- Brief description of the services provided
- Total invoice amount

d. BILLING ADDRESS. Invoices shall be delivered to Client Agency electronically.

All sections above have been fully amended and are shown in their entirety.

All other terms and conditions of this Agreement remain in full force and effect. The requirements of RCW 39.34.030 are satisfied by the underlying Agreement and are incorporated by reference herein.
Each party signatory hereto, having first had the opportunity to read this Amendment and discuss the same with independent legal counsel, in execution of this document hereby mutually agree to all terms and conditions contained herein, and as incorporated by reference in the original Agreement.

City of Lakewood	**Department of Enterprise Services** **Energy Program**
Scott Williams	
Operations Superintendent 09/01/2026	Kirsten G. Wilson, PE Energy Program Manager
Title Date	Title Date

K5524IAAamd2rw

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ATTACHMENT A – SCOPE OF WORK

Energy/Utility Conservation Projects

PROJECT MANAGEMENT SERVICES

Statewide Energy Performance Contracting Program

Energy Program will provide the following project management services for each specific project for the CLIENT AGENCY. Each individual project shall be authorized by Amendment to this Agreement.

1. Assist the CLIENT AGENCY in the selection of an Energy Service Company (ESCO) consistent with the requirements of RCW 39.35A for local governments; or 39.35C for state agencies and school districts.

2. Assist in identifying potential energy/utility conservation measures and estimated cost savings.

3. Negotiate scope of work and fee for ESCO audit of the facility(s).

4. Assist in identifying appropriate project funding sources and assist with obtaining project funding.

5. Assist in negotiating the technical, financial and legal issues associated with the ESCO's Energy Services Proposal.

6. Review and recommend approval of ESCO energy/utility audits and Energy Services Proposals.

7. Provide assistance during the design, construction and commissioning processes.

8. Review and recommend approval of the ESCO's invoice vouchers for payment.

9. Assist with final project acceptance.

10. Provide other services as required to complete a successful energy performance contract.

ATTACHMENT B - Fee Schedule

2025-27 Interagency Reimbursement Costs
for Project Management Fees to Administer Energy/Utility Conservation Projects

TOTAL PROJECT VALUE	PROJECT MANAGEMENT FEE	TERMINATION
5,000,001…....6,000,000	$68,800	25,700
4,000,001.....5,000,000	67,700	25,400
3,000,001…....4,000,000	66,700	25,000
2,000,001…....3,000,000	62,500	23,400
1,500,001…....2,000,000	58,300	21,800
1,000,001…....1,500,000	51,600	19,300
900,001. … 1,000,000	43,800	16,400
800,001……...900,000	41,300	15,400
700,001……...800,000	38,300	14,400
600,001……...700,000	36,500	13,700
500,001……...600,000	33,800	12,600
400,001……...500,000	30,200	11,300
300,001……...400,000	25,800	9,700
200,001……...300,000	20,700	7,700
100,001……...200,000	14,400	5,400
50,001……...100,000	7,800	3,500
20,001……....50,000	4,200	2,000

The project management fee on projects over $6,000,000 is 1.15% of the project cost. The maximum DES termination fee is $25,700.

1. These fees cover project management services for energy/utility conservation projects managed by DES's Energy Program.

2. Termination fees cover the selection and project management costs associated with managing the ESCO's investment grade audit and energy service proposal. No termination fee will be charged unless the CLIENT AGENCY decides not to proceed to construction based on an energy services proposal that identifies projects that met the CLIENT AGENCY'S cost effectiveness criteria.

3. If the project meets the CLIENT AGENCY's cost effectiveness criteria and the CLIENT AGENCY decides not to move forward with a project, then the CLIENT AGENCY will be invoiced per Attachment B Termination or $25,700.00 whichever is less. If the CLIENT AGENCY decides to proceed with the project then the Agreement will be amended per Attachment B for Project Management Fee.

4. If the audit fails to produce a project that meets the CLIENT AGENCY's established Cost Effectiveness Criteria, then there is no cost to the CLIENT AGENCY and no further obligation by the CLIENT AGENCY.

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ATTACHMENT C – SCOPE OF WORK

Energy/Utility Conservation Projects

MEASUREMENT & VERIFICATION SERVICES

Statewide Energy Performance Contracting Program

If requested DES will provide the following measurement and verification services following the Notice of Commencement of Energy Savings by the ESCO for the specific Client Agency project:

1. Review the ESCO's annual Measurement and Verification (M&V) report for completeness and accuracy. Review any ESCO guarantee compared to reported results and resolve differences, if needed. Review and recommend approval of any ESCO invoice vouchers for payment by the Client Agency.

2. Where necessary, review Client Agency facility operations including any changes in operating hours, changes in square footage, additional energy consuming equipment and negotiate changes in baseline energy use with the ESCO and the Client Agency that may impact achieved energy savings.

3. Attend a meeting or meetings with the Client Agency and the ESCO to review and discuss the annual M&V report.

STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES
1500 Jefferson St. SE, Olympia, WA 98501
PO Box 41476, Olympia, WA 98504-1476

December 18, 2024

TO: Scott Williams, City of Lakewood

FROM: Rachel Whitezel, Contracts Specialist, (360) 239-4134

RE Agreement No. 2025-278 A (1)
City of Lakewood Police Dept. Phase 2

IAA No. K5524

MacDonald-Miller Facility Solutions, LLC

SUBJECT: Funding Approval

The Dept. of Enterprise Services (DES), Energy Program, requires funding approval for the above referenced contract documents. The amount required is as follows:

ESCO Audit	$ 44,583.00
Total Funding	**$ 44,583.00**

In accordance with the provisions of RCW 43.88, the signature affixed below certifies to the DES Energy Program that the above identified funds are appropriated, allotted or that funding will be obtained from other sources available to the using client/agency. The using/client agency bears the liability for any issues related to the funding for this project

By Tho Kraus Deputy City Manager 12/20/2024

Name / Title **Date**

Please sign and return this form to the Energy Program. If you have any questions, please call me.

2025278AagrFundrw

CITY OF LAKEWOOD

Dated: 12/20/2024

Tho Kraus

John J. Caulfield, City Manager

Attest:

B. Schumacher

Briana Schumacher, City Clerk

Approved as to Form:

Heidi Ann Wachter

Heidi Ann Wachter, City Attorney

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STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES
1500 Jefferson St. SE, Olympia, WA 98501
PO Box 41476, Olympia, WA 98504-1476

2025-ENERGY SERVICES AUTHORIZATION NO. 2025-278 A (1)
Detailed Investment Grade Energy Audit & Energy Services Proposal Agreement
City of Lakewood
City of Lakewood Police Dept. Phase 2
December 18, 2024
MAIN ENERGY SERVICES AGREEMENT NO. 2023-185 E (5)

The Owner and the Energy Services Company (ESCO) named below do hereby enter into this Authorization under terms described in the following sections:

Authorization to Proceed
Compensation for Energy Services
Project Conditions
Scope of Work
Schedule for Completion
Civil Rights
Non-Discrimination

I. AUTHORIZATION TO PROCEED:

Energy Services Company:

MacDonald-Miller Facility Solutions, LLC
PO Box 47983
Seattle, WA 98106
Telephone No. (206) 763-9400
Fax No.(206) 767-6773
E-Mail Maria.Boyer@macmiller.com

By Signed by: Christian R. Geismann E47B1B5F10534CC...
Name Christian Geismann
Title CFO
Date 12/31/2024

Owner:

City of Lakewood
acting through the
Department of Enterprise Services
Energy Program
PO Box 41476
Olympia, WA 98504

By Bernard Jackson on behalf of Kirsten Wilson
Name Kirsten G. Wilson, PE
Title Energy Program Manager
Date 12/31/2024

State of Washington Contractor's License No. MACDOFS808OS
State of Washington Revenue Registration No. 602 254 260

II. COMPENSATION FOR ENERGY SERVICES:

Basic Services	COMPENSATION
Energy Audit and Energy Services Proposal	$ 44,583.00
Grand Total (plus WSST as applicable)	**$ 44,,583.00**

Washington State DEPARTMENT OF ENTERPRISE SERVICES

III. PROJECT CONDITIONS:

The Project Conditions contained in the Main Energy Services Agreement will be used unless specifically changed herein. The cost effectiveness criteria for this project are per the MacDonald-Miller Facility Solutions, LLC proposal dated May 28, 2024.

IV. SCOPE OF WORK:

Per the ESCO proposal dated May 28, 2024 conduct a Detailed Investment Grade Energy Audit of City of Lakewood, Police Dept., to identify cost effective energy conservation measures and present a written Energy Services Proposal, including all energy audit documentation. The ESCO shall prepare the final Energy Services Proposal, detailing the actual energy services and ESCO equipment to be provided, energy savings and cost guarantees, measurement and verification plans, and commissioning plans for the proposed measures. Measures will include items that save energy, water and other resources. The Cost Effectiveness Criteria for this project shall be as established in the Main Energy Services Agreement or as modified in Section III above.

V. SCHEDULE FOR COMPLETION

Final completion of the Energy Audit and Energy Services Proposal within 137 calendar days after Authorization to Proceed.

VI. CIVIL RIGHTS

Contractor represents and warrants that Contractor complies with all applicable requirements regarding civil rights. Such requirements prohibit discrimination against individuals based on their status as protected veterans or individuals with disabilities and prohibit discrimination against all individuals based on their race, color, religion, sex, sexual orientation, gender identity, or national origin.

VII. NON-DISCRIMINATION

1. Nondiscrimination Requirement. During the term of this Contract, Contractor, including any subcontractor, shall not discriminate on the bases enumerated at RCW 49.60.530(3). In addition, Contractor, including any subcontractor, shall give written notice of this nondiscrimination requirement to any labor organizations with which Contractor, or subcontractor, has a collective bargaining or other agreement.

2. Obligation to Cooperate. Contractor, including any subcontractor, shall cooperate and comply with any Washington state agency investigation regarding any allegation that Contractor, including any subcontractor, has engaged in discrimination prohibited by this Contract pursuant to RCW 49.60.530(3).

Washington State DEPARTMENT OF ENTERPRISE SERVICES

3. Default. Notwithstanding any provision to the contrary, Agency may suspend Contractor, including any subcontractor, upon notice of a failure to participate and cooperate with any state agency investigation into alleged discrimination prohibited by this Contract, pursuant to RCW 49.60.530(3). Any such suspension will remain in place until Agency receives notification that Contractor, including any subcontractor, is cooperating with the investigating state agency. In the event Contractor, or subcontractor, is determined to have engaged in discrimination identified at RCW 49.60.530(3), Agency may terminate this Contract in whole or in part, and Contractor, subcontractor, or both, may be referred for debarment as provided in RCW 39.26.200. Contractor or subcontractor may be given a reasonable time in which to cure this noncompliance, including implementing conditions consistent with any court-ordered injunctive relief or settlement agreement.

4. Remedies for Breach. Notwithstanding any provision to the contrary, in the event of Contract termination or suspension for engaging in discrimination, Contractor, subcontractor, or both, shall be liable for contract damages as authorized by law including, but not limited to, any cost difference between the original contract and the replacement or cover contract and all administrative costs directly related to the replacement contract, which damages are distinct from any penalties imposed under Chapter 49.60, RCW. Agency shall have the right to deduct from any monies due to Contractor or subcontractor, or that thereafter become due, an amount for damages Contractor or subcontractor will owe Agency for default under this provision.

2025278Aagrrw

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Return to Agenda

City of Lakewood Police Department

INVESTMENT GRADE AUDIT PROPOSAL

May 28, 2024

Prepared For:

City of Lakewood Scott Williams Operations Superintendent 9420 Front Street S. Lakewood, WA 98499	WA DES Energy Program Bernard Jackson Energy Systems Engineer 1500 Jefferson Street | PO Box 41476 Olympia, WA 98504-1476

Prepared By

MacDonald-Miller
FACILITY SOLUTIONS

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MacDonald-Miller
FACILITY SOLUTIONS®

We make buildings work better.

May 28, 2024

Scott Williams
Operations Superintendent
City of Lakewood
Lakewood, WA

Bernard Jackson
Energy systems Engineer
Department of Enterprise Services
Olympia, WA

Subject: **Investment Grade Audit Proposal**
City of Lakewood Police Department

Dear Scott and Bernard,

*MacDonald-Miler Facility Solutions, is pleased to provide the following Investment Grade Audit proposal to the City of Lakewood and Washington State Department of Enterprise Services (DES). The purpose of this proposal is to perform an Inv*estment Grade Audit (IGA) at the Police Department. All work associated with this effort will be developed in coordination with the City of Lakewood and State of Washington's Energy Savings Performance Contracting (ESPC) program.

The purpose of the IGA is to develop a detailed engineering study that will identify the scope of work, energy savings, maintenance savings and financial case that meets the Cities financial and operational goals. Upon completion of the IGA, an Energy Services Proposal (ESP) will be provided that includes all associated project guaranteed cost and savings.

MacDonald-Miller partners with building owners to identify cost effective operational investments and financing strategies. These investments save energy, support sustainability objectives, improve comfort and extend the life expectancy of equipment; while achieving the goal of operational excellence.

Developing a detailed scope of work and reliable budget pricing at an early stage of a project is an innate strength of our company. The historical in-house cost systems and performance matrix provide us with the ability to budget multiple design sets to help the owner make informed decisions on their HVAC, Water and Lighting systems improvements in terms of not only cost but also long term performance.

We are honored to have the opportunity to work with you on this and future projects. Please contact us with any questions you might have.

Best regards,

Michael Coffey

Account Executive

Cell: 206-387-2022

Email: michael.coffey@macmiller.com

PROJECT UNDERSTANDING

MacDonald-Miller has been working closely with the City of Lakewood to help them address their financial and operational goals. These goals are defined as follows:

- Increase occupant comfort.
- Address aging inefficient building systems and components.
- Reduce energy consumption.
- Compliance with the Washington State Clean Building Performance Standard.
- Reduce the overall energy, water and operational costs.
- Reduce carbon emissions.
- Reduce overall Financial and Operational costs.
- Identify potential funding sources (including but not limited to capital funds, utility incentives, energy/operational savings and other state or federal grants as applicable).

MacDonald-Miller has been working in collaboration with the City of Lakewood to identify the next phase of energy conservation measures that meet the above goals. These measures are identified below. This list may be expanded once additional knowledge is gained during the audit, or some measures may be deleted or modified due to high payback or other Owner concerns.

- EEM-1: Building Control Upgrades
- EEM-2: LED lighting and Lighting control upgrades
- EEM-3: Upgrade RTU 1 & 2 to Heat Pumps units
- EEM-4: Upgrade Domestic hot water heater to a heat pump
- EEM-5: Solar
- EEM-6: Retro-commissioning

These measures are not expected to have funding until 2027-2028. Pricing will be based on our best estimate on future labor and material costs. Once funding is secure, an ESP will be developed that will provide a guaranteed maximum cost based on labor and material at that time.

As part of the IGA, the Energy Star Portfolio Manager will be updated, and auto utility upload put in place (if the utility has this ability).

The City must comply to the Clean Building Performance Standard for the Police Department facility. Although the Police Department building is under the 50,000 GSF (42,430 GSF) size requirement for meeting an EUI target, they must still report their EUI, develop a O&M plan, develop an Energy Management plan, and have a Qualified Person validate the information. As part of this IGA, a budget for working with the City for Clean Building Performance Standard.

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INVESTMENT GRADE AUDIT SCOPE OF WORK

MacDonald-Miller will work closely with the City of Lakewood and DES to perform an Investment Grade Audit (IGA) that meets the client's needs. The following actions will be completed in the development of the Investment Grade Audit.

- Perform a targeted energy audit of the facility infrastructure that directly pertains to the proposed measures; including all systems that directly or indirectly affect the usage of energy (electricity, natural gas, fuel oil, etc.) or water/wastewater.
- Collect and analyze past studies, trends, drawings, plans and other information that provide insight into the operation of the facility.
- Review facility design documents, specifications and O&M manuals.
- Measure and monitor the energy usage of select equipment to quantify actual operating parameters.
- Interview facility/plant operating and engineering staff to understand and prioritize the following:
    1. Equipment issues or deficiencies that need to be resolved.
    2. Gain an understanding of past and current operation.
    3. Solicit infrastructure upgrade/modification recommendations.
    4. Survey occupants to understand comfort issues or concerns.
    5. Coordinate with facility personnel and staff to prevent disruptions to work schedules during audit and implementation.
- Analyze, identify, and recommend energy efficiency measures that meet the project goals and/or cost effectiveness criteria.
- Identify available grants, utility incentives, and other funding sources as applicable. Coordinate with the grant providers and local utilities to obtain these funds to help pay for the proposed project.
- Determine applicable code requirements (building, mechanical, energy codes) associated with the EEMs being evaluated.
- Define a timeline for completion of the project and identify Subcontractors that will be hired along with their scope of work.

The Investment Grade Audit report will include results from the Preliminary Energy Audit (PEA) and the following:

- An executive summary of the audit findings along with a description of the facility(s) and building systems that will receive energy efficiency upgrades, including building type of use, square footage and location.
- The recommended conservation measures to be installed and a description of the measures analyzed but disqualified and a reason they were disqualified.
- Recommendations for replacement of existing equipment, along with recommendations for improvements to existing equipment and operating conditions.

- The baseline energy consumption per fuel type for the facility, including the data, methodology and variables used to compute the baseline, and the baseline calendar period that will not be less than twelve months.
- The energy savings and estimated energy cost savings expected to result from the installation of the energy efficiency equipment and an explanation of the method or methods used to calculate these savings. Detailed energy analysis calculations (typically provided as a separate attachment).
- Facility benchmarking, including the Energy Use Intensity (EUI) index and 12 months of utility data input into the Energy Star Portfolio Manager.
- The standards of comfort and service appropriate for the facility.
- Utility rate schedules and/or tariffs.
- List the applicable building, mechanical, energy, or other pertinent state and local codes that the facility currently does not meet, or which may impact project costs.
- A measurement and verification (M&V) plan, consistent with IPMVP protocol, that will describe how the savings will be verified during the term of the energy services agreement.
- A summary table naming and describing each EEM, installed cost, energy savings by utility, O&M savings, including a Financial analysis of EEMs.

After submission of the Investment Grade Audit Report and once funding has been secured, per a request by the Owner, MacDonald-Miller will provide an Energy Services Proposal (ESP) which includes the Energy Audit Documentation and the following:

- A detailed project scope including the selected ESCO Equipment to be installed and the ESCO Services to be provided. This may include preliminary system/equipment selections, schematic drawings as needed to describe the work and preliminary control sequences to achieve the proposed savings.
- The cost effective EEMs to be installed or caused to be installed by the ESCO.
- The Benefits, including the Energy Cost Savings, the decreased carbon production, operations and maintenance savings, and other non-energy cost savings. These savings will be real savings that will be realized through qualified and quantifiable analysis of the existing equipment and operating conditions.
- The services that ESCO will perform or cause to be performed on or in the Facility, including but not limited to engineering, construction management, self-performed work, the operations and maintenance procedures for use on ESCO Equipment, training for Facility personnel, providing warranty service, and equipment maintenance.
- The Guaranteed Maximum Project Cost, itemized in detail (including but not limited to direct labor, material and equipment, Construction Contingency, performance bond, design, construction management, and overhead and profit), which may be amended to represent actual costs.
- Recommendations for replacement of Existing Equipment, along with recommendations for improvements to Existing Equipment and Operating Conditions.
- The standards of comfort and service appropriate for the Facility.
- The Baseline Energy Consumption for the Facility.

- The calculated and Guaranteed Energy Savings and estimated Energy Cost Savings that are expected to result from the installation of ESCO Equipment and from ESCO Service.
- The method by which Energy Savings and Energy Cost Savings will be calculated during the term of the Energy Services Authorization.
- A description of how ESCO will finance its acquisition of ESCO Equipment and when title to ESCO Equipment will pass to the Owner.
- A description of how Energy Savings will be guaranteed by ESCO.
- A description of how ESCO proposes to be compensated.
- The term of the Energy Services Authorization.
- The Termination Value for each year during the term of the Energy Services Authorization.
- Provide a preliminary schedule for project completion that identifies the timeline and steps required to implement the project.
- The nature and extent of the Work and equipment that ESCO anticipates it will receive from other firms under subcontract.
- A project-specific Diverse Business Inclusion Plan (Inclusion Plan), when applicable and where constraints or other factors prevent ESCO from applying its pre-submitted Diverse Business Inclusion Plan to the Work.
- Project specific Measurement and Verification (M&V) Plan for documenting energy savings, including specifying utility rates to be used, methodology, post-construction equipment adjustment consistent with the International Performance Measurement and Verification Protocol (IPMVP), specifying how the cost of M&V was determined if they exceed 10% of cost savings. The plan will include any recommendations to continue or discontinue M&V reporting beyond the first 12-months post-installation.
- A list of applicable building, mechanical, energy or other pertinent state and local codes for selected EEMs that may impact the project costs
- Options for financing of the project (through the state local loan program or 3rd party low interest financing) as appropriate and as requested by owner.

COST EFFECTIVENESS CRITERIA

There are three potential outcomes of the IGA:

- If a facility does not have measures that meet the cost-effectiveness criteria established by the client agency, there is no cost to the Client for the audit. This is true unless the client agency, DES and the ESCO agree to other arrangements. In that case these special arrangements must be reflected in the contract documents.
- If the ESCO identifies cost-effective measures and the client agency decides not to proceed, the ESCO will be reimbursed for the audit. If applicable, the DES Energy Program will also be paid a pre-determined termination fee.
- If the ESCO identifies cost-effective measures and the client decides to proceed, an energy services proposal is completed and presented.

The cost effectiveness criteria for this project is “lifecycle cost effective”, meaning the EEM will have a net positive present value over the economic lifetime of the measure.
This is defined in RCW 39.35C.010(3) as: *The present value to a state agency or school district of the benefits reasonably expected to be achieved or produced by a facility, conservation activity, measure, or piece of equipment over its useful life, including any compensation received from a utility or the Bonneville power administration, is greater than the net present value of the costs of implementing, maintaining, and operating such facility, activity, measure, or piece of equipment over its useful life, when discounted at the cost of public borrowing.*
For purposes of determining economic lifetime, ESCOs rely on generally accepted engineering practice as is guided by entities such as the American Society of Heating Refrigerating and Air-Conditioning Engineers (ASHRAE), or other national or international standard setting bodies.

The following criteria will be used to determine the cost-effectiveness of the measures proposed in the ESP.

- The Owner may use any combination of the following funding and payment options to discharge its obligations under the Energy Services Agreement:
    a) ESCO financing;
    b) ESCO arranged municipal lease financing (Municipalities and School Districts only); Main Energy Services Agreement No. 2023-185 E (5) Page 7 of 11
    c) State Treasurer’s Certificate of Participation (COP) or LOCAL Program;
    d) Energy cost savings, utility cost savings, and Owner and DES approved O&M savings;
    e) Grants, loans, and/or incentives from utilities or other funding sources; and,
    f) The Owner’s capital budget and/or any other funds at the Owner’s discretion.
- The loan term may not exceed the economic life of the EEM(s) or 10 years whichever is shorter.
- Not more than 90% of the energy cost savings may be used to repay the loan.
- Up to 100% of utility grants or incentives may be used to defray project costs or to repay the loan.
- Labor or maintenance cost savings must not be included in energy cost savings for the purpose of determining cost-effectiveness.
- The cost of the project will include the cost of the IGA and preparation of the ESP; design; construction; ESCO's construction and project administration; commissioning; bidding; bonding; overhead and profit; permits; WSST; training; M&V, DES’s project management fee; and other costs that may be agreed to by the ESCO, the Owner and DES.
- The Owner's cash flow including savings, utility contributions, cost of M&V services, EEM costs, loan repayments, and debt service must be neutral or positive with respect to the baseline cash flow and based on guaranteed savings.
- Current utility tariff rates must be used for the purpose of calculating energy cost savings. Only those portions of the rate that are impacted by the energy savings may be used in the calculation. Energy and utility cost inflation factors must not be used without the Owner’s and DES’s expressed approval.

INFORMATION PROVIDED BY OWNER

In developing the IGA and/or ESP, MacDonald-Miller assumes the following information will be provided by the Owner as required.

- Access to facility, HVAC systems & control systems
- At least two years of historical utility usage (electrical, natural gas, fuel oil, water/sewer, chemicals and other utilities as applicable), for the period preceding the execution of the Energy Services Authorization. Provide one paper or PDF utility bill for each of the utilities.
- All known funding source requirements to the ESCO and access to Energy Star Portfolio Manager account (if available)
- Hours the facility is occupied and occupancy rates (both historic and projected), which may affect the facility's energy consumption.
- Information regarding energy management practices presently in use, including required heating and cooling set points.
- Previous energy audits if conducted within the preceding five years.
- Information regarding future plans for the Facility including planned remodels, additions, demolition, and other major Facility changes.
- As-built design documents of the mechanical, electrical and controls from previous projects and/or Building Condition Assessments (BCA).
- A "Good Faith Survey" or Hazardous Materials Assessment Report for the buildings being audited, to determine if any Asbestos Containing Materials (ACM) or Presumed Asbestos Containing Materials (PACM) exist.

PRELIMINARY SCHEDULE

Preliminary Schedule	
Description	**Date**
Deliver Investment Grade Audit Proposal	June 3, 2024
Notice to Proceed	June 17, 2024
Investment Grade Audit Kickoff	June 24, 2024
Investment Grade Audit Completion	October 18, 2024
Energy Services Proposal Delivery	TBD, 2026

MEASUREMENT AND VERIFICATION

MacDonald-Miller conforms to the International Performance Measurement and Verification Protocol (IPMVP) when documenting the energy savings of the installed measures. IMVP option A is proposed for the above measures. The proposed length of M&V is one year. IMVP options and term may change during the development of the IGA.

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We make buildings work better.

AUDIT FEE

The fee to develop an Investment Grade Audit will be **Forty-Four Thousand, Five Hundred Eighty-Three Dollars**. All fees will be included and shown in the ESPC implementation costs.

PRICING	
Investment Grade Audit	$44,583

If this proposal is acceptable, please process the appropriate documents.

We look forward to working with the City of Lakewood and DES on developing and implementing this project.

Return to Agenda

City of Lakewood

Lakewood Planning Commission
August 5, 2026 Meeting Minutes

WELCOME/CALL TO ORDER
The meeting was called to order at 6:30 p.m. by Mark Herr, Chair

ROLL CALL
Planning Commission Members Present: Mark Herr, Chair; Linn Larsen, Vice Chair; Katie Crook, Robert Estrada, Christian Flores, James Merritt, and Sharon Wallace

Planning Commission Members Excused: None

Planning Commission Members Absent: None

Staff: Angie Silva, PPW Assistant Director; Tiffany Speir, Planning Division Manager; Billie Stewart, Associate Planner; and Karen Devereaux, Commission Clerk

Council Liaison: Councilmember Ellen Talbo (absent)

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES
MOTION (Larsen): To approve the July 29, 2026, meeting minutes as presented. **SECONDED** (Flores). **PASSED 7- 0.**

AGENDA UPDATES None.

PUBLIC COMMENT None.

PUBLIC HEARINGS
Cannabis Retail Sales, Processors, Producers and Testing Laboratories
Angie Silva, Assistant PPW Director, reviewed the proposed amendments and clarified any questions from the Commissioners.

Mark Herr, Chair, opened the public hearing. Planning Commissioners were provided written testimony received prior to the live hearing.

- Phil Raschke, Lakewood resident, spoke in opposition of the discussion for consideration of allowing cannabis retail sales, processors, producers and testing laboratories in the City of Lakewood.

- Paul Brice, Lakewood resident and WA Liquor and Cannabis Board member, spoke in favor of the discussion for consideration of allowing cannabis retail sales, processors, producers and testing laboratories in the City of Lakewood.

- AJ Peters, Lakewood resident, spoke in favor of the proposed Cannabis amendments.

- Brian Borgelt, Tacoma resident and Lakewood business owner, spoke in opposition of the proposed Cannabis amendments.

- Jan Gee, Lakewood resident, spoke in opposition of the proposed Cannabis amendments.

Mark Herr, Planning Commission Chair, closed the hearing.

UNFINISHED BUSINESS

Action on Resolution 2026-07 (2026 Annual Development Regulation Amendments)

Tiffany Speir, Planning Division Manager, provided a review of the proposed amendments prior to the motion being made.

MOTION: (Larsen) To approve Resolution 2026-07 recommending the 2026 Annual Development Regulation Amendments to the City Council.

SECONDED. (Wallace)

ROLL CALL VOTE:

Mark Herr, Chair:	Yes
Linn Larsen, Vice Chair:	Yes
Katie Crook:	Yes
Robert Estrada:	Yes
Christian Flores:	Yes
James Merritt:	Yes
Sharon Wallace:	Yes

PASSED 7-0

Discussion and Action Resolution 2026-08 regarding Cannabis Retail Sales, Processors, Producers and Testing Laboratories

Angie Silva reviewed the draft Cannabis regulations and answered Commissioner's questions.

MOTION: (Larsen) To adopt Resolution 2026-08 recommending no action be taken to allow Cannabis Retail Sales , Processors, Producers and Testing Laboratories (i.e., that cannabis businesses remain prohibited in Lakewood) to the City Council.

SECONDED. (Wallace)

DISCUSSION.

ROLL CALL VOTE:

Mark Herr, Chair:	Yes
Linn Larsen, Vice Chair:	Yes
Katie Crook:	Yes
Robert Estrada:	Yes

Christian Flores:	Yes
James Merritt:	Yes
Sharon Wallace:	Yes

PASSED 7-0

NEW BUSINESS None.

City Staff Comments

- The next Planning Commission Meeting would be held September 2, 2026.

Planning Commission Members Comments None.

ADJOURNMENT Meeting adjourned at 7: 38 p.m.

Mark Herr

Mark Herr, Chair

Karen Devereaux

Karen Devereaux, Commission Clerk

Return to Agenda

City of Lakewood

TO: City Council

FROM: Tiffany Speir, Planning Division Manager through Doug Russell, City Manager and Jeff Rimack, PPW Director

DATE: September 21, 2026

SUBJECT: 2026 Annual Development Regulation Amendment (26ADRA) Package

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PURPOSE

This memo includes the 2026 Annual Development Regulation Package (26ADRAs) for review in a public hearing to be held by the City Council on September 21.

BACKGROUND

The annual development regulation amendment package generally includes amendments to the municipal code based on customer feedback, experience with the current regulations that highlight need for amendments, Council direction, or state law changes. In 2026, there are four amendments recommended by the Planning Commission, summarized in the digest below and included in their entirety in **Attachment A**.

Note: The draft land use table at LMC 18A.40.027 in amendment #01 includes cannabis uses. If the City Council determines that the City's cannabis prohibition should continue in whole or in part, the table will be amended accordingly.

Note: Per the discussion at the City Council study session on September 14, PPW staff has verified that the draft land use table at LMC 18A.40.027 in amendment #01 does not include any changes to existing allowed uses.

LEGISLATIVE SCHEDULE

Date (subject to change)	Action
September 21 (6:00 pm)	City Council Public Hearing
October 5 (7:00 pm)	City Council Action

AMENDMENT DIGEST

#01 | Replacing multiple tables describing specific land use types in various sections of LMC Chapter 18A.40 with two tables for ease of reference and navigation; and updating certain Open Space and Recreation (OSR) use setback standards.

Planning Commission Recommendation: APPROVAL

What Lakewood is Proposing

This amendment reorganizes land use tables to improve usability, consistency and transparency. The proposal consolidates allowed uses and applicable development standards into two tables, one related to the Air Corridor and Clear Zones and one related to the City's other land use zones. This is intended to improve customer satisfaction and allow applicants, property owners, and staff to more easily determine whether a proposed use is permitted, conditional, or prohibited within a zoning district as well as identify other applicable land use standards.

From an implementation perspective, the reorganization supports improved consistency by creating a cleaner framework for zoning inquires, pre-application discussions, and permit review.

The one recommended substantive change concerns open space and recreation (OSR) zone setbacks. Per the recommended new Chapter 18A.40.027, the PPW Director would establish minimum setbacks based on the proposed use and adjacent property land uses. In no case would setbacks be less than ten (10) feet unless otherwise approved through the applicable permit process.

New Chapter 18A.40 — Land Uses and Interpretation of Tables

Unchanged Sections:

18A.40.005: Definitions
18A.40.010: Purpose
18A.40.020: Interpretation of Land Use Tables
18A.40.025: Restrictions on Dangerous and Objectionable Elements

Updated Section:

18A.40.027: Summary Land Use Table (w/ link to specific use requirements)

New sections 18A.40.030-18A.40.231 replacing 18A.40.030 – 18A.40.150:

18A.40.030: Air Corridor/Clear Zone Table

Allowed Use Standards

18A.40.101 - 18A.40.10: Agriculture Uses
18A.40.108: Civic Uses
18A.40.109 - 18A.40.125: Commercial and Industrial Uses
18A.40.126 - 18A.40.129: Eating and Drinking Establishments
18A.40.130 - 18A.40.144: Essential Public Facilities
18A.40.145 - 18A.40.146: Government Services, General
18A.40.147 - 18A.40.151: Health and Social Services
18A.40.152 - 18A.40.154: Lodging
18A.40.155 - 18A.40.187: Recreation and Open Space Uses
18A.40.188 - 18A.40.200: Residential
18A.40.201 - 18A.40.216: Special Needs Housing
18A.40.217 - 18A.40.219: Transportation
18A.40.220 - 18A.40.231: Utilities

Eliminated Sections (content recodified at LMC 18A.40.030-18.40.231):

18A.40.030 - Agriculture
18A.40.035 - Civic Uses
18A.40.040 - Commercial and Industrial Uses
18A.40.050 - Eating and Drinking Establishments
18A.40.060 - Essential Public Facilities
18A.40.070 - Government Services, General
18A.40.080 - Health and Social Services
18A.40.090 - Lodging
18A.40.100 - Open Space
18A.40.110 - Residential Uses
18A.40.120 - Special Needs Housing

18A.40.130 – Air Corridor and Clear Zone
18A.40.140 - Transportation
18A.40.150 - Utilities

Staff Findings per SEPA

- Non-project action

See Attachment A - Redline: #01

#02 | Correction regarding recording documentation for short subdivisions and boundary line adjustments.

Planning Commission Recommendation: APPROVAL

What Lakewood is Proposing

Housekeeping amendments.

17.22.040	Record of Survey	Add Record of Survey text that includes all the required fields to be listed on a short plat map.
17.38.035	Record of Survey	Distinguish between PPW and PC Assessor signature boxes.

Staff Findings per SEPA

- Non-project action; SEPA exempt.

See Attachment A - Redline: #02

#03 | Amend LMC Chapter 1.36 and Section 5.02.190 and directing applicants to file an appeal through the City's online permitting portal.

Planning Commission Recommendation: APPROVAL

What Lakewood is Proposing

Housekeeping amendments and customer clarification on appropriate process.

1.36.115	Initiating appeals	
5.02.190	Appeal from Denial or from Notice or Order	Providing customer clarification on how to appeal.

Staff Findings per SEPA

- Non-project action; SEPA exempt.

See Attachment A - Redline: #03

#04 | Amend LMC Chapter 8.36 and Section 18.40.025 to allow limited exceptions for approved weekend and night work as appropriate.

Planning Commission Recommendation: APPROVAL

What Lakewood is Proposing

Allowing night and weekend construction work in limited, case-by-case circumstances provides public benefit for both infrastructure projects and development by: reducing peak-hour traffic impacts; improving access to businesses, schools, transit routes, emergency services, and neighborhoods; and allowing work to occur when public disruption may be lower. This flexibility can also support safer work zones, shorter construction durations, and more efficient project delivery. Case-by-case review allows the City to balance these benefits against potential impacts such as noise, lighting, neighborhood disruption, and construction activity near sensitive uses.

8.36.010 18A.40.025	Noise Control Night Work	Add limited exceptions to the code for approved weekend and night work.

Staff Findings per SEPA

- Non-project action; SEPA exempt.

See Attachment A - Redline: #04

ATTACHMENT A
Redline (underline/strikeout) Amended Text and New LMC Chapter 18A.40
2026 Annual Development Regulation Amendments (26ADRAs)

Amendment #01
18A.10.180 Definitions

* * *

Multifamily 3 Station District (MF3SD) means the area zoned Multifamily 3 exclusively within the Station District Subarea boundaries.

* * *

[New chapter 18A.40 – no underlining or strikeout included]

Chapter 18A.40 — Land Uses and Interpretation Tables

18A.40.005 - Definitions

18A.40.010 - Purpose

18A.40.020 - Interpretation of Land Use Tables

18A.40.025 - Restrictions on Dangerous and Objectionable Elements

18A.40.027 - Summary Land Use Table

18A.40.030 - Air Corridor/Clear Zone Table

18A.40.100 - Standard Requirements for Development Standards

Allowed Use Standards
18A.40.101 through 18A.40.107 - Agriculture Uses

18A.40.108 - Civic Uses

18A.40.109 through 18A.40.125 - Commercial and Industrial Uses

18A.40.126 through 18A.40.129 - Eating and Drinking Establishments

18A.40.130 through 18A.40.144 - Essential Public Facilities

18A.40.145 through 18A.40.146 - Government Services, General

18A.40.147 through 18A.40.151 - Health and Social Services

18A.40.152 through 18A.40.154 - Lodging

18A.40.155 through 18A.40.187 – Recreation and Open Space Uses

18A.40.188 through 18A.40.200 - Residential

18A.40.201 through 18A.40.216 - Special Needs

18A.40.217 through 18A.219 - Transportation

18A.40.220 through 18A.40.231 - Utilities

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18A.40.027 Zoning Use Table - Summary.

1. This table provides a summary of the land uses allowed in the various land use zones in the City.
2. Specific requirements for land use types can be found in LMC 18A.40.100-18A.40.231
3. See LMC 18A.10.120(D) for the purpose and applicability of zoning districts.
4. See LMC 18A.40.030 for more information regarding uses in the Air Corridor 1 (AC1) zone, Air Corridor 2 (AC2) zone, and Clear Zone (CZ).

LMC 18A.40.027 — Zoning Use Table — Summary | Symbol Key & Color Legend	
Symbol	Meaning
P	Permitted outright — no discretionary permit review required
C	Conditional Use Permit required — subject to discretionary review
–	Use is not allowed in this zone
N/A	Not applicable — zone does not regulate this use type

Color Legend
Residential Zones: R1, R2, R3, R4
Mixed Residential / Multifamily Zones: MR1, MR2, MF1, MF2, MF3, MF3SD
Neighborhood Business / Commercial Zones: ARC, NC1, NC2, TOC, CBD
Commercial / Industrial / PI Zones: C1, C2, C3, IBP, I1, I2, PI
Open Space Recreation (OSR) Zone

City of Lakewood | LMC 18A.40.027 | Zoning Use Table | Zones (R1 – OSR)

	Residential (R)				Mixed Residential (MR)		Multifamily (MF) MF3SD = Multifamily in the Station District Subarea				Neighborhood Business / Commercial (NB/C)					Commercial (C)			Industrial (I)			Public Institutional (PI)	Open Space Recreational (OSR)	Categorical Use Standards
Categorical Use	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3SD	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI	OSR	18A.40.xxx
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.	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	N/A

City of Lakewood | LMC 18A.40.027 | Zoning Use Table | Zones (R1 – OSR)

	Residential (R)				Mixed Residential (MR)		Multifamily (MF) MF3SD = Multifamily in the Station District Subarea				Neighborhood Business / Commercial (NB/C)					Commercial (C)			Industrial (I)			Public Institutional (PI)	Open Space Recreational (OSR)	Categorical Use Standards
Categorical Use	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3SD	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI	OSR	18A.40.xxx
Alteration or modification of nonconforming existing uses and structures. (Subject to LMC 18A.40.030 and Chapter 18A.20 LMC, Article II, Nonconforming Uses and Structures.)	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	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.40.030; and subject to the Washington State Building Codes, as amended.	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	N/A
Standard Requirements for Development Standards (all zones)																								LMC 18A.40.100
Agriculture Uses																								
Agriculture, home	Only used in Air Corridor/Clearzone-See LMC 18A.40.030																							LMC 18A.40.101
Agriculture, clear zone																								LMC 18A.40.102
Commercial beekeeping	P	P	P	P	P	P	P	P	P	P	C	C	C	C	C	C	C	–	C	C	C	C	P	LMC 18A.40.103
Growing and harvesting of crops	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	P	P	P	P	P	LMC 18A.40.104
Natural resource extraction/recovery	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–		LMC 18A.40.100

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City of Lakewood | LMC 18A.40.027 | Zoning Use Table | Zones (R1 – OSR)

	Residential (R)				Mixed Residential (MR)		Multifamily (MF) MF3SD = Multifamily in the Station District Subarea				Neighborhood Business / Commercial (NB/C)					Commercial (C)			Industrial (I)			Public Institutional (PI)	Open Space Recreational (OSR)	Categorical Use Standards
Categorical Use	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3SD	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI	OSR	18A.40.xxx
Plant nurseries and greenhouses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	P	P	P	P	P	LMC 18A.40.105
Raising and keeping of animals for agricultural purposes	P	P	P	P	P	–	–	–	–	–	P	–	–	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.106
Research, scientific (small scale)	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.100
Residential beekeeping	P	P	P	P	P	P	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.107
Undeveloped land	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.100
Civic Uses																								
Community and Cultural Services Level 1	–	–	P	P	P	P	–	–	–	–	–	P	–	P	P	P	P	P	–	–	–	–	–	LMC 18A.40.100
Community and Cultural Services Level 2	–	–	–	–	–	C	–	–	–	–	C	–	C	C	C	–	C	C	–	–	–	C	–	
Day Care Facilities — Babysitting Care	P	P	P	P	P	P	P	P	P	P	P	–	–	P	P	–	–	–	–	–	–	–	–	
Day Care Facilities Level 1 — Family Day Care	P	P	P	P	P	P	P	P	P	P	P	–	–	P	P	–	–	–	–	–	–	–	–	
Day Care Facilities Level 2 — Day Care Center / Preschool	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	–	–	P	–	–	–	P	–	
Education Services Level 1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	
Education Services Level 2	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	–	
Government Facilities Level 1	–	–	–	–	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	LMC 18A.40.108
Government Facilities Level 2	–	–	–	–	–	C	C	–	C	C	C	–	C	–	C	C	C	C	–	C	C	–	–	LMC 18A.40.100

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City of Lakewood | LMC 18A.40.027 | Zoning Use Table | Zones (R1 – OSR)

	Residential (R)				Mixed Residential (MR)		Multifamily (MF) MF3SD = Multifamily in the Station District Subarea				Neighborhood Business / Commercial (NB/C)					Commercial (C)			Industrial (I)			Public Institutional (PI)	Open Space Recreational (OSR)	Categorical Use Standards
Categorical Use	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3SD	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI	OSR	18A.40.xxx
Outdoor Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	
Places of Assembly	–	–	–	–	P	P	–	–	–	–	–	P	P	P	P	P	P	P	–	–	–	–	–	
Transportation Facilities Level 1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	
Transportation Facilities Level 2	–	–	–	–	–	–	–	–	P	P	P	–	P	P	P	–	P	P	–	–	–	–	–	
Transportation Facilities Level 3	–	–	–	–	–	–	–	–	–	–	P	–	–	–	–	–	–	–	–	P	P	P	–	
Transportation Facilities Level 4	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	
Commercial and Industrial Uses																								
Accessory commercial	–	–	–	–	–	–	–	–	–	–	P	P	P	P	P	P	P	P	P	–	–	–	–	LMC 18A.40.109
Accessory industrial	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	–	–	P	P	P	–	–	LMC 18A.40.110
Accessory retail or services	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	P	P	–	–	–	–	P	–	LMC 18A.40.100
Artisan shop	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	P	P	–	–	–	–	–	–	
Auto and vehicle sales/rental	–	–	–	–	–	–	–	–	–	–	–	–	C	C	–	P	P	–	–	–	–	–	–	LMC 18A.40.111
Auto parts sales	–	–	–	–	–	–	–	–	–	P	–	P	P	P	P	P	P	–	–	–	–	–	–	LMC 18A.40.100
Bank, financial services	–	–	–	–	–	–	–	–	–	–	–	C	P	P	P	–	P	–	–	–	–	–	–	
Brewery	–	–	–	–	–	–	–	–	–	P	–	P	P	P	P	P	P	P	P	P	P	–	–	LMC 18A.40.112
Building and landscape materials sales	–	–	–	–	–	–	–	–	C	–	–	P	P	–	P	P	P	–	–	–	–	–	–	LMC 18A.40.100
Building contractor, heavy	–	–	–	–	–	–	–	–	–	P	–	–	–	–	–	–	–	–	C	C	C	–	–	
Building contractor, light	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	–	–	P	P	P	–	–	
Business support service	–	–	–	–	–	–	–	–	–	P	–	P	P	P	P	P	P	–	P	–	–	–	–	
Cannabis-retail	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.113
Cannabis-Processor	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	

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City of Lakewood | LMC 18A.40.027 | Zoning Use Table | Zones (R1 – OSR)

	Residential (R)				Mixed Residential (MR)		Multifamily (MF) MF3SD = Multifamily in the Station District Subarea				Neighborhood Business / Commercial (NB/C)					Commercial (C)			Industrial (I)			Public Institutional (PI)	Open Space Recreational (OSR)	Categorical Use Standards
Categorical Use	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3SD	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI	OSR	18A.40.xxx
Cannabis Producer-Indoor	Only used in Air Corridor/Clearzone-See LMC 18A.40.030																							
Cannabis-Testing Lab	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	
Catering service	–	–	–	–	–	–	–	–	–	P	C	P	P	P	P	C	P	–	–	–	–	–	–	
Cemetery, mausoleum, columbarium	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	–	–	–	
Club, lodge, private meeting hall	–	–	C	–	–	–	–	–	C	C	C	P	P	P	P	–	C	–	–	–	–	–	–	LMC 18A.40.100
Commercial recreation facility, indoor	–	–	–	–	–	–	–	–	–	–	–	–	P	P	P	–	–	–	C	C	–	C	–	
Commercial recreation facility, outdoor	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	–	–	–	–	
Community center	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	–	P	–	–	–	–	C	–	LMC 18A.40.114
Construction/heavy equipment sales and rental	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	–	–	–	P	C	–	–	LMC 18A.40.100
Convenience store	–	–	–	–	–	–	–	–	–	P	–	P	P	C	C	C	P	–	–	–	–	–	–	
Distillery / Small craft distillery	–	–	–	–	–	–	–	–	–	P	–	P	P	P	P	P	P	P	P	P	P	–	–	LMC 18A.40.115
Equipment rental	–	–	–	–	–	–	–	–	–	–	–	–	P	–	–	P	P	–	–	P	–	–	–	LMC 18A.40.100
Flex space	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	P	P	–	P	P	–	–	–	LMC 18A.40.116
Fuel dealer	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	–	–	P	P	–	–	–	
Furniture/fixtures manufacturing, cabinet shop	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	–	–	C	P	P	–	–	
Furniture, furnishings, appliance/equipment store	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	–	P	–	–	–	–	–	–	LMC 18A.40.100
Gas station	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	P	P	–	–	–	–	–	–	
General retail	–	–	–	–	–	–	–	–	–	P	–	P	P	P	P	–	P	P	P	–	–	–	–	
Golf course, country club	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.117

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City of Lakewood | LMC 18A.40.027 | Zoning Use Table | Zones (R1 – OSR)

	Residential (R)				Mixed Residential (MR)		Multifamily (MF) MF3SD = Multifamily in the Station District Subarea				Neighborhood Business / Commercial (NB/C)					Commercial (C)			Industrial (I)			Public Institutional (PI)	Open Space Recreational (OSR)	Categorical Use Standards
Categorical Use	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3SD	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI	OSR	18A.40.xxx
Grocery store, large	–	–	–	–	–	–	–	–	–	–	–	–	P	–	P	–	P	–	–	–	–	–	–	
Grocery store, small	–	–	–	–	–	–	–	–	–	–	–	–	P	–	P	–	P	–	–	–	–	–	–	LMC 18A.40.100
Handcraft industries, small-scale manufacturing	–	–	–	–	–	–	–	–	–	–	–	C	P	P	P	P	C	–	P	P	–	–	–	
Health/fitness facility, commercial	–	–	–	–	–	–	–	–	–	–	–	P	P	–	P	–	–	P	C	–	–	–	–	LMC 18A.40.118
Health/fitness facility, quasi-public	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	–	P	–	–	–	–	P	–	LMC 18A.40.119
Kennel, animal boarding	–	–	–	–	–	–	–	–	–	–	–	–	C	C	C	P	C	–	C	P	–	–	–	LMC 18A.40.120
Laboratory, medical/analytical	–	–	–	–	–	–	–	–	–	–	–	–	P	–	P	–	–	–	P	P	–	P	–	
Laundry, dry cleaning plant	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	–	–	C	C	–	–	–	
Library, museum	–	–	–	–	–	–	–	–	–	–	–	P	P	C	P	–	C	–	–	–	–	–	–	
Live/work and work/live units	–	–	–	–	–	–	–	–	–	–	–	C	C	–	–	C	C	–	C	C	–	–	–	
Maintenance service, client site services	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	–	P	P	P	–	–	
Manufacturing, assembling and packaging, heavy	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	C	–	–	LMC 18A.40.100
Manufacturing, assembling and packaging, light	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	–	P	P	P	–	–	
Manufacturing, assembling and packaging, medium	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	C	P	P	P	–	–	
Medical services, lab	–	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	P	–	P	–	–	P	–	
Metal products fabrication, machine and welding shops	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	–	P	P	P	–	–	
Mixed use (commercial)	–	–	–	–	–	–	–	–	–	P	P	P	P	P	P	–	–	–	–	–	–	–	–	LMC 18A.40.121
Mobile home, RV, and boat sales	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	–	–	–	–	–	–	LMC 18A.40.100

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City of Lakewood | LMC 18A.40.027 | Zoning Use Table | Zones (R1 – OSR)

	Residential (R)				Mixed Residential (MR)		Multifamily (MF) MF3SD = Multifamily in the Station District Subarea				Neighborhood Business / Commercial (NB/C)					Commercial (C)			Industrial (I)			Public Institutional (PI)	Open Space Recreational (OSR)	Categorical Use Standards
Categorical Use	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3SD	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI	OSR	18A.40.xxx
Mortuary, funeral homes and parlors	–	–	–	–	–	–	–	–	–	P	–	–	P	–	P	–	P	–	–	–	–	–	–	
Motion picture production studios	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	–	–	–	
Office, business services	–	–	–	–	–	–	–	–	–	P	P	P	P	C	P	P	P	–	P	–	–	–	–	
Office, processing	–	–	–	–	–	–	–	–	–	–	–	–	C	–	C	–	–	–	P	–	–	–	–	
Office, professional	–	–	–	–	–	–	–	–	–	P	P	P	P	P	P	C	P	–	P	–	–	–	–	
Outdoor storage	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	–	–	P	P	P	–	–	
Pawnbrokers and secondhand dealers	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	–	–	–	–	–	–	–	
Personal services	–	–	–	–	–	–	–	–	–	P	P	P	P	P	P	P	P	–	–	–	–	–	–	
Personal services, restricted	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	–	–	–	–	–	–	
Petroleum product storage and distribution	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	P	–	–	
Places of assembly	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	–	P	–	
Printing and publishing	–	–	–	–	–	–	–	–	–	–	–	C	P	P	P	P	P	–	P	P	–	–	–	
Produce stand	–	–	–	–	–	–	–	–	–	–	P	P	P	P	P	P	P	–	–	–	–	–	–	
Recycling facility – processing facility	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	–	–	C	C	–	–	
Recycling facility – scrap and dismantling yards	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	–	–	
Repair service, equipment, large appliances	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	C	–	C	P	P	–	–	
Research and development	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	–	–	–	–	
Secondhand store	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	–	–	–	–	–	–	
Shelter, animal	–	–	–	–	–	–	–	–	–	–	–	P	P	–	C	P	C	–	–	P	–	C	–	LMC 18A.40.122

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City of Lakewood | LMC 18A.40.027 | Zoning Use Table | Zones (R1 – OSR)

	Residential (R)				Mixed Residential (MR)		Multifamily (MF) MF3SD = Multifamily in the Station District Subarea				Neighborhood Business / Commercial (NB/C)					Commercial (C)			Industrial (I)			Public Institutional (PI)	Open Space Recreational (OSR)	Categorical Use Standards
Categorical Use	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3SD	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI	OSR	18A.40.xxx
Shopping center	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	C	P	–	–	–	–	–	–	LMC 18A.40.100
Social service organization	–	–	–	–	–	–	–	–	–	–	–	–	C	–	C	–	C	–	–	–	–	–	–	
Solid waste transfer station	–	–	–	–	–	–	–	–	–	–	–	–	C	–	–	–	–	–	C	P	P	–	–	
Sports and active recreation facility	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	–	–	–	–	–	–	C	–	
Storage, personal storage facility	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	–	C	P	–	–	–	
Studio, art, dance, martial arts, music, etc.	–	–	–	–	–	–	–	–	–	–	–	P	P	C	P	–	P	–	–	–	–	–	–	
Swap meet	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.123
Theater, auditorium	–	–	–	–	–	–	–	–	–	–	–	–	P	–	P	–	–	–	–	–	–	–	–	LMC 18A.40.100
Truck/trailer parking	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	C	–	–	
Veterinary clinic	–	–	–	–	–	–	–	–	–	–	–	P	P	–	P	P	P	–	–	P	–	C	–	LMC 18A.40.124
Vehicle services, major repair/body work	–	–	–	–	–	–	–	–	–	–	–	–	C	–	–	P	C	–	C	P	P	–	–	LMC 18A.40.100
Vehicle services, minor maintenance/repair	–	–	–	–	–	–	–	–	–	–	–	C	P	P	P	P	P	–	P	P	P	–	–	
Vehicle storage	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	–	–	P	P	P	–	–	
Warehouse	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	–	–	P	P	–	–	–	
Warehouse retail	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	C	–	–	P	–	–	–	–	
Wholesaling and distribution	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	–	–	P	P	–	–	–	
Wildlife preserve or sanctuary	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	–	
Wine production facility	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	–	–	–	LMC 18A.40.125
Eating and Drinking Establishment Uses																								
Bar/tavern	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	P	–	–	–	–	–	LMC 18A.40.126

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City of Lakewood | LMC 18A.40.027 | Zoning Use Table | Zones (R1 – OSR)

	Residential (R)				Mixed Residential (MR)		Multifamily (MF) MF3SD = Multifamily in the Station District Subarea				Neighborhood Business / Commercial (NB/C)					Commercial (C)			Industrial (I)			Public Institutional (PI)	Open Space Recreational (OSR)	Categorical Use Standards
Categorical Use	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3SD	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI	OSR	18A.40.xxx
Mobile food vending facility	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	P	P	P	P	P	P	P	–	LMC 18A.40.127
Night club	–	–	–	–	–	–	–	–	–	–	–	–	C	C	C	–	C	C	–	–	–	–	–	LMC 18A.40.100
Restaurant, café, coffee shop – counter ordering	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	C	P	P	–	–	–	–	–	
Restaurant, café, coffee shop – drive-through services	–	–	–	–	–	–	–	–	–	–	–	C	C	C	C	C	C	C	–	–	–	–	–	LMC 18A.40.128
Restaurant, café, coffee shop – outdoor dining	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	P	P	P	–	–	–	–	–	LMC 18A.40.129
Restaurant, café, coffee shop – serving alcohol	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	P	P	P	–	–	–	–	–	LMC 18A.40.100
Restaurant, café, coffee shop – table service	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	P	P	P	–	–	–	–	–	
Tasting room	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	P	P	P	–	–	–	–	–	
Vendor stand	–	–	–	–	–	–	–	–	–	–	–	P	P	–	P	P	P	P	–	–	–	–	–	
Essential Public Facilities Uses																								
Airport (seaplane)	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	LMC 18A.40.130
Community and technical colleges, colleges and universities	–	–	–	–	–	–	–	–	–	–	–	–	C	–	C	–	–	–	C	–	–	C	–	LMC 18A.40.131
Correctional facilities	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	–	–	–	LMC 18A.40.132
Electrical transmission lines of higher voltage than 115 kV – in existing corridors	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	LMC 18A.40.100
Electrical transmission lines of higher voltage than	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	LMC 18A.40.133

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City of Lakewood | LMC 18A.40.027 | Zoning Use Table | Zones (R1 – OSR)

	Residential (R)				Mixed Residential (MR)		Multifamily (MF) MF3SD = Multifamily in the Station District Subarea				Neighborhood Business / Commercial (NB/C)					Commercial (C)			Industrial (I)			Public Institutional (PI)	Open Space Recreational (OSR)	Categorical Use Standards
Categorical Use	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3SD	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI	OSR	18A.40.xxx
115 kV – in new corridors																								
Group home — See LMC 18A.40.201 through 18A.40.216, Special Needs Housing	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.100
In-patient facility including substance abuse facility	–	–	–	–	–	–	–	–	–	–	–	–	C	–	C	–	–	C	–	–	–	C	–	LMC 18A.40.134
Intercity high-speed ground transportation	–	–	–	–	–	–	–	–	–	–	–	–	–	P	–	–	–	–	–	P	–	–	C	LMC 18A.40.135
Intercity passenger rail service	–	–	–	–	–	–	–	–	–	–	–	–	P	P	–	–	–	–	–	P	–	–	C	LMC 18A.40.136
Interstate Highway 5 (I-5)	–	–	P	–	–	–	P	–	–	–	–	–	P	P	–	P	P	–	–	–	–	P	–	LMC 18A.40.100
Mental health facility	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	–	LMC 18A.40.137
Military installation	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.100
Minimum security institution	–	–	–	C	C	C	C	C	C	C	C	C	C	C	C	–	–	–	–	–	–	C	–	LMC 18A.40.138
Organic materials (OM) management facilities	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	–	C	C	C	–	–	LMC 18A.40.139
Secure community transition facility (SCTFs)	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	–	–	–	–	–	–	LMC 18A.40.140
Solid waste transfer station	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	–	C	C	C	–	–	LMC 18A.40.141
Sound Transit facility	–	–	–	–	–	–	–	–	–	–	–	–	–	P	–	–	–	–	–	P	–	–	C	LMC 18A.40.142
Sound Transit railroad right-of-way	–	–	–	–	–	–	–	–	–	–	–	–	P	P	–	P	P	–	–	P	–	–	P	LMC 18A.40.100
Transit bus, train, or other	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	–	LMC 18A.40.143

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City of Lakewood | LMC 18A.40.027 | Zoning Use Table | Zones (R1 – OSR)

	Residential (R)				Mixed Residential (MR)		Multifamily (MF) MF3SD = Multifamily in the Station District Subarea				Neighborhood Business / Commercial (NB/C)					Commercial (C)			Industrial (I)			Public Institutional (PI)	Open Space Recreational (OSR)	Categorical Use Standards
Categorical Use	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3SD	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI	OSR	18A.40.xxx
high capacity vehicle bases																								
Washington State Highway 512	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	–	–	P	–	–	–	LMC 18A.40.100
Work/training release facility	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	–	–	–	–	–	–	LMC 18A.40.144
Government Services, General Uses																								
City, county, special district, state, and federal offices	–	–	–	–	–	–	–	–	–	–	–	–	–	C	P	P	P	P	C	C	–	P	–	LMC 18A.40.100
Fire stations	P	P	P	P	C	C	C	C	C	C	–	P	P	P	P	P	P	P	C	–	–	P	–	
Maintenance shops and vehicle/equipment parking/storage for general government services	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	C	–	C	P	P	P	P	–	LMC 18A.40.145
Police stations, including temporary holding cells	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	P	–	–	P	–	LMC 18A.40.146
Post offices	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	P	P	P	–	–	–	P	–	LMC 18A.40.100
Health and Social Services Uses																								
Day care center in existing and new schools	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	P	–	LMC 18A.40.147
Day care center in existing or new churches	P	P	P	P	–	–	–	–	P	P	C	P	P	P	P	P	P	C	–	–	–	–	–	LMC 18A.40.148
Day care center for children/adults of owners or renters on same site	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	P	P	LMC 18A.40.149
Day care center for children/adults of employees on same site	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	P	–	LMC 18A.40.150

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City of Lakewood | LMC 18A.40.027 | Zoning Use Table | Zones (R1 – OSR)

	Residential (R)				Mixed Residential (MR)		Multifamily (MF) MF3SD = Multifamily in the Station District Subarea				Neighborhood Business / Commercial (NB/C)					Commercial (C)			Industrial (I)			Public Institutional (PI)	Open Space Recreational (OSR)	Categorical Use Standards
Categorical Use	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3SD	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI	OSR	18A.40.xxx
Day care center, independent	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	–	–	–	C	–	LMC 18A.40.151
Human service agency offices	–	–	–	–	–	–	–	–	–	–	C	P	P	P	P	–	P	P	P	–	–	–	–	LMC 18A.40.100
Medical service, doctor office	–	–	–	–	–	–	–	–	–	–	C	P	P	–	P	–	P	P	–	–	–	–	–	
Medical service, hospital	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	–	–	–	C	–	
Medical service, integrated medical health center	–	–	–	–	–	–	–	–	–	–	–	–	P	–	P	–	–	C	–	–	–	C	–	
Medical service, lab	–	–	–	–	–	–	–	–	–	–	–	–	P	–	P	–	C	C	P	–	–	C	–	
Medical service, urgent care clinic	–	–	–	–	–	–	–	–	–	–	–	–	P	C	P	–	P	P	–	–	–	–	–	
Pharmacy	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	–	P	P	–	–	–	–	–	
Preschool/nursery school	P	P	P	P	–	–	P	P	P	P	C	P	P	P	P	P	P	C	C	–	–	C	–	
Lodging Uses																								
Bed and breakfast guest houses	C	C	C	C	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.152
Hostels	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	–	–	–	–	–	–	–	–	LMC 18A.40.100
Hotels and motels	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	C	P	P	–	–	–	–	–	
Recreational vehicle parks	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.153
Short-term vacation rentals	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	–	–	–	–	–	LMC 18A.40.154
Recreation and Open Space Uses																								
Arboretums and community gardens	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.155
Above-ground and below-ground electrical distribution lines, poles, and associated facilities and appurtenances	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.355 / LMC 18A.40.356

City of Lakewood | LMC 18A.40.027 | Zoning Use Table | Zones (R1 – OSR)

	Residential (R)				Mixed Residential (MR)		Multifamily (MF) MF3SD = Multifamily in the Station District Subarea				Neighborhood Business / Commercial (NB/C)					Commercial (C)			Industrial (I)			Public Institutional (PI)	Open Space Recreational (OSR)	Categorical Use Standards
Categorical Use	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3SD	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI	OSR	18A.40.xxx
with voltages of 55,000 volts and under																								
Accessory caretaker's unit	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	LMC 18A.40.156
Active recreation structures, playgrounds, dog parks, skateparks, sport courts, amphitheaters, picnic tables and shelters	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.157
Antennas and satellite dishes, subject to specific standards including siting criteria set forth in Chapter 18A.95 LMC, Wireless Service Facilities	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.158
Bus shelters	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.159
Cable, fiber optics, traffic control, or telephone transmission lines, poles, or apparatus, not including antennas, wireless service facilities, structures, or private antenna and satellite dishes	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.160
Camping or recreational lodging units	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	LMC 18A.40.161
Community center (all types)	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.114

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City of Lakewood | LMC 18A.40.027 | Zoning Use Table | Zones (R1 – OSR)

	Residential (R)				Mixed Residential (MR)		Multifamily (MF) MF3SD = Multifamily in the Station District Subarea				Neighborhood Business / Commercial (NB/C)					Commercial (C)			Industrial (I)			Public Institutional (PI)	Open Space Recreational (OSR)	Categorical Use Standards
Categorical Use	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3SD	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI	OSR	18A.40.xxx
Constructed wetlands	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.162
Docks and piers mooring facilities as regulated by applicable shoreline management regulations	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.163
Eating and drinking establishment (Level 1/2) or permanent concessions building	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	LMC 18A.40.164
Equestrian clubs	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	LMC 18A.40.165
Fish hatcheries	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.166
Funeral facilities, funeral chapels, crematories, and monuments, subject to state air quality standards and intensity limits when situated within military-related zoning districts	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	LMC 18A.40.167
"Health/fitness facility," Commercial	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	LMC 18A.40.118
"Health/fitness facility," Public or Non-Profit	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.119
Historical cemeteries	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.168
Local water distribution systems, wellheads, and pump stations	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.169

City of Lakewood | LMC 18A.40.027 | Zoning Use Table | Zones (R1 – OSR)

	Residential (R)				Mixed Residential (MR)		Multifamily (MF) MF3SD = Multifamily in the Station District Subarea				Neighborhood Business / Commercial (NB/C)					Commercial (C)			Industrial (I)			Public Institutional (PI)	Open Space Recreational (OSR)	Categorical Use Standards
Categorical Use	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3SD	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI	OSR	18A.40.xxx
Maintenance and storage buildings and outdoor storage, subject to the provisions of LMC 18A.60.190, outdoor storage and commercial yard surfacing standards, for maintenance of equipment and goods utilized in the primary use	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.170
Marinas, including those with fuel stations and vessel launches	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	LMC 18A.40.171
Multi-use shared use paths (paved and unpaved)	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.172
Natural gas distribution lines	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.173
Neighborhood-scale active recreation and limited accessory structures: Parks, playgrounds, arboretums, and community gardens two (2) acres or less in size; open sports fields two (2) acres or less in size, with no spectator seating; improved trail systems; paved multi-use areas	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.174

City of Lakewood | LMC 18A.40.027 | Zoning Use Table | Zones (R1 – OSR)

	Residential (R)				Mixed Residential (MR)		Multifamily (MF) MF3SD = Multifamily in the Station District Subarea				Neighborhood Business / Commercial (NB/C)					Commercial (C)			Industrial (I)			Public Institutional (PI)	Open Space Recreational (OSR)	Categorical Use Standards
Categorical Use	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3SD	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI	OSR	18A.40.xxx
and bridle trails within defined park areas; public restrooms; playground equipment; and picnic tables and shelters																								
Office and administrative uses related to the operations of park facilities	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.175
Open sports fields with unenclosed seating for up to four hundred (400) spectators	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.176
Performing arts theaters	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	LMC 18A.40.177
Pipelines engaged in the transmission of water, petroleum, oil, natural gas, or other substance, where lines do not serve as local distribution lines but may serve as a single regional facility	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	LMC 18A.40.178
Protected open space areas in a natural state, together with low-impact passive recreational facilities including hiking trails, beaches, viewing areas,	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.179

City of Lakewood | LMC 18A.40.027 | Zoning Use Table | Zones (R1 – OSR)

	Residential (R)				Mixed Residential (MR)		Multifamily (MF) MF3SD = Multifamily in the Station District Subarea				Neighborhood Business / Commercial (NB/C)					Commercial (C)			Industrial (I)			Public Institutional (PI)	Open Space Recreational (OSR)	Categorical Use Standards
Categorical Use	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3SD	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI	OSR	18A.40.xxx
interpretive signage, and public art																								
Public and private golf courses and associated driving ranges	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	LMC 18A.40.117
Public and private outdoor recreational facilities	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	LMC 18A.40.180
Regional cable, fiber optics, traffic control, or telephone transmission lines, poles, or apparatus, not including antennas or wireless service facilities	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	LMC 18A.40.181
Restrooms, parking, and support facilities for day use	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.182
Sewage collection facilities including distribution lines, such as wastewater transfer facilities, odor control structures, pump stations and lift stations	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.183
Sports complex engaged in the provision of physical sports, entertainment, or recreational services to the general public or members,	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	LMC 18A.40.184

City of Lakewood | LMC 18A.40.027 | Zoning Use Table | Zones (R1 – OSR)

	Residential (R)				Mixed Residential (MR)		Multifamily (MF) MF3SD = Multifamily in the Station District Subarea				Neighborhood Business / Commercial (NB/C)					Commercial (C)			Industrial (I)			Public Institutional (PI)	Open Space Recreational (OSR)	Categorical Use Standards
Categorical Use	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3SD	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI	OSR	18A.40.xxx
including associated eating and drinking establishments																								
Storm water collection pond and local conveyance systems and facilities	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.185
Swimming pools	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	LMC 18A.40.186
Water storage facilities	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.187
Residential Land Uses																								
Accessory caretaker's unit	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	P	P	P	P	P	P	–	–	LMC 18A.40.156
Accessory dwelling unit (ADU)	P	P	P	P	P	P	P	P	–	–	–	–	–	P	–	–	–	–	–	–	–	–	–	LMC 18A.40.188
Accessory residential uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	–	–	–	–	–	LMC 18A.40.100
Babysitting care	P	P	P	P	P	P	P	P	P	P	–	–	–	–	–	–	–	–	–	–	–	–	–	
Boarding house	C	C	C	C	C	C	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.189
Co-living housing	–	–	–	–	P	P	P	P	P	P	P	P	P	P	P	–	–	–	–	–	–	–	–	LMC 18A.40.190
Cottage housing	P	P	P	P	–	–	–	–	–	–	–	P	P	P	P	P	P	P	–	–	–	–	–	LMC 18A.40.191
Detached single-family	P	P	P	P	P	P	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.192
Detached single-family on lots < 20,000 sq. ft.	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.193
Detached single-family on lots > 20,000 sq. ft.	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.100
Family day care	P	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.194

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City of Lakewood | LMC 18A.40.027 | Zoning Use Table | Zones (R1 – OSR)

	Residential (R)				Mixed Residential (MR)		Multifamily (MF) MF3SD = Multifamily in the Station District Subarea				Neighborhood Business / Commercial (NB/C)					Commercial (C)			Industrial (I)			Public Institutional (PI)	Open Space Recreational (OSR)	Categorical Use Standards
Categorical Use	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3SD	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI	OSR	18A.40.xxx
Foster care facility	P	P	P	P	P	P	P	P	P	P	–	–	–	P	–	–	–	–	–	–	–	–	–	LMC 18A.40.195
Four-family residential, attached or detached	P	P	P	P	P	P	P	P	P	P	–	P	P	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.100
Five-family residential, attached or detached	P	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	–	–	–	–	–	–	–	
Home agriculture	P	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	–	–	–	–	–	–	–	
Home occupation	P	P	P	P	P	–	–	–	–	–	P	P	P	P	P	–	–	–	–	–	–	–	–	LMC 18A.40.196
Mixed use (residential)	–	–	–	–	–	–	–	–	–	–	P	P	P	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.100
Mobile home parks	–	–	C	C	C	–	–	–	–	–	–	P	P	P	P	–	–	–	–	–	–	–	–	
Multifamily, seven or more residential units	–	–	–	–	–	–	P	P	P	P	P	P	P	–	–	–	–	–	–	–	–	–	–	
Residential accessory building	P	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.197
Rooms for domestic employees of owner/occupant of primary dwelling	P	P	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.100
Short-term vacation rentals	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	–	–	–	–	–	LMC 18A.40.198
Six-family residential, attached or detached	–	–	–	–	–	–	P	P	P	P	P	P	P	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.100
Specialized senior housing	–	–	–	–	C	C	C	C	C	C	–	–	–	–	–	–	–	–	–	–	–	–	–	
Three-family residential, attached or detached	P	P	P	P	P	P	P	–	–	–	P	P	P	P	P	–	–	–	–	–	–	–	–	
Two-family residential, attached or detached	P	P	P	P	P	P	P	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	
Use of existing buildings for	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	–	–	LMC 18A.40.199

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City of Lakewood | LMC 18A.40.027 | Zoning Use Table | Zones (R1 – OSR)

	Residential (R)				Mixed Residential (MR)		Multifamily (MF) MF3SD = Multifamily in the Station District Subarea				Neighborhood Business / Commercial (NB/C)					Commercial (C)			Industrial (I)			Public Institutional (PI)	Open Space Recreational (OSR)	Categorical Use Standards
Categorical Use	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3SD	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI	OSR	18A.40.xxx
residential purposes (B)																								
Townhouse	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	–	–	–	–	–	LMC 18A.40.100
Stacked flats	P	P	P	P	–	–	–	–	–	–	–	P	P	–	–	–	–	–	–	–	–	–	–	
Co-housing (dormitories, fraternities and sororities)	–	–	–	–	P	P	P	P	P	P	–	P	P	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.200
Courtyard apartments	P	P	P	P	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.100
Special Needs Housing Uses																								
Assisted living facility	–	–	–	–	C	C	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	–	–	LMC 18A.40.201
Confidential shelter	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	–	–	–	P	–	LMC 18A.40.202
Continuing care retirement community	–	–	–	–	C	C	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	–	–	LMC 18A.40.203
Emergency housing	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	P	–	–	–	–	–	LMC 18A.40.204
Emergency shelter	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	P	–	–	–	–	–	LMC 18A.40.205
Enhanced services facility	–	–	–	–	–	–	–	–	–	–	C	C	C	C	C	–	C	–	–	–	–	–	–	LMC 18A.40.206
Hospice care center	C	C	C	C	C	C	P	P	P	P	–	–	–	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.207
Nursing home	–	–	–	–	C	C	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	–	–	LMC 18A.40.208
Permanent supportive housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	C	–	LMC 18A.40.209
Rapid rehousing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	–	–	–	C	–	LMC 18A.40.210
Transitional housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	C	–	LMC 18A.40.211
Type 1 group home / adult family home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	–	–	–	C	–	LMC 18A.40.212
Type 2 group home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	–	–	–	C	–	LMC 18A.40.213

City of Lakewood | LMC 18A.40.027 | Zoning Use Table | Zones (R1 – OSR)

	Residential (R)				Mixed Residential (MR)		Multifamily (MF) MF3SD = Multifamily in the Station District Subarea				Neighborhood Business / Commercial (NB/C)					Commercial (C)			Industrial (I)			Public Institutional (PI)	Open Space Recreational (OSR)	Categorical Use Standards
Categorical Use	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3SD	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI	OSR	18A.40.xxx
Type 3 group home	–	–	–	–	C	C	C	C	C	C	C	C	C	C	C	–	–	–	–	–	–	C	–	LMC 18A.40.214
Type 4 group home	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	–	–	–	–	–	–	LMC 18A.40.215
Type 5 group home	–	–	–	–	–	–	–	–	–	–	–	–	C	–	–	–	C	–	–	–	–	–	–	LMC 18A.40.216
Transportation Uses																								
Parking facilities (surface)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	LMC 18A.40.217
Parking facilities (structured)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	LMC 18A.40.218
Streets and pedestrian and bicycle facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	LMC 18A.40.100
Transit park and ride lots	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	P	–	LMC 18A.40.100
Transit shelter	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	LMC 18A.40.219
Utilities Uses																								
Above-ground electrical distribution lines, pipes, support poles, transformers, excl. substations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	LMC 18A.40.220
Underground electrical distribution lines, pipes, support poles, transformers, excl. substations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	LMC 18A.40.221
Electrical distribution substations	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	LMC 18A.40.222
Electrical transmission lines of 115 kV or less and support poles	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	LMC 18A.40.223

City of Lakewood | LMC 18A.40.027 | Zoning Use Table | Zones (R1 – OSR)

	Residential (R)				Mixed Residential (MR)		Multifamily (MF) MF3SD = Multifamily in the Station District Subarea				Neighborhood Business / Commercial (NB/C)					Commercial (C)			Industrial (I)			Public Institutional (PI)	Open Space Recreational (OSR)	Categorical Use Standards
Categorical Use	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3SD	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI	OSR	18A.40.xxx
Electric vehicle battery charging stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	LMC 18A.40.224
Above-ground natural gas or fuels-related conveyance facilities; includes gas compressor stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	LMC 18A.40.100
Underground natural gas or fuels-related conveyance facilities; includes gas compressor stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	
Potable water conveyance facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	LMC 18A.40.225
Potable water storage facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	LMC 18A.40.187
Storm water collection and conveyance facilities; includes levees and culverts	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	LMC 18A.40.185
Storm water detention/retention facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	LMC 18A.40.100
Telecommunications earth receiving stations (satellite dishes)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	LMC 18A.40.226
Telecommunications lines, pipes, support poles and related facilities, excl. earth receiving stations, WCFs, switching facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	LMC 18A.40.227

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City of Lakewood | LMC 18A.40.027 | Zoning Use Table | Zones (R1 – OSR)																								
	Residential (R)				Mixed Residential (MR)		Multifamily (MF) MF3SD = Multifamily in the Station District Subarea				Neighborhood Business / Commercial (NB/C)					Commercial (C)			Industrial (I)			Public Institutional (PI)	Open Space Recreational (OSR)	Categorical Use Standards
Categorical Use	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3SD	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI	OSR	18A.40.xxx
Telecommunications switching facilities	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	LMC 18A.40.228
Telecommunications transmission/receiving/relay facilities	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	LMC 18A.40.229
Wastewater conveyance facilities; includes pumping and/or lift stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	LMC 18A.40.230
Water purification and filtration activities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	LMC 18A.40.100
Water supply wells and pumping stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	
Wireless communication facilities (WCFs)	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.231

18A.40.030 Zoning Use Table - Air Corridor Zones and Clear Zone.

1. This table provides a summary of the land uses allowed in the Air Corridor and Clear zones in the City.
2. Standard Requirements for Development Standards can be found in LMC 18A.40.100
3. Specific Requirements for Land Use types can be found in LMC 18A.40.101-18A.40.231
4. See LMC 18A.10.120(D) for the purpose and applicability of zoning districts.

LMC 18A.40.030 — Zoning Use Table — Air Corridor and Clear Zone | Symbol Key & Color Legend	
Symbol	Meaning
P	Permitted outright — no discretionary permit review required
C	Conditional Use Permit required — subject to discretionary review
–	Use is not allowed in this zone
N/A	Not applicable — zone does not regulate this use type

Color Legend
Air Corridor Zones
Clear Zone
Categorical Use Standards Section

City of Lakewood | LMC 18A.40.030 | Zoning Use Table — Air Corridor Zones and Clear Zone (AC1, AC2, CZ)					
	Air Corridor (AC)		Clear Zone (CZ)		Categorical Use Standards
Categorical Use	AC1	AC2	CZ	Density	18A.40.xxx
NOTE: If a use is not listed in this table, it is not an allowed use in this zone.					
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.40.030 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.40.030; and subject to the Washington State Building Codes, as amended.	P	P	–	N/A	
Agriculture Uses					
Agriculture, home	P	P	–	N/A	LMC 18A.40.101
Agriculture, clear zone	–	–	P	N/A	LMC 18A.40.102
Natural resource extraction/recovery	C	C	–	Maximum FAR of 0.28 in AC1, no activity which produces smoke, glare, or involves explosives.	LMC 18A.40.100
Research, scientific (small scale)	C	P	–	Office use only. Maximum FAR of 0.22 in AC1 and AC2.	
Undeveloped land	P	P	P	N/A	
Commercial and Industrial Uses					
Building and landscape materials sales	P	P	–	Maximum FAR of 0.28 in AC1 and 0.56 in AC2.	LMC 18A.40.100
Building contractor, heavy	C	–	–	Maximum FAR of 0.11 in AC1 and 0.22 in AC2.	
Building contractor, light	P	P	–	Maximum FAR of 0.28 in AC1 and 0.56 in AC2.	
Business support service	P	–	–	Maximum FAR of 0.22 in AC1.	
Cannabis Producer-Indoor	–	–	–	N/A	LMC 18A.40.113
Catering service	P	P	–	Maximum FAR of 0.22 in AC2.	LMC 18A.40.100
Construction/heavy equipment sales and rental	C	C	–	Maximum FAR of 0.11 in AC1; and 0.22 in AC2.	
Distillery / Small craft distillery	–	P	–	Maximum FAR 0.56 in AC2.	LMC 18A.40.115
Equipment rental	P	P	–	Maximum FAR of 0.11 in AC1; and 0.22 in AC2.	LMC 18A.40.100
Furniture, furnishings, appliance/equipment store	–	C	–	Maximum FAR of 0.28 in AC1.	
Handcraft industries, small-scale manufacturing	P	P	–	Maximum FAR of 0.28 AC1; Maximum FAR of 0.56 in AC2.	
Kennel, animal boarding	P	P	–	Maximum FAR of 0.11 AC1; Maximum FAR of 0.22 in AC2.	LMC 18A.40.120

Return to Agenda

City of Lakewood | LMC 18A.40.030 | Zoning Use Table — Air Corridor Zones and Clear Zone (AC1, AC2, CZ)					
	Air Corridor (AC)		Clear Zone (CZ)		Categorical Use Standards
Categorical Use	AC1	AC2	CZ	Density	18A.40.xxx
NOTE: If a use is not listed in this table, it is not an allowed use in this zone.					
Laundry, dry cleaning plant	P	–	–	Maximum FAR of 0.22 in AC2.	LMC 18A.40.100
Maintenance service, client site services	P	P	–	Maximum FAR of 0.22 in AC2.	
Manufacturing, assembling and packaging, light	P	P	–	Maximum FAR of 0.28 in AC1 and 0.56 in AC2.	
Mobile home, RV, and boat sales	C	C	–	Maximum FAR of 0.14 in AC1 and 0.28 in AC2.	
Office, business services	P	P	–	Maximum FAR of 0.22 in AC2.	
Office, professional	P	–	–	Maximum FAR of 0.22 in AC2.	
Personal services	P	–	–	Office uses only. Maximum FAR of 0.11 in AC2.	
Storage, personal storage facility	P	P	–	Maximum FAR of 1.0 in AC1; 2.0 in AC2.	
Vehicle services, minor maintenance/repair	P	P	–	Maximum FAR of 0.11 AC1; 0.22 in AC2.	
Vehicle storage	C	C	–	Maximum FAR of 0.28 in AC1 and 0.56 in AC2.	
Warehouse	P	P	–	Maximum FAR of 0.16 in AC2.	
Warehouse retail	P	–	–	Maximum FAR of 1.0 in AC1; 2.0 in AC2.	
Wholesaling and distribution	P	P	–	Maximum FAR 0f 0.28 in AC1 and 0.56 in AC2.	
Wildlife preserve or sanctuary	P	P	–	N/A	
Eating/Drinking Establiashments					
Mobile food vending facility	P	P	–	N/A	LMC 18A.40.127
Essential Public Facilities Uses					
Electrical transmission lines of higher voltage than 115 kV – in existing corridors	–	C	–	N/A	LMC 18A.40.100
Interstate Highway 5 (I-5)	P	–	–	N/A	
Military installation	P	P	P	N/A	
Washington State Highway 512	P	–	–	N/A	
Residential Land Uses					
Detached single-family on lots > 20,000 sq. ft.	–	P	–	N/A	LMC 18A.40.100
Home occupation	P	P	–	N/A	LMC 18A.40.196
Rooms for domestic employees of owner/occupant of primary dwelling	–	P	–	N/A	LMC 18A.40.100
Transportation Uses					
Parking facilities (surface)	P	P	–	N/A	LMC 18A.40.217
Streets and pedestrian and bicycle facilities	P	P	–	N/A	LMC 18A.40.100
Transit park and ride lots	P	P	–	N/A	LMC 18A.40.100
Transit shelter	P	P	–	N/A	LMC 18A.40.219
Utilities Uses					
Above-ground electrical distribution lines, pipes, support poles, transformers, excl. substations	P	P	–	N/A	LMC 18A.40.220
Underground electrical distribution lines, pipes, support poles, transformers, excl. substations	P	P	P	N/A	LMC 18A.40.221
Electrical distribution substations	P	P	–	N/A	LMC 18A.40.222

City of Lakewood | LMC 18A.40.030 | Zoning Use Table — Air Corridor Zones and Clear Zone (AC1, AC2, CZ)					
	Air Corridor (AC)		Clear Zone (CZ)		Categorical Use Standards
Categorical Use	AC1	AC2	CZ	Density	18A.40.xxx
NOTE: If a use is not listed in this table, it is not an allowed use in this zone.					
Electrical transmission lines of 115 kV or less and support poles	P	–	–	N/A	LMC 18A.40.223
Electric vehicle battery charging stations	P	–	–	N/A	LMC 18A.40.224
Underground natural gas or fuels-related conveyance facilities; includes gas compressor stations	P	P	P	N/A	LMC 18A.40.100
Potable water conveyance facilities	P	P	–	N/A	LMC 18A.40.225
Potable water storage facilities	C	P	–	N/A	LMC 18A.40.187
Storm water collection and conveyance facilities; includes levees and culverts	P	P	P	N/A	LMC 18A.40.185
Storm water detention/retention facilities	P	P	C	N/A	LMC 18A.40.100
Telecommunications earth receiving stations (satellite dishes)	P	P	–	N/A	LMC 18A.40.226
Telecommunications lines, pipes, support poles and related facilities, excl. earth receiving stations, WCFs, switching facilities	P	P	–	N/A	LMC 18A.40.227
Telecommunications switching facilities	P	P	–	N/A	LMC 18A.40.228
Telecommunications transmission/receiving/relay facilities	–	P	–	N/A	LMC 18A.40.229
Wastewater conveyance facilities; includes pumping and/or lift stations	P	P	P	N/A	LMC 18A.40.230
Wireless communication facilities (WCFs)	P	P	–	N/A	LMC 18A.40.231

18A.40.100 — Standard Requirements for Development Standards

The following general development standards apply to all land uses unless otherwise specified in a use-specific section:

18A.40.025 — Restrictions on Dangerous and Objectionable Elements

18A.60 — Site Planning and General Development Standards

18A.70 — Community Design, Landscaping, and Tree Preservation

18A.80 — Parking

18A.100 — Signs

Agriculture

18A.40.101 — Agriculture, Home

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Intensity of Use Criteria. In addition to the other requirements of this chapter, the intensity of use criteria are applicable to all new land uses in the CZ, AC1, and AC2 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 AC1 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 AC2 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. Performance Criteria. 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, AC1 and AC2 zoning districts. The applicant shall bear the burden of proof to demonstrate compliance of a proposed development with the following performance criteria:

a. Any new use which involves release of airborne substances, such as steam, dust, and smoke that may interfere with aircraft operations is prohibited.

b. Any new use which emits light or direct or indirect reflections that may interfere with a pilot's vision is prohibited.

c. Any new use that creates an undue hazard to the general health, safety and welfare of the community in the event of an aircraft accident in these zoning districts is prohibited.

d. Facilities which emit electrical currents shall be installed in a manner that does not interfere with communication systems or navigational equipment.

e. Any new use which attracts concentrations of birds or waterfowl, such as mixed solid waste landfill disposal facilities, waste transfer facilities, feeding stations, and the growth of certain vegetation, is prohibited.

f. Structures are prohibited within one hundred (100) feet of the aircraft approach-departure or transitional surfaces.

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), air corridor 1 (AC1), and air corridor 2 (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 Department of Planning and Public Works (PPW).

a. Noise Insulation Required. Those portions of new structures where the public is received or offices are located must be constructed with sound insulation or other means to achieve a day/night interior noise level (Ldn) of no greater than forty-five (45) dB. A remodeling project where the total cost of improvements is twenty-five (25) percent or more of the valuation of the existing building is subject to these standards.

b. Sound Isolation Construction. A building will generally be considered acceptable by the Building Official if it incorporates the applicable features described in LMC Title 15. Alternate materials and methods of construction may be permitted, if such alternates are demonstrated to the satisfaction of the Building Official to be equivalent to those described.

c. Acoustical Analysis and Design Report. The applicant may elect to have a qualified architect or engineer examine the noise levels and needed building sound isolation requirements for a specific site. The analysis and design report signed by and prepared under the supervision of a qualified architect or engineer shall be submitted with the

application for building permit. The report shall show the topographical relationship of the aircraft noise sources and the building site, identification of noise sources and their characteristics, predicated noise spectra at the exterior of the proposed building structure, basis for the predication (measured or obtained from published data), and effectiveness of the proposed construction showing that the prescribed interior day-night sound level is met.

d. Exemptions.

i. Additions under five hundred (500) square feet that are not used for sleeping rooms.

ii. A remodeling project where the total cost of improvements is less than twenty-five (25) percent of the existing building valuation.

iii. The noise standards in this section shall not apply to the construction of buildings or structures in the Air Installation Compatible Use Zone (AICUZ) Study for McChord Field with less than sixty-five (65) dB DNL.

e. Noise Disclosure Statement. Prior to the issuance of a building permit for new construction or remodeling where the total cost of improvements is twenty-five (25) percent or more of the valuation of the existing building, the property owner shall sign a noise disclosure statement and record the statement with the title of the property. The noise disclosure statement acknowledges that the property is located within the sixty-five (65) Ldn contour, as indicated on Noise Contour Map for McChord AFB as shown in the AICUZ study, and that noise attenuation is required of any new construction or remodeled structure where it meets the threshold.

4. Nonconforming Buildings and Structures.

a. Any residential use group building, and any assembly, business, educational, institutional or mercantile use group building or structure or portion thereof, which lawfully existed on the date of adoption of this section and which is not in conformity, shall be deemed nonconforming and subject to Chapter 18A.20 LMC, Article II, Nonconforming Uses and Structures.

i. Exceptions to residential use group buildings. A one-time addition/expansion of no more than two hundred (200) square feet of conditioned space shall be permitted.

b. Any extension, enlargement, relocation, reconstruction or substantial alteration of a nonconforming residential use group building, and any assembly, business, educational, institutional or mercantile use group building or structure or portion thereof, shall be subject to the acoustical performance standards as set forth in LMC Title 15 unless otherwise modified by the Building Official pursuant to applicable provisions of the Washington State Building Code.

18A.40.102 — Agriculture, Clear Zone

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Intensity of Use Criteria. In addition to the other requirements of this chapter, the intensity of use criteria are applicable to all new land uses in the CZ, AC1, and AC2 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 AC1 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 AC2 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. Performance Criteria. 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, AC1 and AC2 zoning districts. The applicant shall bear the burden of proof to demonstrate compliance of a proposed development with the following performance criteria:

a. Any new use which involves release of airborne substances, such as steam, dust, and smoke that may interfere with aircraft operations is prohibited.

b. Any new use which emits light or direct or indirect reflections that may interfere with a pilot's vision is prohibited.

c. Any new use that creates an undue hazard to the general health, safety and welfare of the community in the event of an aircraft accident in these zoning districts is prohibited.

d. Facilities which emit electrical currents shall be installed in a manner that does not interfere with communication systems or navigational equipment.

e. Any new use which attracts concentrations of birds or waterfowl, such as mixed solid waste landfill disposal facilities, waste transfer facilities, feeding stations, and the growth of certain vegetation, is prohibited.

f. Structures are prohibited within one hundred (100) feet of the aircraft approach-departure or transitional surfaces.

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), air corridor 1 (AC1), and air corridor 2 (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 Department of Planning and Public Works (PPW).

a. Noise Insulation Required. Those portions of new structures where the public is received or offices are located must be constructed with sound insulation or other means to achieve a day/night interior noise level (Ldn) of no greater than forty-five (45) dB. A remodeling project where the total cost of improvements is twenty-five (25) percent or more of the valuation of the existing building is subject to these standards.

b. Sound Isolation Construction. A building will generally be considered acceptable by the Building Official if it incorporates the applicable features described in LMC Title 15. Alternate materials and methods of construction may be permitted, if such alternates are demonstrated to the satisfaction of the Building Official to be equivalent to those described.

c. Acoustical Analysis and Design Report. The applicant may elect to have a qualified architect or engineer examine the noise levels and needed building sound isolation requirements for a specific site. The analysis and design report signed by and prepared under the supervision of a qualified architect or engineer shall be submitted with the application for building permit. The report shall show the topographical relationship of the aircraft noise sources and the building site, identification of noise sources and their characteristics, predicated noise spectra at the exterior of the proposed building structure, basis for the predication (measured or obtained from published data), and effectiveness of the proposed construction showing that the prescribed interior day-night sound level is met.

d. Exemptions.

i. Additions under five hundred (500) square feet that are not used for sleeping rooms.

ii. A remodeling project where the total cost of improvements is less than twenty-five (25) percent of the existing building valuation.

iii. The noise standards in this section shall not apply to the construction of buildings or structures in the Air Installation Compatible Use Zone (AICUZ) Study for McChord Field with less than sixty-five (65) dB DNL.

e. Noise Disclosure Statement. Prior to the issuance of a building permit for new construction or remodeling where the total cost of improvements is twenty-five (25) percent or more of the valuation of the existing building, the property owner shall sign a noise disclosure statement and record the statement with the title of the property. The noise disclosure statement acknowledges that the property is located within the sixty-five (65) Ldn contour, as indicated on Noise Contour Map for McChord AFB as shown in the AICUZ study, and that noise attenuation is required of any new construction or remodeled structure where it meets the threshold.

4. Nonconforming Buildings and Structures.

a. Any residential use group building, and any assembly, business, educational, institutional or mercantile use group building or structure or portion thereof, which lawfully existed on the date of adoption of this section and which is not in conformity, shall be deemed nonconforming and subject to Chapter 18A.20 LMC, Article II, Nonconforming Uses and Structures.

i. Exceptions to residential use group buildings. A one-time addition/expansion of no more than two hundred (200) square feet of conditioned space shall be permitted.

b. Any extension, enlargement, relocation, reconstruction or substantial alteration of a nonconforming residential use group building, and any assembly, business, educational, institutional or mercantile use group building or structure or portion thereof, shall be subject to the acoustical performance standards as set forth in LMC Title 15 unless otherwise modified by the Building Official pursuant to applicable provisions of the Washington State Building Code.

18A.40.103 — Commercial Beekeeping

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. No person shall keep, have, maintain or protect upon his or her premises, or any premises or lot within the City, any apiary or colony, hive, cluster, or swarm of stinging insects other than bees pursuant to the following provisions:

a. The keeping of bees for commercial purposes shall be permissible pursuant to the following provisions:

i. Any person keeping bees for commercial purposes on properties with a lot area of five (5) acres or greater within a Residential District or on properties of any size within a nonresidential district shall obtain a zoning certification from the Director and provide an affidavit certifying that the owner understands and agrees to comply with the provisions of this section.

ii. No person shall keep bees for commercial purposes on properties with a lot area of less than five (5) acres within a Residential District unless a use permit has been granted.

iii. Hives shall be maintained at least one hundred (100) feet from public streets and highways, except for temporary purposes of transporting hives, unless a use permit has been granted which permits a reduced setback.

iv. Hives shall be situated no closer than three hundred (300) feet from any off-site residence or dwelling, unless a use permit has been granted which permits a reduced setback.

v. Commercial apiaries shall be a minimum of one (1) mile from any nucleus apiary, except where the nucleus apiary less than one (1) mile away is registered to the same person.

vi. Hives shall be registered with the Director of the State Department of Agriculture or the Director's authorized representative (RCW 15.60.021).

vii. Applicant shall provide a site plan or other information determined necessary by the Director to determine compliance with this section.

viii. No person shall willingly and knowingly keep Africanized bees.

b. All beekeepers or other persons transporting bees through the City shall place on each hive the identification number assigned to him or her by the Director of the State Department of Agriculture or the Director's authorized representative.

c. No person shall transport bees on the public streets of this City in such a manner that the bees may become a nuisance to the public.

d. No person transporting bees shall park or otherwise keep in a stationary position the motor vehicle used to transport such bees on any street within the City limits for a period of time longer than twenty (20) minutes.

18A.40.104 — Growing and Harvesting of Crops

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Activities associated with the growing and harvesting of crops and the operation of plant nurseries and greenhouses shall be controlled so as not to result in adverse impacts on nearby properties. Such adverse impacts include but are not limited to noise, dust, fertilizer/pesticide overspray, odor, and glare.
2. The sale of agricultural products on the property on which the products were grown is permitted.
3. The raising and keeping of chickens as an accessory use to residential properties is regulated under LMC 18A.40.106

18A.40.105 — Plant Nurseries and Greenhouses

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Activities associated with the operation of plant nurseries and greenhouses shall be controlled so as not to result in adverse impacts on nearby properties. Such adverse impacts include but are not limited to noise, dust, fertilizer/pesticide overspray, odor, and glare.
2. The sale of agricultural products on the property on which the products were grown is permitted.

18A.40.106 — Raising and Keeping of Animals for Agricultural Purposes

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Activities associated with the raising and keeping of animals for agricultural purposes shall be controlled so as not to result in adverse impacts on nearby properties. Such adverse impacts include but are not limited to noise, dust, fertilizer/pesticide overspray, odor, glare and roaming.
2. Prohibited animals located in all zoning districts: Peacocks, roosters, turkeys, ostriches, emus, other similar birds, wild, undomesticated or exotic mammals, and cows, sheep, llamas, goats, swine, and other livestock, but excluding horses, shall be prohibited in all zoning districts in the City.
3. Horses and equestrian facilities, located in R1 and R2 zoning districts, shall be permitted only as a continuation of private and commercial equestrian facilities already legally existing as of September 1, 2001 (per Lakewood Ordinance No. 264). Maintenance, repair and replacement of existing equestrian structures shall be permitted.
4. Poultry, pigeons, ducks, and similar birds, and rabbits and similar mammals, except as prohibited in subsection (3) above, raised for domestic, noncommercial use shall be permitted as an accessory use to a dwelling unit on any lot, provided:
    a. A minimum setback of ten (10) feet from all property lines shall be required for all hutches and twenty (20) feet for all pens, coups, aviaries, similar enclosures, and free-range areas.
    b. No more than sixteen (16) poultry, birds or rabbits and similar mammals shall be permitted per acre.
    c. Aviaries or lofts shall provide a minimum of one (1) square foot for each pigeon or similar bird and shall not exceed one thousand (1,000) square feet.

18A.40.107 — Residential Beekeeping

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Any person keeping bees for noncommercial purposes shall obtain zoning certification from the Director and provide an affidavit certifying that the owner understands and agrees to comply with the following requirements:

a. Any owner/occupant of a lot within any zoning district containing at least six thousand (6,000) square feet of lot area and a single-family dwelling may keep up to three (3) colonies of bees. Each colony shall be housed within a hive.

b. Hives shall be comprised of a combination of brood chamber and supers which do not exceed six (6) feet in height above ground level, including any stand or rack upon which the hives are placed.

c. Hives shall be registered with the Director of the State Department of Agriculture or the Director's authorized representative (RCW 15.60.021).

d. Minimum six (6) foot tall flight dispersion barriers (e.g., solid fences, walls, and/or hedges) shall be maintained in a good state of repair to the satisfaction of the Director.

e. An appropriately sized water source for the exclusive use of the colonies shall be maintained on the same property where the colonies are kept to the satisfaction of the Director. In the event there is a natural or artificial water source on an abutting residential property, the colonies must be positioned nearer to the on-site water source than the off-site water source.

f. Hives must be set back five (5) feet from the property line, and at least ten (10) feet from any dwelling on adjacent lots.

g. Applicants shall provide a site plan or other information determined necessary by the Director to determine compliance with this section.

h. No person shall willingly and knowingly keep Africanized bees.

Civic

18A.40.108 — Government Facilities, Level 1

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Civic accessory uses are subject to all applicable construction permits and include: professional offices Level 1; day care facilities Level 2; eating and drinking establishment Level 1/2; storage buildings and outdoor storage, subject to LMC 18A.60.190, for maintenance equipment and goods utilized in the primary use; antennas and satellite dishes for private telecommunication services, subject to Chapter 18A.95 LMC; facilities used in on-site grounds maintenance; on-site soil reclamation treatment in accordance with state regulations; retaining walls, freestanding walls, and fences; accessory caretaker's dwelling, subject to LMC 18A.60.030; private docks and mooring facilities as regulated by applicable shoreline management regulations; Community and Cultural Services Level 1/2 in conjunction with an outdoor recreation use type; Amusement and Recreation Level 1 in conjunction with an outdoor recreation use type; and Lodging Level 2 in conjunction with an outdoor recreation use type.

Commercial and Industrial

18A.40.109 — Accessory Commercial

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Commercial accessory uses are secondary permitted residential uses and include the following:

a. Professional offices incidental to the primary use.

b. Outdoor storage areas and yards:

i. Outdoor storage areas and yards shall be paved with asphalt or concrete, including contractor storage yards and areas where vehicles or heavy equipment will be parked, stored, or regularly maneuvered. Areas where unattached trailers; shipping containers; vehicles without engines, transmissions, oil and/or gasoline tanks; or where other inert materials or items are stored may be exempted from paving requirements at the discretion of the Director where it is determined that such storage does not pose a soil contamination hazard. A hydrogeological assessment per the City's critical areas regulations may be required to assist the Director in making this determination.

ii. No hazardous materials shall be stored or utilized in storage areas, except as permitted under the International Fire Code and any conditions of site development required by the City.

iii. All storage areas shall be screened and fenced pursuant to LMC 18A.70.040(A)(3) and 18A.70.140(A)(7).

c. Antennas and satellite dishes for private telecommunication services.

d. Facilities used in on-site grounds maintenance.

e. On-site soil reclamation treatment in accordance with state regulations.

f. Retaining walls, freestanding walls, and fences.

g. Accessory caretaker's dwelling (ACD), subject to the following provisions:

i. One (1) ACD per commercial or industrial site is permitted within all commercial and industrial zones within the City.

ii. An ACD may be established in a new or existing commercial or industrial building by creating the living quarters within or as an addition to the building, or as a detached structure from the principal structure.

iii. The ACD, as well as the main structure, must meet all applicable setbacks, lot coverage, and building height requirements.

iv. The design and size of an ACD shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes.

v. The size of an ACD contained within or attached to a commercial or industrial building shall be limited to one thousand two hundred (1,200) square feet. The size of a detached ACD shall be limited to no more than one thousand (1,000) square feet.

vi. A minimum of one (1) off-street parking space shall be required for the ACD, in addition to off-street parking required for the primary use(s) on site, pursuant to LMC 18A.80.030(F).

vii. A building permit shall be obtained for all ACDs prior to construction and/or occupancy of the ACD.

h. Shipping containers and semi-truck trailers may be kept in conjunction with commercial, industrial and transportation use types only where the placement and/or use of the vessel is typically integral to the use type, and properly screened areas for storage and maintenance of such vessels are shown on the site plans for the facility. For

existing facilities, areas for storage of shipping containers and semi-truck trailers, etc., may be approved by the Director.

18A.40.110 — Accessory Industrial

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Industrial accessory uses are secondary permitted residential uses and include the following:

a. Professional offices incidental to the primary use.

b. Outdoor storage areas and yards:

i. Outdoor storage areas and yards shall be paved with asphalt or concrete, including contractor storage yards and areas where vehicles or heavy equipment will be parked, stored, or regularly maneuvered. Areas where unattached trailers; shipping containers; vehicles without engines, transmissions, oil and/or gasoline tanks; or where other inert materials or items are stored may be exempted from paving requirements at the discretion of the Director where it is determined that such storage does not pose a soil contamination hazard. A hydrogeological assessment per the City's critical areas regulations may be required to assist the Director in making this determination.

ii. No hazardous materials shall be stored or utilized in storage areas, except as permitted under the International Fire Code and any conditions of site development required by the City.

iii. All storage areas shall be screened and fenced pursuant to LMC 18A.70.040(A)(3) and 18A.70.140(A)(7).

c. Antennas and satellite dishes for private telecommunication services.

d. Incidental hazardous materials storage or use, subject to applicable federal and state regulations.

e. Facilities used in on-site grounds maintenance.

f. On-site soil reclamation treatment in accordance with state regulations.

g. Retaining walls, freestanding walls, and fences.

h. Accessory caretaker's dwelling, subject to the following provisions:

i. One (1) ACD per commercial or industrial site is permitted within all commercial and industrial zones within the City.

ii. An ACD may be established in a new or existing commercial or industrial building by creating the living quarters within or as an addition to the building, or as a detached structure from the principal structure.

iii. The ACD, as well as the main structure, must meet all applicable setbacks, lot coverage, and building height requirements.

iv. The design and size of an ACD shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes.

v. The size of an ACD contained within or attached to a commercial or industrial building shall be limited to one thousand two hundred (1,200) square feet. The size of a detached ACD shall be limited to no more than one thousand (1,000) square feet.

vi. A minimum of one (1) off-street parking space shall be required for the ACD, in addition to off-street parking required for the primary use(s) on site, pursuant to LMC 18A.80.030(F).

vii. A building permit shall be obtained for all ACDs prior to construction and/or occupancy of the ACD.

i. Railroad cars, shipping containers, and semi-truck trailers may be kept in conjunction with commercial, industrial and transportation use types only where the placement and/or use of the vessel is typically integral to the use type, and properly screened areas for storage and maintenance of such vessels is shown on the site plans for the facility. For existing facilities, areas for storage of shipping containers and semi-truck trailers, etc., may be approved by the Director.

18A.40.111 — Auto and Vehicle Sales/Rental

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Establishments or places of business engaged in the sales or leasing of motor vehicles, utility trailers, recreational and/or sporting vehicles, commercial vehicles, construction equipment, and heavy equipment subject to compliance with all applicable federal, state, and/or local licensing requirements. Service of vehicles may be permitted as an incidental, and clearly secondary, accessory use. Proposed motor vehicle sales and rental land use types are subject to the following requirements:

   a. The use of trailers, temporary modular homes, and/or manufactured or modular buildings for sales offices or other related activity is prohibited.

   b. All vehicle sales and rental areas will provide supplemental customer parking on site, at a ratio of at least one (1) space for every two thousand (2,000) square feet of motor vehicle sales and rental area.

   c. Any arrangement of motor vehicle sales and rentals is allowed as long as adequate fire access is provided per the Fire Marshal.

   d. All loading and unloading of motor vehicles sales and rentals shall occur on site.

   e. The public right-of-way shall not be used to display motor vehicles sales and rental land use types.

   f. No test drives shall occur on local residential streets found in or adjacent to R1, R2, R3, and R4 zoning districts.

   g. Automobile wrecking or motor vehicle wrecking as defined in LMC 18A.10.180 shall not be conducted.

   h. Spray booths and spray rooms shall not be permitted.

   i. Car washes/detailing shall be located at least fifty (50) feet from any residential zone, use, or structure.

   j. Amplified speaker/public address systems are prohibited except within fully enclosed buildings. Such systems shall not be used while service bay or exterior walls entrances or exits are open.

   k. The site where the motor vehicle sales or rental land use type is located shall be kept clear of weeds, rubbish, and all types of litter and combustible materials at all times, and consistent with Chapter 8.40 LMC.

18A.40.112 — Brewery

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Breweries, small craft distilleries, and wineries may contain accessory retail sales.

18A.40.113 — Cannabis - Businesses

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

This use is not permitted in any standard zoning district per the Summary Land Use Table (LMC 18A.40.027).

18A.40.114 — Community Center

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

When located in the Open Space and Recreation (OSR) zoning district, the following conditions apply:

1. Setbacks. The minimum distance setbacks for the Open Space/Recreation zoning district (OSR) shall be as follows, except where increased setbacks due to landscaping or building/fire code requirements apply:
   a. The Director shall establish minimum setbacks based on the proposed use and adjacent property land uses. In no case shall setbacks be less than ten (10) feet unless otherwise approved through the applicable permit process.
2. Building Height. The maximum building height, not including any applicable height bonus, for the Open Space/Recreation zoning districts shall be forty (40) feet.
3. Design. Design features shall be required as set forth in Chapter 18A.70 LMC, Article I, Community Design.
4. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter 18A.70 LMC, Article III.
5. Landscaping. Landscaping shall be provided as set forth in Chapter 18A.70 LMC, Article II.
6. Parking. Parking shall conform to the requirements of Chapter 18A.80 LMC, Parking.
7. Signs. Signage shall conform to the requirements of Chapter 18A.100 LMC, Signs.

18A.40.115 — Distillery / Small Craft Distillery

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Breweries, small craft distilleries, and wineries may contain accessory retail sales.

18A.40.116 — Flex Space

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. 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.

18A.40.117 — Golf Course, Country Club

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

When located in the Open Space and Recreation (OSR) zoning district, the following conditions apply:

1. Setbacks. The minimum distance setbacks for the Open Space/Recreation zoning district (OSR) shall be as follows, except where increased setbacks due to landscaping or building/fire code requirements apply:
   a. The Director shall establish minimum setbacks based on the proposed use and adjacent property land uses. In no case shall setbacks be less than ten (10) feet unless otherwise approved through the applicable permit process.
2. Building Height. The maximum building height, not including any applicable height bonus, for the Open Space/Recreation zoning districts shall be forty (40) feet.
3. Design. Design features shall be required as set forth in Chapter 18A.70 LMC, Article I, Community Design.
4. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter 18A.70 LMC, Article III.
5. Landscaping. Landscaping shall be provided as set forth in Chapter 18A.70 LMC, Article II.
6. Parking. Parking shall conform to the requirements of Chapter 18A.80 LMC, Parking.
7. Signs. Signage shall conform to the requirements of Chapter 18A.100 LMC, Signs.

18A.40.118 — Health/Fitness Facility, Commercial

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

When located in the Open Space and Recreation (OSR) zoning district, the following conditions apply:

1. Lot Coverage. All building coverage and impervious surface maximums stated herein for the Open Space/Recreation zoning district may be reduced at the time they are applied, because of storm water requirements. The maximum building and impervious surface coverage for the Open Space/Recreation zoning districts shall be as follows:
   a. Maximum building coverage: twenty (20) percent.
   b. Maximum impervious surface coverage: fifty-five (55) percent.
2. Setbacks. The minimum distance setbacks for the Open Space/Recreation zoning districts (OSR) shall be as follows, except where increased setbacks due to landscaping or building/fire code requirements apply:
   a. Front yard/street setback: twenty-five (25) feet.
   b. Principal arterial and state highway setback: thirty-five (35) feet.

c. Rear yard setback: twenty (20) feet.

d. Interior setback: twenty (20) feet.

3. Building Height. The maximum building height, not including any applicable height bonus, for the Open Space/Recreation zoning districts shall be fifty (50) feet.
4. Design. Design features shall be required as set forth in Chapter 18A.70 LMC, Article I, Community Design.
5. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter 18A.70 LMC, Article III, Tree Preservation.
6. Landscaping. Landscaping shall be provided as set forth in Chapter 18A.70 LMC, Article II, Landscaping.
7. Parking. Parking shall conform to the requirements of Chapter 18A.80 LMC, Parking.
8. Signs. Signage shall conform to the requirements of Chapter 18A.100 LMC, Signs.

18A.40.119 — Health/Fitness Facility, Quasi-Public

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

When located in the Open Space and Recreation (OSR) zoning district, the following conditions apply:

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

   a. Maximum building coverage: twenty (20) percent.

   b. Maximum impervious surface coverage: fifty-five (55) percent.

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

   a. Front yard/street setback: twenty-five (25) feet.

   b. Principal arterial and state highway setback: thirty-five (35) feet.

   c. Rear yard setback: twenty (20) feet.

   d. Interior setback: twenty (20) feet.

3. Building Height. The maximum building height, not including any applicable height bonus, for the Open Space/Recreation zoning districts shall be fifty (50) feet.
4. Design. Design features shall be required as set forth in Chapter 18A.70 LMC, Article I, Community Design.
5. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter 18A.70 LMC, Article III, Tree Preservation.
6. Landscaping. Landscaping shall be provided as set forth in Chapter 18A.70 LMC, Article II, Landscaping.
7. Parking. Parking shall conform to the requirements of Chapter 18A.80 LMC, Parking.
8. Signs. Signage shall conform to the requirements of Chapter 18A.100 LMC, Signs.

18A.40.120 — Kennel, Animal Boarding

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. The portion of the building or structure in which animals are treated, trained, or kept shall be soundproofed. Kennels, catteries, animal obedience schools, animal shelters, and veterinary clinics shall be operated in accordance with LMC Title 6, Animals, and LMC 18A.40.106, Agricultural uses.

18A.40.121 — Mixed Use (Commercial)

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Within that portion of the MF3 zoning district located within the Lakewood Station District as designated in the comprehensive plan, and solely in conjunction with multifamily use, four (4) or more units, the following standards shall be required:
   a. The commercial use is only permitted on the ground floor of the development.
   b. A minimum ratio of four (4) square feet of multifamily use to one (1) square foot of commercial use.

18A.40.122 — Shelter, Animal

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. The portion of the building or structure in which animals are treated, trained, or kept shall be soundproofed. Kennels, catteries, animal obedience schools, animal shelters, and veterinary clinics shall be operated in accordance with LMC Title 6, Animals, and LMC 18A.40.106, Agricultural uses.
2. Animal shelters owned, maintained or operated by a public body, an established humane society, animal welfare society, society for the prevention of cruelty to animals, or other nonprofit organization whose primary mission is the protection and welfare of animals may sell goods and products that enhance the health and comfort of the animals adopted.

18A.40.123 — Swap Meet

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

This use is not permitted in any standard zoning district per the Summary Land Use Table (LMC 18A.40.027).

18A.40.124 — Veterinary Clinic

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. The portion of the building or structure in which animals are treated, trained, or kept shall be soundproofed. Kennels, catteries, animal obedience schools, animal shelters, and veterinary clinics shall be operated in accordance with LMC Title 6, Animals, and LMC 18A.40.106, Agricultural uses.

18A.40.125 — Wine Production Facility

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Breweries, small craft distilleries, and wineries may contain accessory retail sales.

Eating and Drinking

18A.40.126 — Bar/Tavern

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Bars and taverns may include brewing equipment.

18A.40.127 — Mobile Food Vending Facility

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Vendor carts and trucks shall be subject to the following conditions:
    a. Carts may be placed on public sidewalks, provided a public area use permit is obtained, a minimum sidewalk width of five (5) feet measured to the street side of the sidewalk shall be kept clear for pedestrians, and visibility at driveways, street intersections, store entrances and display windows shall not be obscured.
    b. If a cart or truck is to be situated on private property, written permission shall be obtained from the legal owner of such property on which the cart is situated.
    c. Inasmuch as possible, carts or trucks shall not be located in required parking areas.
    d. Carts or trucks shall not be located in landscaping areas.
    e. Carts shall be limited to one (1) every three hundred (300) lineal feet or, when placed within a building, one (1) cart per building.
    f. Carts or trucks shall be removed at night, or, when carts are placed within a building, they shall be covered or secured.
    g. Carts shall be no larger than a size which can be maneuvered by one (1) person on foot, and in no case shall cover an area larger than twenty-five (25) square feet.
    h. The vendor shall comply with all applicable state and county health regulations. Evidence of compliance and a current City of Lakewood business license must be conspicuously posted on the vendor truck or cart.
    i. Vendor carts within a building shall be located in a manner that is consistent with International Building and Fire Code requirements for exiting, corridor width, and other requirements.
    j. Vendor trucks shall be no larger than eight (8) feet wide by thirty (30) feet long, exclusive of temporary canopies which may be extended over the service side when parked.
    k. Vendor trucks may be placed on public property and streets, provided a right-of-way permit is obtained, adequate lane width is maintained, adequate sidewalk space is available for the service side of the truck, and visibility at driveways, street intersections,

store entrances and display windows is not obscured. A right-of-way permit is not required for private streets, but other requirements of this subsection apply.

l. The City may place additional restrictions, including limits on duration and frequency, for right-of-way permits for vendor trucks.

m. Vendor trucks shall not be placed in a public area closer than one hundred (100) feet from any existing eating establishment, unless the legal owner of the eating establishment provides written permission to be within one hundred (100) feet of the eating establishment.

18A.40.128 — Restaurant, Café, Coffee Shop — Drive-Through Services

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Drive-Through Facilities. These standards are intended to allow for drive-through facilities while reducing the negative impacts they may create. The specific purposes of these standards are to reduce noise, lighting, exhaust, and visual impacts on abutting uses, particularly residential uses; promote safer and more efficient on-site vehicular and pedestrian circulation; and minimize conflicts between queued vehicles and traffic on adjacent streets. These standards are in addition to other development standards applicable under this chapter or other chapters of the LMC and shall apply to not only new development but also the addition of drive-through facilities to existing developments and the relocation or redevelopment of existing drive-through facilities. Drive-through facilities are not a right; conditions such as size, configuration, or location of the site or existing structures may make it inappropriate to establish a drive-through on a specific property. If that is the case, a drive-through facility may be denied even if it is otherwise allowed in the zoning district.

   a. Drive-through points of customer service and queuing lanes should not be located along facades of buildings that face a right-of-way. If a drive-through cannot be located on any other portion of the site, then it shall be visually screened from the street by landscaping and/or architectural element, or combination thereof, provided such elements reflect the primary building and provide appropriate screening.

   b. Queuing lanes should be physically separated from the parking lot, sidewalk, and pedestrian areas by landscaping and curbing, an architectural element, or combination thereof, provided such elements reflect the primary building and provide appropriate separation.

   c. Drive-through speakers or amplified music shall not be audible off site.

   d. Hours of operation may be limited as determined necessary by the City to achieve compatibility with surrounding land uses.

   e. A bypass lane to escape the queuing lane is suggested for all drive-through facilities, especially high-volume facilities.

   f. Queuing lanes shall provide space for at least three (3) vehicles awaiting service, which shall encompass a minimum distance of sixty (60) linear feet as measured from each point of customer service to the end of the lane. For uses having multiple drive-through service lanes, each lane shall provide this minimum.

   g. Queuing lanes should be located so as to minimize interference with pedestrian circulation routes. Unless the use is a standalone drive-through whose primary

orientation is to vehicles, primary pedestrian access to the business from the parking lot should not cross the queuing lane or drive-through ingress/egress.

h. Vehicular entrances and exits shall not be located so as to cause congestion on any public street or right-of-way. The queuing lane shall be situated so that any overflow shall not spill out onto public streets or major circulation routes of any parking lot. Drive-through uses shall not be approved with ingress or egress driveways within three hundred (300) feet of a signalized intersection operating with a Level of Service D, E, or F unless a traffic analysis acceptable to the Public Works and Engineering Services demonstrates that vehicles entering or leaving the site will not impair the efficiency or operation of the intersection.

i. Parking Credit. Credit towards minimum parking requirements should be given for each drive-through station. One-third (1/3) parking credit should be given for each stacking space; provided, that the terms related to the provision and design of stacking space are met.

j. When located in a shopping center or other multiple tenant development, drive-through facilities shall provide sufficient queuing space to handle peak business demands and shall not in any way obstruct the normal circulation pattern of the shopping center.

18A.40.129 — Restaurant, Café, Coffee Shop — Outdoor Dining

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Outdoor seating, tables, umbrellas and other appurtenances of outdoor dining may be placed on public sidewalks, provided a minimum sidewalk width of five (5) feet measured to the street side of the sidewalk shall be kept clear for pedestrians.

Essential Public Facilities

18A.40.130 — Airport (American Lake Seaplane Base)

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. RCW 36.70A.200 requires cities to include in their comprehensive plans a process for identifying and siting essential public facilities (EPFs). EPFs are described in the Growth Management Act (GMA) as those facilities which are typically difficult to site, but are needed to support orderly growth and delivery of services. The GMA states that no local comprehensive plan or development regulation may preclude the siting of essential public facilities.
2. Except for special needs housing, existing electrical transmission lines of higher voltage than 115 kV, and military installations, essential public facilities shall require a conditional use permit. In addition to the regular conditional use permit review criteria, the following shall apply:

   a. Documentation of Need. Project sponsors must demonstrate the need for their proposed EPFs, including projected service population, an inventory of existing and planned comparable facilities, and projected demand for this type of essential public facility.

   b. Consistency with Sponsor's Plans. The proposed project should be consistent with the sponsor's own long-range plans for facilities and operations.

c. Consistency with Other Plans. The proposal must demonstrate the relationship of the project to local, regional and state plans and should be consistent with the comprehensive plan and other adopted plans of the prospective host community.

d. Relationship of Service Area to Population. With the exception of linear transmission facilities, the facility's service area population should include a significant share of the host community's population, and the proposed site should be able to reasonably serve its overall service area population.

e. Minimum Site Requirements. Sponsors shall submit documentation showing the minimum siting requirements for the proposed facility, including minimum size, access, support facilities, topography, geology, and mitigation needs, as well as future expansion needs.

f. Alternative Site Selection. The project sponsor shall search for and investigate two (2) alternative sites before submitting a proposal for siting review.

g. Distribution of Essential Public Facilities. In considering a proposal, the City shall examine the overall distribution of essential public facilities within greater Pierce County to avoid placing an undue burden on any one (1) community, especially overburdened communities as defined under RCW 70A.02.010(11).

h. Public Participation. Sponsors shall encourage local public participation in the development of the proposal, including mitigation measures, and shall conduct local outreach with early notification to prospective neighbors.

i. Consistency with Local Land Use Regulations. The proposed facility shall conform to local land use and zoning regulations that are consistent with the applicable county-wide planning policies.

j. Compatibility with Surrounding Land Uses. The sponsor's documentation shall demonstrate that the site, as developed for the proposed project, will be compatible with surrounding land uses.

k. Proposed Impact Mitigation. The proposal must include adequate and appropriate mitigation measures for the impacted area(s) and community(ies), including consideration of overburdened communities.

18A.40.131 — Community and Technical Colleges, Colleges and Universities

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

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

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

   a. Documentation of Need. Project sponsors must demonstrate the need for their proposed EPFs, including projected service population, an inventory of existing and

planned comparable facilities, and projected demand for this type of essential public facility.

b. Consistency with Sponsor's Plans. The proposed project should be consistent with the sponsor's own long-range plans for facilities and operations.

c. Consistency with Other Plans. The proposal must demonstrate the relationship of the project to local, regional and state plans and should be consistent with the comprehensive plan and other adopted plans of the prospective host community.

d. Relationship of Service Area to Population. With the exception of linear transmission facilities, the facility's service area population should include a significant share of the host community's population, and the proposed site should be able to reasonably serve its overall service area population.

e. Minimum Site Requirements. Sponsors shall submit documentation showing the minimum siting requirements for the proposed facility, including minimum size, access, support facilities, topography, geology, and mitigation needs, as well as future expansion needs.

f. Alternative Site Selection. The project sponsor shall search for and investigate two (2) alternative sites before submitting a proposal for siting review.

g. Distribution of Essential Public Facilities. In considering a proposal, the City shall examine the overall distribution of essential public facilities within greater Pierce County to avoid placing an undue burden on any one (1) community, especially overburdened communities as defined under RCW 70A.02.010(11).

h. Public Participation. Sponsors shall encourage local public participation in the development of the proposal, including mitigation measures, and shall conduct local outreach with early notification to prospective neighbors.

i. Consistency with Local Land Use Regulations. The proposed facility shall conform to local land use and zoning regulations that are consistent with the applicable county-wide planning policies.

j. Compatibility with Surrounding Land Uses. The sponsor's documentation shall demonstrate that the site, as developed for the proposed project, will be compatible with surrounding land uses.

k. Proposed Impact Mitigation. The proposal must include adequate and appropriate mitigation measures for the impacted area(s) and community(ies), including consideration of overburdened communities.

18A.40.132 — Correctional Facilities

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

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

2. Except for special needs housing, existing electrical transmission lines of higher voltage than 115 kV, and military installations, essential public facilities shall require a conditional

use permit. In addition to the regular conditional use permit review criteria, the following shall apply:

a. Documentation of Need. Project sponsors must demonstrate the need for their proposed EPFs, including projected service population, an inventory of existing and planned comparable facilities, and projected demand for this type of essential public facility.

b. Consistency with Sponsor's Plans. The proposed project should be consistent with the sponsor's own long-range plans for facilities and operations.

c. Consistency with Other Plans. The proposal must demonstrate the relationship of the project to local, regional and state plans and should be consistent with the comprehensive plan and other adopted plans of the prospective host community.

d. Relationship of Service Area to Population. With the exception of linear transmission facilities, the facility's service area population should include a significant share of the host community's population, and the proposed site should be able to reasonably serve its overall service area population.

e. Minimum Site Requirements. Sponsors shall submit documentation showing the minimum siting requirements for the proposed facility, including minimum size, access, support facilities, topography, geology, and mitigation needs, as well as future expansion needs.

f. Alternative Site Selection. The project sponsor shall search for and investigate two (2) alternative sites before submitting a proposal for siting review.

g. Distribution of Essential Public Facilities. In considering a proposal, the City shall examine the overall distribution of essential public facilities within greater Pierce County to avoid placing an undue burden on any one (1) community, especially overburdened communities as defined under RCW 70A.02.010(11).

h. Public Participation. Sponsors shall encourage local public participation in the development of the proposal, including mitigation measures, and shall conduct local outreach with early notification to prospective neighbors.

i. Consistency with Local Land Use Regulations. The proposed facility shall conform to local land use and zoning regulations that are consistent with the applicable county-wide planning policies.

j. Compatibility with Surrounding Land Uses. The sponsor's documentation shall demonstrate that the site, as developed for the proposed project, will be compatible with surrounding land uses.

k. Proposed Impact Mitigation. The proposal must include adequate and appropriate mitigation measures for the impacted area(s) and community(ies), including consideration of overburdened communities.

18A.40.133 — Electrical Transmission Lines of Higher Voltage than 115 kV, in New Corridors

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

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

comprehensive plan or development regulation may preclude the siting of essential public facilities.

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

   a. Documentation of Need. Project sponsors must demonstrate the need for their proposed EPFs, including projected service population, an inventory of existing and planned comparable facilities, and projected demand for this type of essential public facility.

   b. Consistency with Sponsor's Plans. The proposed project should be consistent with the sponsor's own long-range plans for facilities and operations.

   c. Consistency with Other Plans. The proposal must demonstrate the relationship of the project to local, regional and state plans and should be consistent with the comprehensive plan and other adopted plans of the prospective host community.

   d. Relationship of Service Area to Population. With the exception of linear transmission facilities, the facility's service area population should include a significant share of the host community's population, and the proposed site should be able to reasonably serve its overall service area population.

   e. Minimum Site Requirements. Sponsors shall submit documentation showing the minimum siting requirements for the proposed facility, including minimum size, access, support facilities, topography, geology, and mitigation needs, as well as future expansion needs.

   f. Alternative Site Selection. The project sponsor shall search for and investigate two (2) alternative sites before submitting a proposal for siting review.

   g. Distribution of Essential Public Facilities. In considering a proposal, the City shall examine the overall distribution of essential public facilities within greater Pierce County to avoid placing an undue burden on any one (1) community, especially overburdened communities as defined under RCW 70A.02.010(11).

   h. Public Participation. Sponsors shall encourage local public participation in the development of the proposal, including mitigation measures, and shall conduct local outreach with early notification to prospective neighbors.

   i. Consistency with Local Land Use Regulations. The proposed facility shall conform to local land use and zoning regulations that are consistent with the applicable county-wide planning policies.

   j. Compatibility with Surrounding Land Uses. The sponsor's documentation shall demonstrate that the site, as developed for the proposed project, will be compatible with surrounding land uses.

   k. Proposed Impact Mitigation. The proposal must include adequate and appropriate mitigation measures for the impacted area(s) and community(ies), including consideration of overburdened communities.

18A.40.134 — In-Patient Facility Including Substance Abuse Facility

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

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

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

   a. Documentation of Need. Project sponsors must demonstrate the need for their proposed EPFs, including projected service population, an inventory of existing and planned comparable facilities, and projected demand for this type of essential public facility.

   b. Consistency with Sponsor's Plans. The proposed project should be consistent with the sponsor's own long-range plans for facilities and operations.

   c. Consistency with Other Plans. The proposal must demonstrate the relationship of the project to local, regional and state plans and should be consistent with the comprehensive plan and other adopted plans of the prospective host community.

   d. Relationship of Service Area to Population. With the exception of linear transmission facilities, the facility's service area population should include a significant share of the host community's population, and the proposed site should be able to reasonably serve its overall service area population.

   e. Minimum Site Requirements. Sponsors shall submit documentation showing the minimum siting requirements for the proposed facility, including minimum size, access, support facilities, topography, geology, and mitigation needs, as well as future expansion needs.

   f. Alternative Site Selection. The project sponsor shall search for and investigate two (2) alternative sites before submitting a proposal for siting review.

   g. Distribution of Essential Public Facilities. In considering a proposal, the City shall examine the overall distribution of essential public facilities within greater Pierce County to avoid placing an undue burden on any one (1) community, especially overburdened communities as defined under RCW 70A.02.010(11).

   h. Public Participation. Sponsors shall encourage local public participation in the development of the proposal, including mitigation measures, and shall conduct local outreach with early notification to prospective neighbors.

   i. Consistency with Local Land Use Regulations. The proposed facility shall conform to local land use and zoning regulations that are consistent with the applicable county-wide planning policies.

   j. Compatibility with Surrounding Land Uses. The sponsor's documentation shall demonstrate that the site, as developed for the proposed project, will be compatible with surrounding land uses.

   k. Proposed Impact Mitigation. The proposal must include adequate and appropriate mitigation measures for the impacted area(s) and community(ies), including consideration of overburdened communities.

18A.40.135 — Intercity High-Speed Ground Transportation

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. RCW 36.70A.200 requires cities to include in their comprehensive plans a process for identifying and siting essential public facilities (EPFs). EPFs are described in the Growth Management Act (GMA) as those facilities which are typically difficult to site, but are needed to support orderly growth and delivery of services. The GMA states that no local comprehensive plan or development regulation may preclude the siting of essential public facilities.
2. Except for special needs housing, existing electrical transmission lines of higher voltage than 115 kV, and military installations, essential public facilities shall require a conditional use permit. In addition to the regular conditional use permit review criteria, the following shall apply:
   a. Documentation of Need. Project sponsors must demonstrate the need for their proposed EPFs, including projected service population, an inventory of existing and planned comparable facilities, and projected demand for this type of essential public facility.
   b. Consistency with Sponsor's Plans. The proposed project should be consistent with the sponsor's own long-range plans for facilities and operations.
   c. Consistency with Other Plans. The proposal must demonstrate the relationship of the project to local, regional and state plans and should be consistent with the comprehensive plan and other adopted plans of the prospective host community.
   d. Relationship of Service Area to Population. With the exception of linear transmission facilities, the facility's service area population should include a significant share of the host community's population, and the proposed site should be able to reasonably serve its overall service area population.
   e. Minimum Site Requirements. Sponsors shall submit documentation showing the minimum siting requirements for the proposed facility, including minimum size, access, support facilities, topography, geology, and mitigation needs, as well as future expansion needs.
   f. Alternative Site Selection. The project sponsor shall search for and investigate two (2) alternative sites before submitting a proposal for siting review.
   g. Distribution of Essential Public Facilities. In considering a proposal, the City shall examine the overall distribution of essential public facilities within greater Pierce County to avoid placing an undue burden on any one (1) community, especially overburdened communities as defined under RCW 70A.02.010(11).
   h. Public Participation. Sponsors shall encourage local public participation in the development of the proposal, including mitigation measures, and shall conduct local outreach with early notification to prospective neighbors.
   i. Consistency with Local Land Use Regulations. The proposed facility shall conform to local land use and zoning regulations that are consistent with the applicable county-wide planning policies.
   j. Compatibility with Surrounding Land Uses. The sponsor's documentation shall demonstrate that the site, as developed for the proposed project, will be compatible with surrounding land uses.

k. Proposed Impact Mitigation. The proposal must include adequate and appropriate mitigation measures for the impacted area(s) and community(ies), including consideration of overburdened communities.

18A.40.136 — Intercity Passenger Rail Service

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. RCW 36.70A.200 requires cities to include in their comprehensive plans a process for identifying and siting essential public facilities (EPFs). EPFs are described in the Growth Management Act (GMA) as those facilities which are typically difficult to site, but are needed to support orderly growth and delivery of services. The GMA states that no local comprehensive plan or development regulation may preclude the siting of essential public facilities.
2. Except for special needs housing, existing electrical transmission lines of higher voltage than 115 kV, and military installations, essential public facilities shall require a conditional use permit. In addition to the regular conditional use permit review criteria, the following shall apply:
   a. Documentation of Need. Project sponsors must demonstrate the need for their proposed EPFs, including projected service population, an inventory of existing and planned comparable facilities, and projected demand for this type of essential public facility.
   b. Consistency with Sponsor's Plans. The proposed project should be consistent with the sponsor's own long-range plans for facilities and operations.
   c. Consistency with Other Plans. The proposal must demonstrate the relationship of the project to local, regional and state plans and should be consistent with the comprehensive plan and other adopted plans of the prospective host community.
   d. Relationship of Service Area to Population. With the exception of linear transmission facilities, the facility's service area population should include a significant share of the host community's population, and the proposed site should be able to reasonably serve its overall service area population.
   e. Minimum Site Requirements. Sponsors shall submit documentation showing the minimum siting requirements for the proposed facility, including minimum size, access, support facilities, topography, geology, and mitigation needs, as well as future expansion needs.
   f. Alternative Site Selection. The project sponsor shall search for and investigate two (2) alternative sites before submitting a proposal for siting review.
   g. Distribution of Essential Public Facilities. In considering a proposal, the City shall examine the overall distribution of essential public facilities within greater Pierce County to avoid placing an undue burden on any one (1) community, especially overburdened communities as defined under RCW 70A.02.010(11).
   h. Public Participation. Sponsors shall encourage local public participation in the development of the proposal, including mitigation measures, and shall conduct local outreach with early notification to prospective neighbors.
   i. Consistency with Local Land Use Regulations. The proposed facility shall conform to local land use and zoning regulations that are consistent with the applicable county-wide planning policies.

j. Compatibility with Surrounding Land Uses. The sponsor's documentation shall demonstrate that the site, as developed for the proposed project, will be compatible with surrounding land uses.

k. Proposed Impact Mitigation. The proposal must include adequate and appropriate mitigation measures for the impacted area(s) and community(ies), including consideration of overburdened communities.

18A.40.137 — Mental Health Facility

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

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

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

   a. Documentation of Need. Project sponsors must demonstrate the need for their proposed EPFs, including projected service population, an inventory of existing and planned comparable facilities, and projected demand for this type of essential public facility.

   b. Consistency with Sponsor's Plans. The proposed project should be consistent with the sponsor's own long-range plans for facilities and operations.

   c. Consistency with Other Plans. The proposal must demonstrate the relationship of the project to local, regional and state plans and should be consistent with the comprehensive plan and other adopted plans of the prospective host community.

   d. Relationship of Service Area to Population. With the exception of linear transmission facilities, the facility's service area population should include a significant share of the host community's population, and the proposed site should be able to reasonably serve its overall service area population.

   e. Minimum Site Requirements. Sponsors shall submit documentation showing the minimum siting requirements for the proposed facility, including minimum size, access, support facilities, topography, geology, and mitigation needs, as well as future expansion needs.

   f. Alternative Site Selection. The project sponsor shall search for and investigate two (2) alternative sites before submitting a proposal for siting review.

   g. Distribution of Essential Public Facilities. In considering a proposal, the City shall examine the overall distribution of essential public facilities within greater Pierce County to avoid placing an undue burden on any one (1) community, especially overburdened communities as defined under RCW 70A.02.010(11).

   h. Public Participation. Sponsors shall encourage local public participation in the development of the proposal, including mitigation measures, and shall conduct local outreach with early notification to prospective neighbors.

i. Consistency with Local Land Use Regulations. The proposed facility shall conform to local land use and zoning regulations that are consistent with the applicable county-wide planning policies.

j. Compatibility with Surrounding Land Uses. The sponsor's documentation shall demonstrate that the site, as developed for the proposed project, will be compatible with surrounding land uses.

k. Proposed Impact Mitigation. The proposal must include adequate and appropriate mitigation measures for the impacted area(s) and community(ies), including consideration of overburdened communities.

18A.40.138 — Minimum Security Institution

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

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

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

   a. Documentation of Need. Project sponsors must demonstrate the need for their proposed EPFs, including projected service population, an inventory of existing and planned comparable facilities, and projected demand for this type of essential public facility.

   b. Consistency with Sponsor's Plans. The proposed project should be consistent with the sponsor's own long-range plans for facilities and operations.

   c. Consistency with Other Plans. The proposal must demonstrate the relationship of the project to local, regional and state plans and should be consistent with the comprehensive plan and other adopted plans of the prospective host community.

   d. Relationship of Service Area to Population. With the exception of linear transmission facilities, the facility's service area population should include a significant share of the host community's population, and the proposed site should be able to reasonably serve its overall service area population.

   e. Minimum Site Requirements. Sponsors shall submit documentation showing the minimum siting requirements for the proposed facility, including minimum size, access, support facilities, topography, geology, and mitigation needs, as well as future expansion needs.

   f. Alternative Site Selection. The project sponsor shall search for and investigate two (2) alternative sites before submitting a proposal for siting review.

   g. Distribution of Essential Public Facilities. In considering a proposal, the City shall examine the overall distribution of essential public facilities within greater Pierce County to avoid placing an undue burden on any one (1) community, especially overburdened communities as defined under RCW 70A.02.010(11).

h. Public Participation. Sponsors shall encourage local public participation in the development of the proposal, including mitigation measures, and shall conduct local outreach with early notification to prospective neighbors.

i. Consistency with Local Land Use Regulations. The proposed facility shall conform to local land use and zoning regulations that are consistent with the applicable county-wide planning policies.

j. Compatibility with Surrounding Land Uses. The sponsor's documentation shall demonstrate that the site, as developed for the proposed project, will be compatible with surrounding land uses.

k. Proposed Impact Mitigation. The proposal must include adequate and appropriate mitigation measures for the impacted area(s) and community(ies), including consideration of overburdened communities.

18A.40.139 — Organic Materials (OM) Management Facilities (EPF)

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

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

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

   a. Documentation of Need. Project sponsors must demonstrate the need for their proposed EPFs, including projected service population, an inventory of existing and planned comparable facilities, and projected demand for this type of essential public facility.

   b. Consistency with Sponsor's Plans. The proposed project should be consistent with the sponsor's own long-range plans for facilities and operations.

   c. Consistency with Other Plans. The proposal must demonstrate the relationship of the project to local, regional and state plans and should be consistent with the comprehensive plan and other adopted plans of the prospective host community.

   d. Relationship of Service Area to Population. With the exception of linear transmission facilities, the facility's service area population should include a significant share of the host community's population, and the proposed site should be able to reasonably serve its overall service area population.

   e. Minimum Site Requirements. Sponsors shall submit documentation showing the minimum siting requirements for the proposed facility, including minimum size, access, support facilities, topography, geology, and mitigation needs, as well as future expansion needs.

   f. Alternative Site Selection. The project sponsor shall search for and investigate two (2) alternative sites before submitting a proposal for siting review.

g. Distribution of Essential Public Facilities. In considering a proposal, the City shall examine the overall distribution of essential public facilities within greater Pierce County to avoid placing an undue burden on any one (1) community, especially overburdened communities as defined under RCW 70A.02.010(11).

h. Public Participation. Sponsors shall encourage local public participation in the development of the proposal, including mitigation measures, and shall conduct local outreach with early notification to prospective neighbors.

i. Consistency with Local Land Use Regulations. The proposed facility shall conform to local land use and zoning regulations that are consistent with the applicable county-wide planning policies.

j. Compatibility with Surrounding Land Uses. The sponsor's documentation shall demonstrate that the site, as developed for the proposed project, will be compatible with surrounding land uses.

k. Proposed Impact Mitigation. The proposal must include adequate and appropriate mitigation measures for the impacted area(s) and community(ies), including consideration of overburdened communities.

18A.40.140 — Secure Community Transition Facility (SCTF)

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

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

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

   a. Documentation of Need. Project sponsors must demonstrate the need for their proposed EPFs, including projected service population, an inventory of existing and planned comparable facilities, and projected demand for this type of essential public facility.

   b. Consistency with Sponsor's Plans. The proposed project should be consistent with the sponsor's own long-range plans for facilities and operations.

   c. Consistency with Other Plans. The proposal must demonstrate the relationship of the project to local, regional and state plans and should be consistent with the comprehensive plan and other adopted plans of the prospective host community.

   d. Relationship of Service Area to Population. With the exception of linear transmission facilities, the facility's service area population should include a significant share of the host community's population, and the proposed site should be able to reasonably serve its overall service area population.

   e. Minimum Site Requirements. Sponsors shall submit documentation showing the minimum siting requirements for the proposed facility, including minimum size, access,

support facilities, topography, geology, and mitigation needs, as well as future expansion needs.

f. Alternative Site Selection. The project sponsor shall search for and investigate two (2) alternative sites before submitting a proposal for siting review.

g. Distribution of Essential Public Facilities. In considering a proposal, the City shall examine the overall distribution of essential public facilities within greater Pierce County to avoid placing an undue burden on any one (1) community, especially overburdened communities as defined under RCW 70A.02.010(11).

h. Public Participation. Sponsors shall encourage local public participation in the development of the proposal, including mitigation measures, and shall conduct local outreach with early notification to prospective neighbors.

i. Consistency with Local Land Use Regulations. The proposed facility shall conform to local land use and zoning regulations that are consistent with the applicable county-wide planning policies.

j. Compatibility with Surrounding Land Uses. The sponsor's documentation shall demonstrate that the site, as developed for the proposed project, will be compatible with surrounding land uses.

k. Proposed Impact Mitigation. The proposal must include adequate and appropriate mitigation measures for the impacted area(s) and community(ies), including consideration of overburdened communities.

3. Additional Siting Criteria for SCTFs.

a. In no case shall a secure community transition facility (SCTF) be sited adjacent to, immediately across a street or parking lot from, or within the line-of-sight of risk potential activities or facilities in existence at the time a site is listed for consideration. Line-of-sight has been estimated to be six hundred (600) feet from a risk potential activity or facility.

b. The site or building shall meet all of the security requirements of RCW 71.09.285.

c. No SCTF may be located within six hundred (600) feet of any residentially zoned property.

18A.40.141 — Solid Waste Transfer Station

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

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

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

a. Documentation of Need. Project sponsors must demonstrate the need for their proposed EPFs, including projected service population, an inventory of existing and

planned comparable facilities, and projected demand for this type of essential public facility.

b. Consistency with Sponsor's Plans. The proposed project should be consistent with the sponsor's own long-range plans for facilities and operations.

c. Consistency with Other Plans. The proposal must demonstrate the relationship of the project to local, regional and state plans and should be consistent with the comprehensive plan and other adopted plans of the prospective host community.

d. Relationship of Service Area to Population. With the exception of linear transmission facilities, the facility's service area population should include a significant share of the host community's population, and the proposed site should be able to reasonably serve its overall service area population.

e. Minimum Site Requirements. Sponsors shall submit documentation showing the minimum siting requirements for the proposed facility, including minimum size, access, support facilities, topography, geology, and mitigation needs, as well as future expansion needs.

f. Alternative Site Selection. The project sponsor shall search for and investigate two (2) alternative sites before submitting a proposal for siting review.

g. Distribution of Essential Public Facilities. In considering a proposal, the City shall examine the overall distribution of essential public facilities within greater Pierce County to avoid placing an undue burden on any one (1) community, especially overburdened communities as defined under RCW 70A.02.010(11).

h. Public Participation. Sponsors shall encourage local public participation in the development of the proposal, including mitigation measures, and shall conduct local outreach with early notification to prospective neighbors.

i. Consistency with Local Land Use Regulations. The proposed facility shall conform to local land use and zoning regulations that are consistent with the applicable county-wide planning policies.

j. Compatibility with Surrounding Land Uses. The sponsor's documentation shall demonstrate that the site, as developed for the proposed project, will be compatible with surrounding land uses.

k. Proposed Impact Mitigation. The proposal must include adequate and appropriate mitigation measures for the impacted area(s) and community(ies), including consideration of overburdened communities.

18A.40.142 — Sound Transit Facility

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

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

2. Except for special needs housing, existing electrical transmission lines of higher voltage than 115 kV, and military installations, essential public facilities shall require a conditional

use permit. In addition to the regular conditional use permit review criteria, the following shall apply:

a. Documentation of Need. Project sponsors must demonstrate the need for their proposed EPFs, including projected service population, an inventory of existing and planned comparable facilities, and projected demand for this type of essential public facility.

b. Consistency with Sponsor's Plans. The proposed project should be consistent with the sponsor's own long-range plans for facilities and operations.

c. Consistency with Other Plans. The proposal must demonstrate the relationship of the project to local, regional and state plans and should be consistent with the comprehensive plan and other adopted plans of the prospective host community.

d. Relationship of Service Area to Population. With the exception of linear transmission facilities, the facility's service area population should include a significant share of the host community's population, and the proposed site should be able to reasonably serve its overall service area population.

e. Minimum Site Requirements. Sponsors shall submit documentation showing the minimum siting requirements for the proposed facility, including minimum size, access, support facilities, topography, geology, and mitigation needs, as well as future expansion needs.

f. Alternative Site Selection. The project sponsor shall search for and investigate two (2) alternative sites before submitting a proposal for siting review.

g. Distribution of Essential Public Facilities. In considering a proposal, the City shall examine the overall distribution of essential public facilities within greater Pierce County to avoid placing an undue burden on any one (1) community, especially overburdened communities as defined under RCW 70A.02.010(11).

h. Public Participation. Sponsors shall encourage local public participation in the development of the proposal, including mitigation measures, and shall conduct local outreach with early notification to prospective neighbors.

i. Consistency with Local Land Use Regulations. The proposed facility shall conform to local land use and zoning regulations that are consistent with the applicable county-wide planning policies.

j. Compatibility with Surrounding Land Uses. The sponsor's documentation shall demonstrate that the site, as developed for the proposed project, will be compatible with surrounding land uses.

k. Proposed Impact Mitigation. The proposal must include adequate and appropriate mitigation measures for the impacted area(s) and community(ies), including consideration of overburdened communities.

18A.40.143 — Transit Bus, Train, or Other High Capacity Vehicle Bases

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

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

comprehensive plan or development regulation may preclude the siting of essential public facilities.

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

   a. Documentation of Need. Project sponsors must demonstrate the need for their proposed EPFs, including projected service population, an inventory of existing and planned comparable facilities, and projected demand for this type of essential public facility.

   b. Consistency with Sponsor's Plans. The proposed project should be consistent with the sponsor's own long-range plans for facilities and operations.

   c. Consistency with Other Plans. The proposal must demonstrate the relationship of the project to local, regional and state plans and should be consistent with the comprehensive plan and other adopted plans of the prospective host community.

   d. Relationship of Service Area to Population. With the exception of linear transmission facilities, the facility's service area population should include a significant share of the host community's population, and the proposed site should be able to reasonably serve its overall service area population.

   e. Minimum Site Requirements. Sponsors shall submit documentation showing the minimum siting requirements for the proposed facility, including minimum size, access, support facilities, topography, geology, and mitigation needs, as well as future expansion needs.

   f. Alternative Site Selection. The project sponsor shall search for and investigate two (2) alternative sites before submitting a proposal for siting review.

   g. Distribution of Essential Public Facilities. In considering a proposal, the City shall examine the overall distribution of essential public facilities within greater Pierce County to avoid placing an undue burden on any one (1) community, especially overburdened communities as defined under RCW 70A.02.010(11).

   h. Public Participation. Sponsors shall encourage local public participation in the development of the proposal, including mitigation measures, and shall conduct local outreach with early notification to prospective neighbors.

   i. Consistency with Local Land Use Regulations. The proposed facility shall conform to local land use and zoning regulations that are consistent with the applicable county-wide planning policies.

   j. Compatibility with Surrounding Land Uses. The sponsor's documentation shall demonstrate that the site, as developed for the proposed project, will be compatible with surrounding land uses.

   k. Proposed Impact Mitigation. The proposal must include adequate and appropriate mitigation measures for the impacted area(s) and community(ies), including consideration of overburdened communities.

18A.40.144 — Work/Training Release Facility

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

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

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

   a. Documentation of Need. Project sponsors must demonstrate the need for their proposed EPFs, including projected service population, an inventory of existing and planned comparable facilities, and projected demand for this type of essential public facility.

   b. Consistency with Sponsor's Plans. The proposed project should be consistent with the sponsor's own long-range plans for facilities and operations.

   c. Consistency with Other Plans. The proposal must demonstrate the relationship of the project to local, regional and state plans and should be consistent with the comprehensive plan and other adopted plans of the prospective host community.

   d. Relationship of Service Area to Population. With the exception of linear transmission facilities, the facility's service area population should include a significant share of the host community's population, and the proposed site should be able to reasonably serve its overall service area population.

   e. Minimum Site Requirements. Sponsors shall submit documentation showing the minimum siting requirements for the proposed facility, including minimum size, access, support facilities, topography, geology, and mitigation needs, as well as future expansion needs.

   f. Alternative Site Selection. The project sponsor shall search for and investigate two (2) alternative sites before submitting a proposal for siting review.

   g. Distribution of Essential Public Facilities. In considering a proposal, the City shall examine the overall distribution of essential public facilities within greater Pierce County to avoid placing an undue burden on any one (1) community, especially overburdened communities as defined under RCW 70A.02.010(11).

   h. Public Participation. Sponsors shall encourage local public participation in the development of the proposal, including mitigation measures, and shall conduct local outreach with early notification to prospective neighbors.

   i. Consistency with Local Land Use Regulations. The proposed facility shall conform to local land use and zoning regulations that are consistent with the applicable county-wide planning policies.

   j. Compatibility with Surrounding Land Uses. The sponsor's documentation shall demonstrate that the site, as developed for the proposed project, will be compatible with surrounding land uses.

   k. Proposed Impact Mitigation. The proposal must include adequate and appropriate mitigation measures for the impacted area(s) and community(ies), including consideration of overburdened communities.

Government Services, General

18A.40.145 — Maintenance Shops and Vehicle and Equipment Parking and Storage Areas

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Service and car wash bay openings shall be oriented away from residential uses or screened from such uses by a combination of fencing and landscaping. Where a service or car wash bay opening would be oriented towards an abutting R-zoned property, noise shall be reduced by means of an intervening building or buildings, freestanding walls, doors or other devices for enclosing the car wash, or other methods determined by the Planning and Public Works (PPW) Director to be effective for reducing noise. In any case, noise shall be controlled so as to comply with Chapter 8.36 LMC, Noise Control.
2. Storage of vehicles and equipment shall be located behind buildings or screened from adjacent streets and properties by a combination of fencing and landscaping.

18A.40.146 — Police Stations, Including Temporary Holding Cells

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Temporary holding cells may include overnight stays.

Health and Social Services

18A.40.147 — Day Care Center in Existing and New Schools

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Family day care and other health and social services which are residential in nature are regulated under LMC 18A.40.188 through 18A.40.200, Residential uses. Adult family homes are regulated under LMC 18A.40.212 through 18A.40.216.
2. Includes adult and child day care, subject to all state licensing requirements.

18A.40.148 — Day Care Center in Existing or New Religious Assembly Structures

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Family day care and other health and social services which are residential in nature are regulated under LMC LMC 18A.40.188 through 18A.40.200, Residential uses. Adult family homes are regulated under LMC 18A.40.212 through 18A.40.216.
2. Includes adult and child day care, subject to all state licensing requirements.

18A.40.149 — Day Care Center — Care for Children/Adults of On-Site Dwelling Unit Owners or Renters

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Family day care and other health and social services which are residential in nature are regulated under LMC LMC 18A.40.188 through 18A.40.200, Residential uses. Adult family homes are regulated under LMC 18A.40.212 through 18A.40.216.
2. Includes adult and child day care, subject to all state licensing requirements.
3. Day care centers providing care for children and/or adult relatives of owners or renters of dwelling units located on the same site, and day care centers providing care for children and/or adult relatives of employees of a separate business establishment located on the same site, shall be given the following allowances to encourage development of such uses:
   a. Such day care centers shall not be required to provide parking for the day care use in addition to parking required for the primary business or the dwelling units.
   b. Such day care centers may provide care for children and/or adults other than those related to employees of the on-site business or the owners or renters of the on-site dwelling units.

18A.40.150 — Day Care Center — Care for Children/Adults of On-Site Business Employees

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Family day care and other health and social services which are residential in nature are regulated under LMC LMC 18A.40.188 through 18A.40.200, Residential uses. Adult family homes are regulated under LMC 18A.40.212 through 18A.40.216.
2. Includes adult and child day care, subject to all state licensing requirements.
3. Day care centers providing care for children and/or adult relatives of owners or renters of dwelling units located on the same site, and day care centers providing care for children and/or adult relatives of employees of a separate business establishment located on the same site, shall be given the following allowances to encourage development of such uses:
   a. Such day care centers shall not be required to provide parking for the day care use in addition to parking required for the primary business or the dwelling units.
   b. Such day care centers may provide care for children and/or adults other than those related to employees of the on-site business or the owners or renters of the on-site dwelling units.

18A.40.151 — Day Care Center, Independent

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Family day care and other health and social services which are residential in nature are regulated under LMC LMC 18A.40.188 through 18A.40.200, Residential uses. Adult family homes are regulated under LMC 18A.40.212 through 18A.40.216.
2. Includes adult and child day care, subject to all state licensing requirements.

Lodging

18A.40.152 — Bed and Breakfast Guest Houses

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. 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.
2. 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.
3. 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.
4. The owner shall operate the establishment and reside on the premises.
5. Meal service shall be limited to serving overnight guests of the establishment. Kitchens shall not be allowed in individual guest rooms.
6. 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.

18A.40.153 — Recreational Vehicle Parks

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

This use is not permitted in any standard zoning district per the Summary Land Use Table (LMC 18A.40.027).

18A.40.154 — Short-Term Vacation Rentals

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. An STR property owner is required to obtain a City business license.
2. As a condition of the business license, the STR property owner shall provide a notification letter describing the STR operations, in addition to the means by which to contact the property owner.
3. The STR 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.
4. These regulations apply to all STRs proposed or located within a legally established dwelling unit, accessory apartment, or portion thereof.
5. Application Procedure.
    a. An STR permit application shall be a Type II procedure and processed consistent with LMC 18A.20.080.
    b. An STR permit issued to one (1) person or entity shall not be transferable to any other person or entity; nor shall an STR permit be valid at any address other than the one appearing on the permit.
    c. An STR permit is considered valid until: ownership changes; or a valid business license associated with the permit no longer exists.
6. General Regulations.

a. The STR permittee must maintain a valid STR permit and City of Lakewood business license.

b. The approved STR permit number and City of Lakewood business license shall be posted on every listing advertising or offering the STR, including listings on STR platforms.

c. STR permittee, or their designee, shall always be available and able to respond in person, or by telephone, within one (1) hour to complaints, guest concerns, and inquiries.

d. Contact information for the STR permittee, or their designee, shall be clearly posted in a visible location within the main living space of the STR.

e. A good neighbor policy, in a form provided by the City, shall be posted in a visible location within the main living space of the STR.

f. All off-street parking required for the primary use of the site shall be made available to guests.

g. On- or off-premises signs advertising the STR shall not be permitted.

h. STR guests are not permitted to host banquets, parties, or other gatherings for direct or indirect compensation.

i. The STR shall be conducted in such a manner as to give no outward appearance nor manifest any characteristics of a business that would infringe upon the right of the neighboring residents to enjoy a peaceful occupancy of their homes.

j. Maximum occupancy shall be regulated consistent with LMC Title 15.

k. The STR shall maintain all applicable performance standards for the zoning district and as otherwise required by local, state and federal law.

l. The STR shall meet all local, state, and federal requirements regarding licenses and taxes.

Recreation and Open Space Uses

18A.40.155 — Arboretums and Community Gardens

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

When located in the Open Space and Recreation (OSR) zoning district, the following conditions apply:

1. Setbacks. The minimum distance setbacks for the Open Space/Recreation zoning district (OSR) shall be as follows, except where increased setbacks due to landscaping or building/fire code requirements apply:
   a. The Director shall establish minimum setbacks based on the proposed use and adjacent property land uses. In no case shall setbacks be less than ten (10) feet unless otherwise approved through the applicable permit process.
2. Building Height. The maximum building height, not including any applicable height bonus, for the Open Space/Recreation zoning districts shall be forty (40) feet.
3. Design. Design features shall be required as set forth in Chapter 18A.70 LMC, Article I, Community Design.
4. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter 18A.70 LMC, Article III.
5. Landscaping. Landscaping shall be provided as set forth in Chapter 18A.70 LMC, Article II.

6. Parking. Parking shall conform to the requirements of Chapter 18A.80 LMC, Parking.
7. Signs. Signage shall conform to the requirements of Chapter 18A.100 LMC, Signs.

18A.40.156 — Accessory Caretaker's Unit

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

When located in the Open Space and Recreation (OSR) zoning district, the following conditions apply:

1. Setbacks. The minimum distance setbacks for the Open Space/Recreation zoning district (OSR) shall be as follows, except where increased setbacks due to landscaping or building/fire code requirements apply:
   a. The Director shall establish minimum setbacks based on the proposed use and adjacent property land uses. In no case shall setbacks be less than ten (10) feet unless otherwise approved through the applicable permit process.
2. Building Height. The maximum building height, not including any applicable height bonus, for the Open Space/Recreation zoning districts shall be forty (40) feet.
3. Design. Design features shall be required as set forth in Chapter 18A.70 LMC, Article I, Community Design.
4. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter 18A.70 LMC, Article III.
5. Landscaping. Landscaping shall be provided as set forth in Chapter 18A.70 LMC, Article II.
6. Parking. Parking shall conform to the requirements of Chapter 18A.80 LMC, Parking.
7. Signs. Signage shall conform to the requirements of Chapter 18A.100 LMC, Signs.

18A.40.157 — Active Recreation Structures, Playgrounds, Dog Parks, Skateparks, Sport Courts, Amphitheaters, Picnic Tables and Shelters

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

When located in the Open Space and Recreation (OSR) zoning district, the following conditions apply:

1. Lot Coverage. All building coverage and impervious surface maximums stated herein for the Open Space/Recreation zoning district may be reduced at the time they are applied, because of storm water requirements. The maximum building and impervious surface coverage for the Open Space/Recreation zoning districts shall be as follows:
   a. Maximum building coverage: twenty (20) percent.
   b. Maximum impervious surface coverage: fifty-five (55) percent.
2. Setbacks. The minimum distance setbacks for the Open Space/Recreation zoning districts (OSR) shall be as follows, except where increased setbacks due to landscaping or building/fire code requirements apply:
   a. Front yard/street setback: twenty-five (25) feet.
   b. Principal arterial and state highway setback: thirty-five (35) feet.
   c. Rear yard setback: twenty (20) feet.
   d. Interior setback: twenty (20) feet.

3. Building Height. The maximum building height, not including any applicable height bonus, for the Open Space/Recreation zoning districts shall be fifty (50) feet.
4. Design. Design features shall be required as set forth in Chapter 18A.70 LMC, Article I, Community Design.
5. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter 18A.70 LMC, Article III, Tree Preservation.
6. Landscaping. Landscaping shall be provided as set forth in Chapter 18A.70 LMC, Article II, Landscaping.
7. Parking. Parking shall conform to the requirements of Chapter 18A.80 LMC, Parking.
8. Signs. Signage shall conform to the requirements of Chapter 18A.100 LMC, Signs.

18A.40.158 — Antennas and Satellite Dishes

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

When located in the Open Space and Recreation (OSR) zoning district, the following conditions apply:

1. Setbacks. The minimum distance setbacks for the Open Space/Recreation zoning district (OSR) shall be as follows, except where increased setbacks due to landscaping or building/fire code requirements apply:
   a. The Director shall establish minimum setbacks based on the proposed use and adjacent property land uses. In no case shall setbacks be less than ten (10) feet unless otherwise approved through the applicable permit process.
2. Building Height. The maximum building height, not including any applicable height bonus, for the Open Space/Recreation zoning districts shall be forty (40) feet.
3. Design. Design features shall be required as set forth in Chapter 18A.70 LMC, Article I, Community Design.
4. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter 18A.70 LMC, Article III.
5. Landscaping. Landscaping shall be provided as set forth in Chapter 18A.70 LMC, Article II.
6. Parking. Parking shall conform to the requirements of Chapter 18A.80 LMC, Parking.
7. Signs. Signage shall conform to the requirements of Chapter 18A.100 LMC, Signs.

18A.40.159 — Bus Shelters

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

When located in the Open Space and Recreation (OSR) zoning district, the following conditions apply:

1. Setbacks. The minimum distance setbacks for the Open Space/Recreation zoning district (OSR) shall be as follows, except where increased setbacks due to landscaping or building/fire code requirements apply:
   a. The Director shall establish minimum setbacks based on the proposed use and adjacent property land uses. In no case shall setbacks be less than ten (10) feet unless otherwise approved through the applicable permit process.

2. Building Height. The maximum building height, not including any applicable height bonus, for the Open Space/Recreation zoning districts shall be forty (40) feet.
3. Design. Design features shall be required as set forth in Chapter 18A.70 LMC, Article I, Community Design.
4. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter 18A.70 LMC, Article III.
5. Landscaping. Landscaping shall be provided as set forth in Chapter 18A.70 LMC, Article II.
6. Parking. Parking shall conform to the requirements of Chapter 18A.80 LMC, Parking.
7. Signs. Signage shall conform to the requirements of Chapter 18A.100 LMC, Signs.

18A.40.160 — Cable, Fiber Optics, Traffic Control, or Telephone Transmission Lines, Poles, or Apparatus (Local)

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

When located in the Open Space and Recreation (OSR) zoning district, the following conditions apply:

1. Setbacks. The minimum distance setbacks for the Open Space/Recreation zoning district (OSR) shall be as follows, except where increased setbacks due to landscaping or building/fire code requirements apply:
   a. The Director shall establish minimum setbacks based on the proposed use and adjacent property land uses. In no case shall setbacks be less than ten (10) feet unless otherwise approved through the applicable permit process.
2. Building Height. The maximum building height, not including any applicable height bonus, for the Open Space/Recreation zoning districts shall be forty (40) feet.
3. Design. Design features shall be required as set forth in Chapter 18A.70 LMC, Article I, Community Design.
4. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter 18A.70 LMC, Article III.
5. Landscaping. Landscaping shall be provided as set forth in Chapter 18A.70 LMC, Article II.
6. Parking. Parking shall conform to the requirements of Chapter 18A.80 LMC, Parking.
7. Signs. Signage shall conform to the requirements of Chapter 18A.100 LMC, Signs.

18A.40.161 — Camping or Recreational Lodging Units

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

When located in the Open Space and Recreation (OSR) zoning district, the following conditions apply:

1. Lot Coverage. All building coverage and impervious surface maximums stated herein for the Open Space/Recreation zoning district may be reduced at the time they are applied, because of storm water requirements. The maximum building and impervious surface coverage for the Open Space/Recreation zoning districts shall be as follows:
   a. Maximum building coverage: twenty (20) percent.
   b. Maximum impervious surface coverage: fifty-five (55) percent.

2. Setbacks. The minimum distance setbacks for the Open Space/Recreation zoning districts (OSR) shall be as follows, except where increased setbacks due to landscaping or building/fire code requirements apply:
   a. Front yard/street setback: twenty-five (25) feet.
   b. Principal arterial and state highway setback: thirty-five (35) feet.
   c. Rear yard setback: twenty (20) feet.
   d. Interior setback: twenty (20) feet.
3. Building Height. The maximum building height, not including any applicable height bonus, for the Open Space/Recreation zoning districts shall be fifty (50) feet.
4. Design. Design features shall be required as set forth in Chapter 18A.70 LMC, Article I, Community Design.
5. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter 18A.70 LMC, Article III, Tree Preservation.
6. Landscaping. Landscaping shall be provided as set forth in Chapter 18A.70 LMC, Article II, Landscaping.
7. Parking. Parking shall conform to the requirements of Chapter 18A.80 LMC, Parking.
8. Signs. Signage shall conform to the requirements of Chapter 18A.100 LMC, Signs.

18A.40.162 — Constructed Wetlands

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

When located in the Open Space and Recreation (OSR) zoning district, the following conditions apply:

1. Setbacks. The minimum distance setbacks for the Open Space/Recreation zoning district (OSR) shall be as follows, except where increased setbacks due to landscaping or building/fire code requirements apply:
   a. The Director shall establish minimum setbacks based on the proposed use and adjacent property land uses. In no case shall setbacks be less than ten (10) feet unless otherwise approved through the applicable permit process.
2. Building Height. The maximum building height, not including any applicable height bonus, for the Open Space/Recreation zoning districts shall be forty (40) feet.
3. Design. Design features shall be required as set forth in Chapter 18A.70 LMC, Article I, Community Design.
4. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter 18A.70 LMC, Article III.
5. Landscaping. Landscaping shall be provided as set forth in Chapter 18A.70 LMC, Article II.
6. Parking. Parking shall conform to the requirements of Chapter 18A.80 LMC, Parking.
7. Signs. Signage shall conform to the requirements of Chapter 18A.100 LMC, Signs.

18A.40.163 — Docks and Piers

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

When located in the Open Space and Recreation (OSR) zoning district, the following conditions apply:

1. Setbacks. The minimum distance setbacks for the Open Space/Recreation zoning district (OSR) shall be as follows, except where increased setbacks due to landscaping or building/fire code requirements apply:
   a. The Director shall establish minimum setbacks based on the proposed use and adjacent property land uses. In no case shall setbacks be less than ten (10) feet unless otherwise approved through the applicable permit process.
2. Building Height. The maximum building height, not including any applicable height bonus, for the Open Space/Recreation zoning districts shall be forty (40) feet.
3. Design. Design features shall be required as set forth in Chapter 18A.70 LMC, Article I, Community Design.
4. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter 18A.70 LMC, Article III.
5. Landscaping. Landscaping shall be provided as set forth in Chapter 18A.70 LMC, Article II.
6. Parking. Parking shall conform to the requirements of Chapter 18A.80 LMC, Parking.
7. Signs. Signage shall conform to the requirements of Chapter 18A.100 LMC, Signs.

18A.40.164 — Eating and Drinking Establishment (Level 1/2) or Permanent Concessions Building

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

When located in the Open Space and Recreation (OSR) zoning district, the following conditions apply:

1. Setbacks. The minimum distance setbacks for the Open Space/Recreation zoning district (OSR) shall be as follows, except where increased setbacks due to landscaping or building/fire code requirements apply:
   a. The Director shall establish minimum setbacks based on the proposed use and adjacent property land uses. In no case shall setbacks be less than ten (10) feet unless otherwise approved through the applicable permit process.
2. Building Height. The maximum building height, not including any applicable height bonus, for the Open Space/Recreation zoning districts shall be forty (40) feet.
3. Design. Design features shall be required as set forth in Chapter 18A.70 LMC, Article I, Community Design.
4. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter 18A.70 LMC, Article III.
5. Landscaping. Landscaping shall be provided as set forth in Chapter 18A.70 LMC, Article II.
6. Parking. Parking shall conform to the requirements of Chapter 18A.80 LMC, Parking.
7. Signs. Signage shall conform to the requirements of Chapter 18A.100 LMC, Signs.

18A.40.165 — Equestrian Clubs

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

When located in the Open Space and Recreation (OSR) zoning district, the following conditions apply:

1. Lot Coverage. All building coverage and impervious surface maximums stated herein for the Open Space/Recreation zoning district may be reduced at the time they are applied, because of storm water requirements. The maximum building and impervious surface coverage for the Open Space/Recreation zoning districts shall be as follows:
   a. Maximum building coverage: twenty (20) percent.
   b. Maximum impervious surface coverage: fifty-five (55) percent.
2. Setbacks. The minimum distance setbacks for the Open Space/Recreation zoning districts (OSR) shall be as follows, except where increased setbacks due to landscaping or building/fire code requirements apply:
   a. Front yard/street setback: twenty-five (25) feet.
   b. Principal arterial and state highway setback: thirty-five (35) feet.
   c. Rear yard setback: twenty (20) feet.
   d. Interior setback: twenty (20) feet.
3. Building Height. The maximum building height, not including any applicable height bonus, for the Open Space/Recreation zoning districts shall be fifty (50) feet.
4. Design. Design features shall be required as set forth in Chapter 18A.70 LMC, Article I, Community Design.
5. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter 18A.70 LMC, Article III, Tree Preservation.
6. Landscaping. Landscaping shall be provided as set forth in Chapter 18A.70 LMC, Article II, Landscaping.
7. Parking. Parking shall conform to the requirements of Chapter 18A.80 LMC, Parking.
8. Signs. Signage shall conform to the requirements of Chapter 18A.100 LMC, Signs.

18A.40.166 — Fish Hatcheries

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

When located in the Open Space and Recreation (OSR) zoning district, the following conditions apply:

1. Setbacks. The minimum distance setbacks for the Open Space/Recreation zoning district (OSR) shall be as follows, except where increased setbacks due to landscaping or building/fire code requirements apply:
   a. The Director shall establish minimum setbacks based on the proposed use and adjacent property land uses. In no case shall setbacks be less than ten (10) feet unless otherwise approved through the applicable permit process.
2. Building Height. The maximum building height, not including any applicable height bonus, for the Open Space/Recreation zoning districts shall be forty (40) feet.
3. Design. Design features shall be required as set forth in Chapter 18A.70 LMC, Article I, Community Design.
4. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter 18A.70 LMC, Article III.

5. Landscaping. Landscaping shall be provided as set forth in Chapter 18A.70 LMC, Article II.
6. Parking. Parking shall conform to the requirements of Chapter 18A.80 LMC, Parking.
7. Signs. Signage shall conform to the requirements of Chapter 18A.100 LMC, Signs.

18A.40.167 — Funeral Facilities, Funeral Chapels, Crematories, and Monuments

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

When located in the Open Space and Recreation (OSR) zoning district, the following conditions apply:

1. Setbacks. The minimum distance setbacks for the Open Space/Recreation zoning district (OSR) shall be as follows, except where increased setbacks due to landscaping or building/fire code requirements apply:
   a. The Director shall establish minimum setbacks based on the proposed use and adjacent property land uses. In no case shall setbacks be less than ten (10) feet unless otherwise approved through the applicable permit process.
2. Building Height. The maximum building height, not including any applicable height bonus, for the Open Space/Recreation zoning districts shall be forty (40) feet.
3. Design. Design features shall be required as set forth in Chapter 18A.70 LMC, Article I, Community Design.
4. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter 18A.70 LMC, Article III.
5. Landscaping. Landscaping shall be provided as set forth in Chapter 18A.70 LMC, Article II.
6. Parking. Parking shall conform to the requirements of Chapter 18A.80 LMC, Parking.
7. Signs. Signage shall conform to the requirements of Chapter 18A.100 LMC, Signs.

18A.40.168 — Historical Cemeteries

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

When located in the Open Space and Recreation (OSR) zoning district, the following conditions apply:

1. Setbacks. The minimum distance setbacks for the Open Space/Recreation zoning district (OSR) shall be as follows, except where increased setbacks due to landscaping or building/fire code requirements apply:
   a. The Director shall establish minimum setbacks based on the proposed use and adjacent property land uses. In no case shall setbacks be less than ten (10) feet unless otherwise approved through the applicable permit process.
2. Building Height. The maximum building height, not including any applicable height bonus, for the Open Space/Recreation zoning districts shall be forty (40) feet.
3. Design. Design features shall be required as set forth in Chapter 18A.70 LMC, Article I, Community Design.
4. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter 18A.70 LMC, Article III.
5. Landscaping. Landscaping shall be provided as set forth in Chapter 18A.70 LMC, Article II.

6. Parking. Parking shall conform to the requirements of Chapter 18A.80 LMC, Parking.
7. Signs. Signage shall conform to the requirements of Chapter 18A.100 LMC, Signs.

18A.40.169 — Local Water Distribution Systems, Wellheads, and Pump Stations

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

When located in the Open Space and Recreation (OSR) zoning district, the following conditions apply:

1. Setbacks. The minimum distance setbacks for the Open Space/Recreation zoning district (OSR) shall be as follows, except where increased setbacks due to landscaping or building/fire code requirements apply:
   a. The Director shall establish minimum setbacks based on the proposed use and adjacent property land uses. In no case shall setbacks be less than ten (10) feet unless otherwise approved through the applicable permit process.
2. Building Height. The maximum building height, not including any applicable height bonus, for the Open Space/Recreation zoning districts shall be forty (40) feet.
3. Design. Design features shall be required as set forth in Chapter 18A.70 LMC, Article I, Community Design.
4. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter 18A.70 LMC, Article III.
5. Landscaping. Landscaping shall be provided as set forth in Chapter 18A.70 LMC, Article II.
6. Parking. Parking shall conform to the requirements of Chapter 18A.80 LMC, Parking.
7. Signs. Signage shall conform to the requirements of Chapter 18A.100 LMC, Signs.

18A.40.170 — Maintenance and Storage Buildings and Outdoor Storage

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

When located in the Open Space and Recreation (OSR) zoning district, the following conditions apply:

1. Setbacks. The minimum distance setbacks for the Open Space/Recreation zoning district (OSR) shall be as follows, except where increased setbacks due to landscaping or building/fire code requirements apply:
   a. The Director shall establish minimum setbacks based on the proposed use and adjacent property land uses. In no case shall setbacks be less than ten (10) feet unless otherwise approved through the applicable permit process.
2. Building Height. The maximum building height, not including any applicable height bonus, for the Open Space/Recreation zoning districts shall be forty (40) feet.
3. Design. Design features shall be required as set forth in Chapter 18A.70 LMC, Article I, Community Design.
4. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter 18A.70 LMC, Article III.
5. Landscaping. Landscaping shall be provided as set forth in Chapter 18A.70 LMC, Article II.
6. Parking. Parking shall conform to the requirements of Chapter 18A.80 LMC, Parking.

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

18A.40.171 — Marinas, Including Those with Fuel Stations and Vessel Launches

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

When located in the Open Space and Recreation (OSR) zoning district, the following conditions apply:

1. Setbacks. The minimum distance setbacks for the Open Space/Recreation zoning district (OSR) shall be as follows, except where increased setbacks due to landscaping or building/fire code requirements apply:
   a. The Director shall establish minimum setbacks based on the proposed use and adjacent property land uses. In no case shall setbacks be less than ten (10) feet unless otherwise approved through the applicable permit process.
2. Building Height. The maximum building height, not including any applicable height bonus, for the Open Space/Recreation zoning districts shall be forty (40) feet.
3. Design. Design features shall be required as set forth in Chapter 18A.70 LMC, Article I, Community Design.
4. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter 18A.70 LMC, Article III.
5. Landscaping. Landscaping shall be provided as set forth in Chapter 18A.70 LMC, Article II.
6. Parking. Parking shall conform to the requirements of Chapter 18A.80 LMC, Parking.
7. Signs. Signage shall conform to the requirements of Chapter 18A.100 LMC, Signs.

18A.40.172 — Multi-Use Shared Use Paths (Paved and Unpaved)

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

When located in the Open Space and Recreation (OSR) zoning district, the following conditions apply:

1. Setbacks. The minimum distance setbacks for the Open Space/Recreation zoning district (OSR) shall be as follows, except where increased setbacks due to landscaping or building/fire code requirements apply:
   a. The Director shall establish minimum setbacks based on the proposed use and adjacent property land uses. In no case shall setbacks be less than ten (10) feet unless otherwise approved through the applicable permit process.
2. Building Height. The maximum building height, not including any applicable height bonus, for the Open Space/Recreation zoning districts shall be forty (40) feet.
3. Design. Design features shall be required as set forth in Chapter 18A.70 LMC, Article I, Community Design.
4. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter 18A.70 LMC, Article III.
5. Landscaping. Landscaping shall be provided as set forth in Chapter 18A.70 LMC, Article II.
6. Parking. Parking shall conform to the requirements of Chapter 18A.80 LMC, Parking.
7. Signs. Signage shall conform to the requirements of Chapter 18A.100 LMC, Signs.

18A.40.173 — Natural Gas Distribution Lines

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

When located in the Open Space and Recreation (OSR) zoning district, the following conditions apply:

1. Setbacks. The minimum distance setbacks for the Open Space/Recreation zoning district (OSR) shall be as follows, except where increased setbacks due to landscaping or building/fire code requirements apply:
   a. The Director shall establish minimum setbacks based on the proposed use and adjacent property land uses. In no case shall setbacks be less than ten (10) feet unless otherwise approved through the applicable permit process.
2. Building Height. The maximum building height, not including any applicable height bonus, for the Open Space/Recreation zoning districts shall be forty (40) feet.
3. Design. Design features shall be required as set forth in Chapter 18A.70 LMC, Article I, Community Design.
4. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter 18A.70 LMC, Article III.
5. Landscaping. Landscaping shall be provided as set forth in Chapter 18A.70 LMC, Article II.
6. Parking. Parking shall conform to the requirements of Chapter 18A.80 LMC, Parking.
7. Signs. Signage shall conform to the requirements of Chapter 18A.100 LMC, Signs.

18A.40.174 — Neighborhood-Scale Active Recreation and Limited Accessory Structures

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

When located in the Open Space and Recreation (OSR) zoning district, the following conditions apply:

1. Lot Coverage. All building coverage and impervious surface maximums stated herein for the Open Space/Recreation zoning district may be reduced at the time they are applied, because of storm water requirements. The maximum building and impervious surface coverage for the Open Space/Recreation zoning districts shall be as follows:
   a. Maximum building coverage: twenty (20) percent.
   b. Maximum impervious surface coverage: fifty-five (55) percent.
2. Setbacks. The minimum distance setbacks for the Open Space/Recreation zoning districts (OSR) shall be as follows, except where increased setbacks due to landscaping or building/fire code requirements apply:
   a. Front yard/street setback: twenty-five (25) feet.
   b. Principal arterial and state highway setback: thirty-five (35) feet.
   c. Rear yard setback: twenty (20) feet.
   d. Interior setback: twenty (20) feet.
3. Building Height. The maximum building height, not including any applicable height bonus, for the Open Space/Recreation zoning districts shall be fifty (50) feet.

4. Design. Design features shall be required as set forth in Chapter 18A.70 LMC, Article I, Community Design.
5. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter 18A.70 LMC, Article III, Tree Preservation.
6. Landscaping. Landscaping shall be provided as set forth in Chapter 18A.70 LMC, Article II, Landscaping.
7. Parking. Parking shall conform to the requirements of Chapter 18A.80 LMC, Parking.
8. Signs. Signage shall conform to the requirements of Chapter 18A.100 LMC, Signs.

18A.40.175 — Office and Administrative Uses Related to the Operations of Park Facilities

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

When located in the Open Space and Recreation (OSR) zoning district, the following conditions apply:

1. Setbacks. The minimum distance setbacks for the Open Space/Recreation zoning district (OSR) shall be as follows, except where increased setbacks due to landscaping or building/fire code requirements apply:
   a. The Director shall establish minimum setbacks based on the proposed use and adjacent property land uses. In no case shall setbacks be less than ten (10) feet unless otherwise approved through the applicable permit process.
2. Building Height. The maximum building height, not including any applicable height bonus, for the Open Space/Recreation zoning districts shall be forty (40) feet.
3. Design. Design features shall be required as set forth in Chapter 18A.70 LMC, Article I, Community Design.
4. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter 18A.70 LMC, Article III.
5. Landscaping. Landscaping shall be provided as set forth in Chapter 18A.70 LMC, Article II.
6. Parking. Parking shall conform to the requirements of Chapter 18A.80 LMC, Parking.
7. Signs. Signage shall conform to the requirements of Chapter 18A.100 LMC, Signs.

18A.40.176 — Open Sports Fields with Unenclosed Seating for up to Four Hundred (400) Spectators

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

When located in the Open Space and Recreation (OSR) zoning district, the following conditions apply:

1. Lot Coverage. All building coverage and impervious surface maximums stated herein for the Open Space/Recreation zoning district may be reduced at the time they are applied, because of storm water requirements. The maximum building and impervious surface coverage for the Open Space/Recreation zoning districts shall be as follows:
   a. Maximum building coverage: twenty (20) percent.
   b. Maximum impervious surface coverage: fifty-five (55) percent.

2. Setbacks. The minimum distance setbacks for the Open Space/Recreation zoning districts (OSR) shall be as follows, except where increased setbacks due to landscaping or building/fire code requirements apply:
   a. Front yard/street setback: twenty-five (25) feet.
   b. Principal arterial and state highway setback: thirty-five (35) feet.
   c. Rear yard setback: twenty (20) feet.
   d. Interior setback: twenty (20) feet.
3. Building Height. The maximum building height, not including any applicable height bonus, for the Open Space/Recreation zoning districts shall be fifty (50) feet.
4. Design. Design features shall be required as set forth in Chapter 18A.70 LMC, Article I, Community Design.
5. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter 18A.70 LMC, Article III, Tree Preservation.
6. Landscaping. Landscaping shall be provided as set forth in Chapter 18A.70 LMC, Article II, Landscaping.
7. Parking. Parking shall conform to the requirements of Chapter 18A.80 LMC, Parking.
8. Signs. Signage shall conform to the requirements of Chapter 18A.100 LMC, Signs.

18A.40.177 — Performing Arts Theaters

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

When located in the Open Space and Recreation (OSR) zoning district, the following conditions apply:

1. Lot Coverage. All building coverage and impervious surface maximums stated herein for the Open Space/Recreation zoning district may be reduced at the time they are applied, because of storm water requirements. The maximum building and impervious surface coverage for the Open Space/Recreation zoning districts shall be as follows:
   a. Maximum building coverage: twenty (20) percent.
   b. Maximum impervious surface coverage: fifty-five (55) percent.
2. Setbacks. The minimum distance setbacks for the Open Space/Recreation zoning districts (OSR) shall be as follows, except where increased setbacks due to landscaping or building/fire code requirements apply:
   a. Front yard/street setback: twenty-five (25) feet.
   b. Principal arterial and state highway setback: thirty-five (35) feet.
   c. Rear yard setback: twenty (20) feet.
   d. Interior setback: twenty (20) feet.
3. Building Height. The maximum building height, not including any applicable height bonus, for the Open Space/Recreation zoning districts shall be fifty (50) feet.
4. Design. Design features shall be required as set forth in Chapter 18A.70 LMC, Article I, Community Design.
5. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter 18A.70 LMC, Article III, Tree Preservation.

6. Landscaping. Landscaping shall be provided as set forth in Chapter 18A.70 LMC, Article II, Landscaping.
7. Parking. Parking shall conform to the requirements of Chapter 18A.80 LMC, Parking.
8. Signs. Signage shall conform to the requirements of Chapter 18A.100 LMC, Signs.

18A.40.178 — Pipelines Engaged in the Transmission of Water, Petroleum, Oil, Natural Gas, or Other Substance (Regional)

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

When located in the Open Space and Recreation (OSR) zoning district, the following conditions apply:

1. Setbacks. The minimum distance setbacks for the Open Space/Recreation zoning district (OSR) shall be as follows, except where increased setbacks due to landscaping or building/fire code requirements apply:
   a. The Director shall establish minimum setbacks based on the proposed use and adjacent property land uses. In no case shall setbacks be less than ten (10) feet unless otherwise approved through the applicable permit process.
2. Building Height. The maximum building height, not including any applicable height bonus, for the Open Space/Recreation zoning districts shall be forty (40) feet.
3. Design. Design features shall be required as set forth in Chapter 18A.70 LMC, Article I, Community Design.
4. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter 18A.70 LMC, Article III.
5. Landscaping. Landscaping shall be provided as set forth in Chapter 18A.70 LMC, Article II.
6. Parking. Parking shall conform to the requirements of Chapter 18A.80 LMC, Parking.
7. Signs. Signage shall conform to the requirements of Chapter 18A.100 LMC, Signs.

18A.40.179 — Protected Open Space Areas in a Natural State, Together with Low-Impact Passive Recreational Facilities

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

When located in the Open Space and Recreation (OSR) zoning district, the following conditions apply:

1. Setbacks. The minimum distance setbacks for the Open Space/Recreation zoning district (OSR) shall be as follows, except where increased setbacks due to landscaping or building/fire code requirements apply:
   a. The Director shall establish minimum setbacks based on the proposed use and adjacent property land uses. In no case shall setbacks be less than ten (10) feet unless otherwise approved through the applicable permit process.
2. Building Height. The maximum building height, not including any applicable height bonus, for the Open Space/Recreation zoning districts shall be forty (40) feet.
3. Design. Design features shall be required as set forth in Chapter 18A.70 LMC, Article I, Community Design.

4. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter 18A.70 LMC, Article III.
5. Landscaping. Landscaping shall be provided as set forth in Chapter 18A.70 LMC, Article II.
6. Parking. Parking shall conform to the requirements of Chapter 18A.80 LMC, Parking.
7. Signs. Signage shall conform to the requirements of Chapter 18A.100 LMC, Signs.

18A.40.180 — Public and Private Outdoor Recreational Facilities

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

When located in the Open Space and Recreation (OSR) zoning district, the following conditions apply:

1. Lot Coverage. All building coverage and impervious surface maximums stated herein for the Open Space/Recreation zoning district may be reduced at the time they are applied, because of storm water requirements. The maximum building and impervious surface coverage for the Open Space/Recreation zoning districts shall be as follows:
   a. Maximum building coverage: twenty (20) percent.
   b. Maximum impervious surface coverage: fifty-five (55) percent.
2. Setbacks. The minimum distance setbacks for the Open Space/Recreation zoning districts (OSR) shall be as follows, except where increased setbacks due to landscaping or building/fire code requirements apply:
   a. Front yard/street setback: twenty-five (25) feet.
   b. Principal arterial and state highway setback: thirty-five (35) feet.
   c. Rear yard setback: twenty (20) feet.
   d. Interior setback: twenty (20) feet.
3. Building Height. The maximum building height, not including any applicable height bonus, for the Open Space/Recreation zoning districts shall be fifty (50) feet.
4. Design. Design features shall be required as set forth in Chapter 18A.70 LMC, Article I, Community Design.
5. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter 18A.70 LMC, Article III, Tree Preservation.
6. Landscaping. Landscaping shall be provided as set forth in Chapter 18A.70 LMC, Article II, Landscaping.
7. Parking. Parking shall conform to the requirements of Chapter 18A.80 LMC, Parking.
8. Signs. Signage shall conform to the requirements of Chapter 18A.100 LMC, Signs.

18A.40.181 — Regional Cable, Fiber Optics, Traffic Control, or Telephone Transmission Lines, Poles, or Apparatus

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

When located in the Open Space and Recreation (OSR) zoning district, the following conditions apply:

1. Setbacks. The minimum distance setbacks for the Open Space/Recreation zoning district (OSR) shall be as follows, except where increased setbacks due to landscaping or building/fire code requirements apply:
   a. The Director shall establish minimum setbacks based on the proposed use and adjacent property land uses. In no case shall setbacks be less than ten (10) feet unless otherwise approved through the applicable permit process.
2. Building Height. The maximum building height, not including any applicable height bonus, for the Open Space/Recreation zoning districts shall be forty (40) feet.
3. Design. Design features shall be required as set forth in Chapter 18A.70 LMC, Article I, Community Design.
4. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter 18A.70 LMC, Article III.
5. Landscaping. Landscaping shall be provided as set forth in Chapter 18A.70 LMC, Article II.
6. Parking. Parking shall conform to the requirements of Chapter 18A.80 LMC, Parking.
7. Signs. Signage shall conform to the requirements of Chapter 18A.100 LMC, Signs.

18A.40.182 — Restrooms, Parking, and Support Facilities for Day Use

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

When located in the Open Space and Recreation (OSR) zoning district, the following conditions apply:

1. Setbacks. The minimum distance setbacks for the Open Space/Recreation zoning district (OSR) shall be as follows, except where increased setbacks due to landscaping or building/fire code requirements apply:
   a. The Director shall establish minimum setbacks based on the proposed use and adjacent property land uses. In no case shall setbacks be less than ten (10) feet unless otherwise approved through the applicable permit process.
2. Building Height. The maximum building height, not including any applicable height bonus, for the Open Space/Recreation zoning districts shall be forty (40) feet.
3. Design. Design features shall be required as set forth in Chapter 18A.70 LMC, Article I, Community Design.
4. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter 18A.70 LMC, Article III.
5. Landscaping. Landscaping shall be provided as set forth in Chapter 18A.70 LMC, Article II.
6. Parking. Parking shall conform to the requirements of Chapter 18A.80 LMC, Parking.
7. Signs. Signage shall conform to the requirements of Chapter 18A.100 LMC, Signs.

18A.40.183 — Sewage Collection Facilities Including Distribution Lines, Such as Wastewater Transfer Facilities, Odor Control Structures, Pump Stations and Lift Stations

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

When located in the Open Space and Recreation (OSR) zoning district, the following conditions apply:

1. Setbacks. The minimum distance setbacks for the Open Space/Recreation zoning district (OSR) shall be as follows, except where increased setbacks due to landscaping or building/fire code requirements apply:
   a. The Director shall establish minimum setbacks based on the proposed use and adjacent property land uses. In no case shall setbacks be less than ten (10) feet unless otherwise approved through the applicable permit process.
2. Building Height. The maximum building height, not including any applicable height bonus, for the Open Space/Recreation zoning districts shall be forty (40) feet.
3. Design. Design features shall be required as set forth in Chapter 18A.70 LMC, Article I, Community Design.
4. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter 18A.70 LMC, Article III.
5. Landscaping. Landscaping shall be provided as set forth in Chapter 18A.70 LMC, Article II.
6. Parking. Parking shall conform to the requirements of Chapter 18A.80 LMC, Parking.
7. Signs. Signage shall conform to the requirements of Chapter 18A.100 LMC, Signs.

18A.40.184 — Sports Complex Engaged in the Provision of Physical Sports, Entertainment, or Recreational Services to the General Public or Members

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

When located in the Open Space and Recreation (OSR) zoning district, the following conditions apply:

1. Lot Coverage. All building coverage and impervious surface maximums stated herein for the Open Space/Recreation zoning district may be reduced at the time they are applied, because of storm water requirements. The maximum building and impervious surface coverage for the Open Space/Recreation zoning districts shall be as follows:
   a. Maximum building coverage: twenty (20) percent.
   b. Maximum impervious surface coverage: fifty-five (55) percent.
2. Setbacks. The minimum distance setbacks for the Open Space/Recreation zoning districts (OSR) shall be as follows, except where increased setbacks due to landscaping or building/fire code requirements apply:
   a. Front yard/street setback: twenty-five (25) feet.
   b. Principal arterial and state highway setback: thirty-five (35) feet.
   c. Rear yard setback: twenty (20) feet.
   d. Interior setback: twenty (20) feet.
3. Building Height. The maximum building height, not including any applicable height bonus, for the Open Space/Recreation zoning districts shall be fifty (50) feet.
4. Design. Design features shall be required as set forth in Chapter 18A.70 LMC, Article I, Community Design.
5. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter 18A.70 LMC, Article III, Tree Preservation.
6. Landscaping. Landscaping shall be provided as set forth in Chapter 18A.70 LMC, Article II, Landscaping.

7. Parking. Parking shall conform to the requirements of Chapter 18A.80 LMC, Parking.
8. Signs. Signage shall conform to the requirements of Chapter 18A.100 LMC, Signs.

18A.40.185 — Storm Water Collection and Conveyance Facilities; Includes Levees and Culverts

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

When located in the Open Space and Recreation (OSR) zoning district, the following conditions apply:

1. Setbacks. The minimum distance setbacks for the Open Space/Recreation zoning district (OSR) shall be as follows, except where increased setbacks due to landscaping or building/fire code requirements apply:
   a. The Director shall establish minimum setbacks based on the proposed use and adjacent property land uses. In no case shall setbacks be less than ten (10) feet unless otherwise approved through the applicable permit process.
2. Building Height. The maximum building height, not including any applicable height bonus, for the Open Space/Recreation zoning districts shall be forty (40) feet.
3. Design. Design features shall be required as set forth in Chapter 18A.70 LMC, Article I, Community Design.
4. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter 18A.70 LMC, Article III.
5. Landscaping. Landscaping shall be provided as set forth in Chapter 18A.70 LMC, Article II.
6. Parking. Parking shall conform to the requirements of Chapter 18A.80 LMC, Parking.
7. Signs. Signage shall conform to the requirements of Chapter 18A.100 LMC, Signs.

18A.40.186 — Swimming Pools

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

When located in the Open Space and Recreation (OSR) zoning district, the following conditions apply:

1. Lot Coverage. All building coverage and impervious surface maximums stated herein for the Open Space/Recreation zoning district may be reduced at the time they are applied, because of storm water requirements. The maximum building and impervious surface coverage for the Open Space/Recreation zoning districts shall be as follows:
   a. Maximum building coverage: twenty (20) percent.
   b. Maximum impervious surface coverage: fifty-five (55) percent.
2. Setbacks. The minimum distance setbacks for the Open Space/Recreation zoning districts (OSR) shall be as follows, except where increased setbacks due to landscaping or building/fire code requirements apply:
   a. Front yard/street setback: twenty-five (25) feet.
   b. Principal arterial and state highway setback: thirty-five (35) feet.
   c. Rear yard setback: twenty (20) feet.
   d. Interior setback: twenty (20) feet.

3. Building Height. The maximum building height, not including any applicable height bonus, for the Open Space/Recreation zoning districts shall be fifty (50) feet.
4. Design. Design features shall be required as set forth in Chapter 18A.70 LMC, Article I, Community Design.
5. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter 18A.70 LMC, Article III, Tree Preservation.
6. Landscaping. Landscaping shall be provided as set forth in Chapter 18A.70 LMC, Article II, Landscaping.
7. Parking. Parking shall conform to the requirements of Chapter 18A.80 LMC, Parking.
8. Signs. Signage shall conform to the requirements of Chapter 18A.100 LMC, Signs.

18A.40.187 — Potable Water Storage Facilities

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

When located in the Open Space and Recreation (OSR) zoning district, the following conditions apply:

1. Setbacks. The minimum distance setbacks for the Open Space/Recreation zoning district (OSR) shall be as follows, except where increased setbacks due to landscaping or building/fire code requirements apply:
   a. The Director shall establish minimum setbacks based on the proposed use and adjacent property land uses. In no case shall setbacks be less than ten (10) feet unless otherwise approved through the applicable permit process.
2. Building Height. The maximum building height, not including any applicable height bonus, for the Open Space/Recreation zoning districts shall be forty (40) feet.
3. Design. Design features shall be required as set forth in Chapter 18A.70 LMC, Article I, Community Design.
4. Tree Preservation. Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter 18A.70 LMC, Article III.
5. Landscaping. Landscaping shall be provided as set forth in Chapter 18A.70 LMC, Article II.
6. Parking. Parking shall conform to the requirements of Chapter 18A.80 LMC, Parking.
7. Signs. Signage shall conform to the requirements of Chapter 18A.100 LMC, Signs.

Residential

18A.40.188 — Accessory Dwelling Unit (ADU)

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

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. Up to two (2) ADUs shall be allowed as accessory uses 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 two (2) ADUs.

b. Lots designated with critical areas or their buffers shall be allowed up to one (1) ADU as an accessory use in conjunction with any detached single-family structure, duplex, triplex, townhome, or other housing unit.

c. 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.

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

e. The maximum size of an attached ADU contained within or attached to an existing single-family structure shall be limited by the existing structure's applicable zoning requirements. The maximum size of all other attached and all detached ADUs shall be no more than one thousand two hundred (1,200) square feet, excluding the garage.

f. The minimum size for both attached and detached ADUs shall be sufficient to comply with LMC Title 15.

g. The design of an attached ADU, including the facade, roof pitch and siding, shall be complementary to 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).

i. For lots located within one-quarter (1/4) mile of a Pierce Transit bus route or one-half (1/2) mile of the Sound Transit Lakewood Station, commuter rail or bus rapid transit stop, or other transit stop providing fixed route service at intervals of at least fifteen (15) minutes for at least five (5) hours during weekday peak hours, off-street parking for an ADU shall not be required provided there is adequate street capacity as determined by the Director.

j. Any legally constructed accessory building existing prior to the effective date of the ordinance codified in this section may be converted to an accessory dwelling unit.

k. 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.

l. Discrete ownership of an ADU may be created through the residential binding site plan and/or condominium declaration process pursuant to Chapter 17.30 LMC and Chapter 64.34 RCW as applicable.

m. Declarations and governing documents of associations and common interest communities created after July 23, 2023, and located within Lakewood shall not impose any restriction or prohibition on the construction, development, or use on a lot of an accessory dwelling unit that the City would be prohibited from imposing under RCW 36.70A.681.

n. Lakewood shall not be held civilly liable for issuing a permit for the construction of an accessory dwelling unit on the basis that the construction of the accessory dwelling unit would violate a restrictive covenant or deed restriction.

18A.40.189 — Boarding House

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Parking Requirements. At a minimum, there must be one (1) off-street parking stall per occupant, or three-quarters (3/4) space per room if the lot is within one-quarter (1/4) mile of a commuter rail or bus rapid transit stop. An owner may reduce the off-street parking requirement if an affidavit is signed that an occupant does not own a vehicle.
2. Solid Waste Management Regulations.
   a. All occupied units shall have minimum garbage service as prescribed by the City pursuant to LMC Title 13.
   b. The owner is responsible to provide each occupant with the solid waste collection schedule and that schedule is to be posted within the unit as approved by the City.
3. International Property Maintenance Code. Pursuant to LMC Title 15, International Property Maintenance Code occupancy requirements are applicable to a boarding house regardless of the number of individuals living in the residence.
4. Additional Standards for Boarding Houses Housing Over Four (4) Unrelated Individuals. The following additional standards are required, in addition to the criteria for a conditional use permit under Chapter 18A.30 LMC, Article II:
   a. Adequate living space based on the International Residential Code standards will be taken into account when a request for more than four (4) unrelated individuals is requested.
   b. A designated property manager that is available twenty-four (24) hours a day, seven (7) days a week, is required.
   c. The request for more than four (4) unrelated individuals will not adversely impact the surrounding community.
   d. General Business License Required. A boarding house falling under this subsection is deemed a business activity and is subject to the requirements of Chapter 5.02 LMC.
   e. The applicant must adhere to the provisions of the City's noise control regulations found in Chapter 8.36 LMC.

18A.40.190 — Co-Living Housing

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Sleeping units shall be subject to the following standards:
   a. All sleeping units shall be no more than three hundred (300) square feet.
   b. Sleeping units may include kitchenettes, but may not include kitchens.
   c. Sleeping units must include a private bathroom.
2. Sleeping units shall be treated as one-half (1/2) of a multifamily dwelling unit for the purpose of calculating fees for sewer connections.
3. Shared kitchens shall be subject to the following standards:
   a. At least one (1) shared kitchen shall be provided for every fifteen (15) sleeping units.
   b. At least one (1) shared kitchen shall be provided on each floor that also contains sleeping units.
4. For the purposes of calculating housing unit density, sleeping units count as one-quarter (1/4) of a dwelling unit.

5. Where open space standards are applied based on the number of dwelling units, one-half (1/2) of the open space requirement will be required for sleeping units that is required of dwelling units.
6. All sleeping units must have access by interior or covered exterior walkway to a shared kitchen.
7. Off-street parking for co-living housing shall be subject to the following:
   a. No off-street parking shall be required within one-half (1/2) mile walking distance of a major transit stop as defined in RCW 36.70A.535.
   b. A maximum of one (1) off-street parking space per four (4) sleeping units shall be required.
8. Co-living housing shall be subject to the Rental Housing Safety Program (Chapter 5.60 LMC).

18A.40.191 — Cottage Housing

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Cottage housing is permitted subject to Chapter 18A.30 LMC, Article III.

18A.40.192 — Detached Single-Family, Including Manufactured Homes

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Detached primary dwelling units, or single-family dwelling units, include site-built homes, manufactured homes and modular homes. All detached single-family dwellings located in residential zones shall meet all of the following applicable criteria:
   a. Be built to meet or exceed the standards established by 42 U.S.C. Chapter 70, Chapter 43.22A RCW, and 296-150I WAC for manufactured homes installation standards.
   b. Be thermally equivalent or better to that required by the Washington State energy code for new residential structures at the time of their construction.
   c. Be set on and securely attached to a foundation as specified by the manufacturer.
   d. Proof of title elimination per the Pierce County Auditor identified process is required prior to manufactured housing building occupancy.
   e. Be connected to required utilities that include plumbing, heating and electrical systems.
   f. All used manufactured homes installed in a Lakewood mobile or manufactured home park must be constructed after June 15, 1976.
   g. All used manufactured homes being relocated to or within the City of Lakewood must have a valid and permanent HUD label (insignia) attached to the structure in a visible location and must have all of the following: a data sheet with a compliance certificate for snow, wind, seismic, and thermal zone; DAPIA-approved data plate; foundation drawings; manufacturer installation instructions; and a typical foundation plan identifying pier placement and loading.
   h. Used manufactured homes moved into or within Lakewood that are substantially remodeled or rehabilitated shall comply with the applicable code requirements for new

construction, where costs of remodeling exceed sixty (60) percent of the value of the building.

2. All single-family dwellings shall comply with the following siting and design standards unless sited within manufactured/mobile home parks:
   a. The design and construction of the foundation must meet the requirements of the International Building Code.
   b. The gap from the bottom of the structure to the ground, around the entire perimeter of the structure, shall be enclosed by concrete or other concrete product as approved by the Building Official.
   c. Modular homes on individual lots shall incorporate design features of typical site-built homes including but not limited to modulation, articulation, sloped roofs, and wood siding or siding of a material which imitates wood.

18A.40.193 — Detached Single-Family on Lots Less than 20,000 Square Feet (AC/CZ Zones)

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

This use is not permitted in any standard zoning district per the Summary Land Use Table (LMC 18A.40.027).

18A.40.194 — Family Day Care

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Family day care is a permitted use, subject to obtaining a state license in accordance with Chapter 43.216 RCW and the following:
   a. Compliance with all building, fire, safety, health code, and City licensing requirements.
   b. Conformance to lot size, setbacks, building coverage, hard surface coverage, and other design and dimensional standards of the zoning classification in which the home is located.
   c. Certification by the office of child care policy licensor that a safe passenger loading area, if necessary, is provided.

18A.40.195 — Foster Care Facility

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Foster care facilities, including foster family homes and group-care facilities, must comply with Chapter 74.15 RCW and hold a business license as required thereunder.

18A.40.196 — Home Occupation

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. The home occupation shall be subordinate to the primary use of the premises as a dwelling unit.
2. All activities of the home occupation shall be conducted indoors.

3. The business shall be conducted by a member of the family residing within the primary residential premises plus no more than one (1) additional person not residing in the dwelling unit.
4. Home occupations may have on-site client contact subject to the following limitations:
   a. All the activities of the home occupation shall take place inside the primary residential structure or accessory building.
   b. The home occupation shall generate no more than two (2) vehicle trips per hour to the licensed residence.
   c. The home occupation shall not create a public nuisance.
5. The following activities shall be prohibited:
   a. Automobile, truck, boat and heavy equipment repair.
   b. Auto or truck body work or boat hull and deck work.
   c. Parking and storage of heavy equipment.
   d. Storage of building materials for use on other properties.
   e. Painting or detailing of autos, trucks, boats, or other items.
   f. The outside storage of equipment, materials or more than one (1) vehicle related to the business.
   g. Vehicles larger than ten thousand (10,000) pounds gross weight operated out of the premises or parked on the property or on adjacent streets.
   h. Taxicab, van shuttle, limousine or other transportation services, except for office activities; provided all other requirements of this subsection concerning home occupations are met.
6. Home occupations shall not be allowed in accessory buildings within the rear yard setback.
7. Home occupations in accessory buildings shall not permit noise to intrude into another residential property at a level at or above forty-five (45) decibels outside the hours of 7:00 a.m. through 6:00 p.m. Monday through Friday, and 9:00 a.m. through 5:00 p.m. on Saturday.
8. Home occupations are required to obtain a City business license.

18A.40.197 — Residential Accessory Building

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. The maximum height for residential accessory buildings shall be twenty-four (24) feet.
2. Detached residential accessory structures which are less than one hundred twenty (120) square feet in size and not higher than ten (10) feet, including garden sheds or greenhouses; children's play equipment; arbors; and gazebos, when placed in a rear half of the lot shall have a minimum three (3) foot setback. Attached accessory structures shall meet the same setbacks as the main building.
3. Pools, hot tubs, and similar accessory structures may not be located in the rear or interior yard setbacks.
4. Vehicle covers and other storage structures that are composed of pipes or poles with a fabric, plastic or other type of cover on the top of the framework are required to meet the

development standards for the applicable zoning district, including lot coverage limitations and setback requirements.

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

18A.40.198 — Short-Term Vacation Rentals

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. An STR property owner is required to obtain a City business license.
2. As a condition of the business license, the STR property owner shall provide a notification letter describing the STR operations, in addition to the means by which to contact the property owner.
3. The STR 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.
4. These regulations apply to all STRs proposed or located within a legally established dwelling unit, accessory apartment, or portion thereof.
5. Application Procedure.
   a. An STR permit application shall be a Type II procedure and processed consistent with LMC 18A.20.080.
   b. An STR permit issued to one (1) person or entity shall not be transferable to any other person or entity; nor shall an STR permit be valid at any address other than the one appearing on the permit.
   c. An STR permit is considered valid until: ownership changes; or a valid business license associated with the permit no longer exists.
6. General Regulations.
   a. The STR permittee must maintain a valid STR permit and City of Lakewood business license.
   b. The approved STR permit number and City of Lakewood business license shall be posted on every listing advertising or offering the STR, including listings on STR platforms.
   c. STR permittee, or their designee, shall always be available and able to respond in person, or by telephone, within one (1) hour to complaints, guest concerns, and inquiries.
   d. Contact information for the STR permittee, or their designee, shall be clearly posted in a visible location within the main living space of the STR.
   e. A good neighbor policy, in a form provided by the City, shall be posted in a visible location within the main living space of the STR.
   f. All off-street parking required for the primary use of the site shall be made available to guests.
   g. On- or off-premises signs advertising the STR shall not be permitted.
   h. STR guests are not permitted to host banquets, parties, or other gatherings for direct or indirect compensation.

i. The STR shall be conducted in such a manner as to give no outward appearance nor manifest any characteristics of a business that would infringe upon the right of the neighboring residents to enjoy a peaceful occupancy of their homes.

j. Maximum occupancy shall be regulated consistent with LMC Title 15.

k. The STR shall maintain all applicable performance standards for the zoning district and as otherwise required by local, state and federal law.

l. The STR shall meet all local, state, and federal requirements regarding licenses and taxes.

18A.40.199 — Use of Existing Buildings for Residential Purposes

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. The addition of housing units at a density up to fifty (50) percent more than what is allowed in the underlying zone may be permitted if constructed entirely within an existing building envelope; provided, that generally applicable health and safety standards can be met within the building.
2. Sufficient existing parking must be retained to satisfy the number required for existing residential units and nonresidential uses that remain after the new residential units are added.
3. If an existing building is a designated landmark or is within a historic district, applicable exterior design or architectural requirements beyond those necessary for health and safety will be enforced on the residential use in the building.
4. The addition of housing units in an existing building with ground floor commercial or retail that is along a major pedestrian corridor as defined by the City is prohibited.
5. Unchanged portions of an existing building used for residential purposes do not need to meet the current energy code; however, if any portion of an existing building is converted to new dwelling units, each of those new units must meet the requirements of the current energy code.
6. Unless the code City official with decision-making authority makes written findings that a nonconformity is causing a significant detriment to the surrounding area, the City shall not deny a building permit application for the addition of housing units within the existing building.
7. A transportation concurrency study or an environmental study under SEPA based on the addition of residential units within an existing building shall not be required.
8. Where an existing building cannot satisfy life safety standards, no housing units constructed entirely within the building's envelope will be allowed.

18A.40.200 — Co-Housing (Dormitories, Fraternities and Sororities)

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Dormitories, fraternities and sororities shall be permitted as accessory uses to public or private educational institutions or churches.

Special Needs Housing

18A.40.201 — Assisted Living Facility

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Applications for special needs housing facilities shall be processed in accordance with the standard procedures and requirements as outlined in Chapter 18A.20 LMC, Article I, and with the following additional requirements:
    a. Required Submittals. Applications for special needs housing facilities are public records and shall include the following:
        i. A land use permit application containing all of the required information and submissions set forth in Chapter 18A.20 LMC, Article I.
        ii. A copy of any and all capital funding grants or award contracts related to the construction of a new structure or conversion of an existing structure to operate as a special needs housing facility.
        iii. Written documentation from the applicant agreeing to hold a public informational community meeting within four (4) weeks, but no sooner than two (2) weeks, from the time of application. The purpose of the community meeting is to provide an early, open dialogue between the applicant and the neighborhood surrounding the proposed facility. The applicant shall provide written notification of the meeting to the appropriate neighborhood council, qualified neighborhood and community organizations, and to the owners of property located within three hundred (300) feet of the project site.
        iv. Written request from the applicant to the Fire Marshal and Building Official for an inspection of an existing facility to determine if the facility meets the building and fire code standards for the proposed use.
        v. An operation plan that provides information about the proposed facility and its programs, per the requirements of the Department of Planning and Public Works (PPW).
    b. Participation in HMIS. All special needs housing facilities should participate in the Pierce County Homeless Management Information System (HMIS).

18A.40.202 — Confidential Shelter

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Applications for special needs housing facilities shall be processed in accordance with the standard procedures and requirements as outlined in Chapter 18A.20 LMC, Article I, and with the following additional requirements:
    a. Required Submittals. Applications for special needs housing facilities are public records and shall include the following:
        i. A land use permit application containing all of the required information and submissions set forth in Chapter 18A.20 LMC, Article I.
        ii. A copy of any and all capital funding grants or award contracts related to the construction of a new structure or conversion of an existing structure to operate as a special needs housing facility.

iii. Written documentation from the applicant agreeing to hold a public informational community meeting within four (4) weeks, but no sooner than two (2) weeks, from the time of application. The purpose of the community meeting is to provide an early, open dialogue between the applicant and the neighborhood surrounding the proposed facility. The applicant shall provide written notification of the meeting to the appropriate neighborhood council, qualified neighborhood and community organizations, and to the owners of property located within three hundred (300) feet of the project site.

iv. Written request from the applicant to the Fire Marshal and Building Official for an inspection of an existing facility to determine if the facility meets the building and fire code standards for the proposed use.

v. An operation plan that provides information about the proposed facility and its programs, per the requirements of the Department of Planning and Public Works (PPW).

b. Participation in HMIS. All special needs housing facilities should participate in the Pierce County Homeless Management Information System (HMIS).

2. The Director may grant special accommodation to individuals who are residents of domestic violence shelters in order to allow them to live together in single-family dwelling units subject to the following:

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

b. The Director shall take into account the size, shape and location of the dwelling unit and lot, the building occupancy load, the traffic and parking conditions on adjoining and neighboring streets, the vehicle usage to be expected from residents, staff and visitors, and any other circumstances the Director determines to be relevant as to whether the proposed increase in density will adversely impact the neighborhood.

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

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

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

18A.40.203 — Continuing Care Retirement Community

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Applications for special needs housing facilities shall be processed in accordance with the standard procedures and requirements as outlined in Chapter 18A.20 LMC, Article I, and with the following additional requirements:
   a. Required Submittals. Applications for special needs housing facilities are public records and shall include the following:
      i. A land use permit application containing all of the required information and submissions set forth in Chapter 18A.20 LMC, Article I.
      ii. A copy of any and all capital funding grants or award contracts related to the construction of a new structure or conversion of an existing structure to operate as a special needs housing facility.
      iii. Written documentation from the applicant agreeing to hold a public informational community meeting within four (4) weeks, but no sooner than two (2) weeks, from the time of application. The purpose of the community meeting is to provide an early, open dialogue between the applicant and the neighborhood surrounding the proposed facility. The applicant shall provide written notification of the meeting to the appropriate neighborhood council, qualified neighborhood and community organizations, and to the owners of property located within three hundred (300) feet of the project site.
      iv. Written request from the applicant to the Fire Marshal and Building Official for an inspection of an existing facility to determine if the facility meets the building and fire code standards for the proposed use.
      v. An operation plan that provides information about the proposed facility and its programs, per the requirements of the Department of Planning and Public Works (PPW).
   b. Participation in HMIS. All special needs housing facilities should participate in the Pierce County Homeless Management Information System (HMIS).

18A.40.204 — Emergency Housing

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Applications for special needs housing facilities shall be processed in accordance with the standard procedures and requirements as outlined in Chapter 18A.20 LMC, Article I, and with the following additional requirements:
   a. Required Submittals. Applications for special needs housing facilities are public records and shall include the following:
      i. A land use permit application containing all of the required information and submissions set forth in Chapter 18A.20 LMC, Article I.
      ii. A copy of any and all capital funding grants or award contracts related to the construction of a new structure or conversion of an existing structure to operate as a special needs housing facility.
      iii. Written documentation from the applicant agreeing to hold a public informational community meeting within four (4) weeks, but no sooner than two (2) weeks, from the time of application. The purpose of the community meeting is to provide an early, open dialogue between the applicant and the neighborhood surrounding the proposed facility. The applicant shall provide written notification of the meeting to

the appropriate neighborhood council, qualified neighborhood and community organizations, and to the owners of property located within three hundred (300) feet of the project site.

iv. Written request from the applicant to the Fire Marshal and Building Official for an inspection of an existing facility to determine if the facility meets the building and fire code standards for the proposed use.

v. An operation plan that provides information about the proposed facility and its programs, per the requirements of the Department of Planning and Public Works (PPW).

b. Participation in HMIS. All special needs housing facilities should participate in the Pierce County Homeless Management Information System (HMIS).

18A.40.205 — Emergency Shelter

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Applications for special needs housing facilities shall be processed in accordance with the standard procedures and requirements as outlined in Chapter 18A.20 LMC, Article I, and with the following additional requirements:

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

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

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

      iii. Written documentation from the applicant agreeing to hold a public informational community meeting within four (4) weeks, but no sooner than two (2) weeks, from the time of application. The purpose of the community meeting is to provide an early, open dialogue between the applicant and the neighborhood surrounding the proposed facility. The applicant shall provide written notification of the meeting to the appropriate neighborhood council, qualified neighborhood and community organizations, and to the owners of property located within three hundred (300) feet of the project site.

      iv. Written request from the applicant to the Fire Marshal and Building Official for an inspection of an existing facility to determine if the facility meets the building and fire code standards for the proposed use.

      v. An operation plan that provides information about the proposed facility and its programs, per the requirements of the Department of Planning and Public Works (PPW).

   b. Participation in HMIS. All special needs housing facilities should participate in the Pierce County Homeless Management Information System (HMIS).

18A.40.206 — Enhanced Services Facility

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Applications for special needs housing facilities shall be processed in accordance with the standard procedures and requirements as outlined in Chapter 18A.20 LMC, Article I, and with the following additional requirements:
   a. Required Submittals. Applications for special needs housing facilities are public records and shall include the following:
      i. A land use permit application containing all of the required information and submissions set forth in Chapter 18A.20 LMC, Article I.
      ii. A copy of any and all capital funding grants or award contracts related to the construction of a new structure or conversion of an existing structure to operate as a special needs housing facility.
      iii. Written documentation from the applicant agreeing to hold a public informational community meeting within four (4) weeks, but no sooner than two (2) weeks, from the time of application. The purpose of the community meeting is to provide an early, open dialogue between the applicant and the neighborhood surrounding the proposed facility. The applicant shall provide written notification of the meeting to the appropriate neighborhood council, qualified neighborhood and community organizations, and to the owners of property located within three hundred (300) feet of the project site.
      iv. Written request from the applicant to the Fire Marshal and Building Official for an inspection of an existing facility to determine if the facility meets the building and fire code standards for the proposed use.
      v. An operation plan that provides information about the proposed facility and its programs, per the requirements of the Department of Planning and Public Works (PPW).
   b. Participation in HMIS. All special needs housing facilities should participate in the Pierce County Homeless Management Information System (HMIS).

18A.40.207 — Hospice Care Center

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Applications for special needs housing facilities shall be processed in accordance with the standard procedures and requirements as outlined in Chapter 18A.20 LMC, Article I, and with the following additional requirements:
   a. Required Submittals. Applications for special needs housing facilities are public records and shall include the following:
      i. A land use permit application containing all of the required information and submissions set forth in Chapter 18A.20 LMC, Article I.
      ii. A copy of any and all capital funding grants or award contracts related to the construction of a new structure or conversion of an existing structure to operate as a special needs housing facility.
      iii. Written documentation from the applicant agreeing to hold a public informational community meeting within four (4) weeks, but no sooner than two (2) weeks, from the time of application. The purpose of the community meeting is to provide an early, open dialogue between the applicant and the neighborhood surrounding the proposed facility. The applicant shall provide written notification of the meeting to

the appropriate neighborhood council, qualified neighborhood and community organizations, and to the owners of property located within three hundred (300) feet of the project site.

iv. Written request from the applicant to the Fire Marshal and Building Official for an inspection of an existing facility to determine if the facility meets the building and fire code standards for the proposed use.

v. An operation plan that provides information about the proposed facility and its programs, per the requirements of the Department of Planning and Public Works (PPW).

b. Participation in HMIS. All special needs housing facilities should participate in the Pierce County Homeless Management Information System (HMIS).

18A.40.208 — Nursing Home

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Applications for special needs housing facilities shall be processed in accordance with the standard procedures and requirements as outlined in Chapter 18A.20 LMC, Article I, and with the following additional requirements:

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

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

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

      iii. Written documentation from the applicant agreeing to hold a public informational community meeting within four (4) weeks, but no sooner than two (2) weeks, from the time of application. The purpose of the community meeting is to provide an early, open dialogue between the applicant and the neighborhood surrounding the proposed facility. The applicant shall provide written notification of the meeting to the appropriate neighborhood council, qualified neighborhood and community organizations, and to the owners of property located within three hundred (300) feet of the project site.

      iv. Written request from the applicant to the Fire Marshal and Building Official for an inspection of an existing facility to determine if the facility meets the building and fire code standards for the proposed use.

      v. An operation plan that provides information about the proposed facility and its programs, per the requirements of the Department of Planning and Public Works (PPW).

   b. Participation in HMIS. All special needs housing facilities should participate in the Pierce County Homeless Management Information System (HMIS).

18A.40.209 — Permanent Supportive Housing

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Applications for special needs housing facilities shall be processed in accordance with the standard procedures and requirements as outlined in Chapter 18A.20 LMC, Article I, and with the following additional requirements:
   a. Required Submittals. Applications for special needs housing facilities are public records and shall include the following:
      i. A land use permit application containing all of the required information and submissions set forth in Chapter 18A.20 LMC, Article I.
      ii. A copy of any and all capital funding grants or award contracts related to the construction of a new structure or conversion of an existing structure to operate as a special needs housing facility.
      iii. Written documentation from the applicant agreeing to hold a public informational community meeting within four (4) weeks, but no sooner than two (2) weeks, from the time of application. The purpose of the community meeting is to provide an early, open dialogue between the applicant and the neighborhood surrounding the proposed facility. The applicant shall provide written notification of the meeting to the appropriate neighborhood council, qualified neighborhood and community organizations, and to the owners of property located within three hundred (300) feet of the project site.
      iv. Written request from the applicant to the Fire Marshal and Building Official for an inspection of an existing facility to determine if the facility meets the building and fire code standards for the proposed use.
      v. An operation plan that provides information about the proposed facility and its programs, per the requirements of the Department of Planning and Public Works (PPW).
   b. Participation in HMIS. All special needs housing facilities should participate in the Pierce County Homeless Management Information System (HMIS).

18A.40.210 — Rapid Re-Housing

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Applications for special needs housing facilities shall be processed in accordance with the standard procedures and requirements as outlined in Chapter 18A.20 LMC, Article I, and with the following additional requirements:
   a. Required Submittals. Applications for special needs housing facilities are public records and shall include the following:
      i. A land use permit application containing all of the required information and submissions set forth in Chapter 18A.20 LMC, Article I.
      ii. A copy of any and all capital funding grants or award contracts related to the construction of a new structure or conversion of an existing structure to operate as a special needs housing facility.
      iii. Written documentation from the applicant agreeing to hold a public informational community meeting within four (4) weeks, but no sooner than two (2) weeks, from the time of application. The purpose of the community meeting is to provide an early, open dialogue between the applicant and the neighborhood surrounding the proposed facility. The applicant shall provide written notification of the meeting to

the appropriate neighborhood council, qualified neighborhood and community organizations, and to the owners of property located within three hundred (300) feet of the project site.

iv. Written request from the applicant to the Fire Marshal and Building Official for an inspection of an existing facility to determine if the facility meets the building and fire code standards for the proposed use.

v. An operation plan that provides information about the proposed facility and its programs, per the requirements of the Department of Planning and Public Works (PPW).

b. Participation in HMIS. All special needs housing facilities should participate in the Pierce County Homeless Management Information System (HMIS).

18A.40.211 — Transitional Housing

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Applications for special needs housing facilities shall be processed in accordance with the standard procedures and requirements as outlined in Chapter 18A.20 LMC, Article I, and with the following additional requirements:

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

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

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

      iii. Written documentation from the applicant agreeing to hold a public informational community meeting within four (4) weeks, but no sooner than two (2) weeks, from the time of application. The purpose of the community meeting is to provide an early, open dialogue between the applicant and the neighborhood surrounding the proposed facility. The applicant shall provide written notification of the meeting to the appropriate neighborhood council, qualified neighborhood and community organizations, and to the owners of property located within three hundred (300) feet of the project site.

      iv. Written request from the applicant to the Fire Marshal and Building Official for an inspection of an existing facility to determine if the facility meets the building and fire code standards for the proposed use.

      v. An operation plan that provides information about the proposed facility and its programs, per the requirements of the Department of Planning and Public Works (PPW).

   b. Participation in HMIS. All special needs housing facilities should participate in the Pierce County Homeless Management Information System (HMIS).

18A.40.212 — Type 1 Group Home, Adult Family Home

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Adult family homes are permitted, subject to obtaining a state license in accordance with Chapter 70.128 RCW, Chapter 220, Laws of 2020, and the following:
   a. Compliance with all building, fire, safety, health code, and City licensing requirements.
   b. Conformance to lot size, setbacks, building coverage, hard surface coverage, and other design and dimensional standards of the zoning classification in which the home is located.

18A.40.213 — Type 2 Group Home

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Applications for special needs housing facilities shall be processed in accordance with the standard procedures and requirements as outlined in Chapter 18A.20 LMC, Article I, and with the following additional requirements:
   a. Required Submittals. Applications for special needs housing facilities are public records and shall include the following:
      i. A land use permit application containing all of the required information and submissions set forth in Chapter 18A.20 LMC, Article I.
      ii. A copy of any and all capital funding grants or award contracts related to the construction of a new structure or conversion of an existing structure to operate as a special needs housing facility.
      iii. Written documentation from the applicant agreeing to hold a public informational community meeting within four (4) weeks, but no sooner than two (2) weeks, from the time of application. The purpose of the community meeting is to provide an early, open dialogue between the applicant and the neighborhood surrounding the proposed facility. The applicant shall provide written notification of the meeting to the appropriate neighborhood council, qualified neighborhood and community organizations, and to the owners of property located within three hundred (300) feet of the project site.
      iv. Written request from the applicant to the Fire Marshal and Building Official for an inspection of an existing facility to determine if the facility meets the building and fire code standards for the proposed use.
      v. An operation plan that provides information about the proposed facility and its programs, per the requirements of the Department of Planning and Public Works (PPW).
   b. Participation in HMIS. All special needs housing facilities should participate in the Pierce County Homeless Management Information System (HMIS).

18A.40.214 — Type 3 Group Home

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Applications for special needs housing facilities shall be processed in accordance with the standard procedures and requirements as outlined in Chapter 18A.20 LMC, Article I, and with the following additional requirements:
   a. Required Submittals. Applications for special needs housing facilities are public records and shall include the following:

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

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

iii. Written documentation from the applicant agreeing to hold a public informational community meeting within four (4) weeks, but no sooner than two (2) weeks, from the time of application. The purpose of the community meeting is to provide an early, open dialogue between the applicant and the neighborhood surrounding the proposed facility. The applicant shall provide written notification of the meeting to the appropriate neighborhood council, qualified neighborhood and community organizations, and to the owners of property located within three hundred (300) feet of the project site.

iv. Written request from the applicant to the Fire Marshal and Building Official for an inspection of an existing facility to determine if the facility meets the building and fire code standards for the proposed use.

v. An operation plan that provides information about the proposed facility and its programs, per the requirements of the Department of Planning and Public Works (PPW).

b. Participation in HMIS. All special needs housing facilities should participate in the Pierce County Homeless Management Information System (HMIS).

18A.40.215 — Type 4 Adult Family Home

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Applications for special needs housing facilities shall be processed in accordance with the standard procedures and requirements as outlined in Chapter 18A.20 LMC, Article I, and with the following additional requirements:

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

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

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

iii. Written documentation from the applicant agreeing to hold a public informational community meeting within four (4) weeks, but no sooner than two (2) weeks, from the time of application. The purpose of the community meeting is to provide an early, open dialogue between the applicant and the neighborhood surrounding the proposed facility. The applicant shall provide written notification of the meeting to the appropriate neighborhood council, qualified neighborhood and community organizations, and to the owners of property located within three hundred (300) feet of the project site.

iv. Written request from the applicant to the Fire Marshal and Building Official for an inspection of an existing facility to determine if the facility meets the building and fire code standards for the proposed use.

v. An operation plan that provides information about the proposed facility and its programs, per the requirements of the Department of Planning and Public Works (PPW).

b. Participation in HMIS. All special needs housing facilities should participate in the Pierce County Homeless Management Information System (HMIS).

18A.40.216 — Type 5 Group Home

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Applications for special needs housing facilities shall be processed in accordance with the standard procedures and requirements as outlined in Chapter 18A.20 LMC, Article I, and with the following additional requirements:

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

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

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

      iii. Written documentation from the applicant agreeing to hold a public informational community meeting within four (4) weeks, but no sooner than two (2) weeks, from the time of application. The purpose of the community meeting is to provide an early, open dialogue between the applicant and the neighborhood surrounding the proposed facility. The applicant shall provide written notification of the meeting to the appropriate neighborhood council, qualified neighborhood and community organizations, and to the owners of property located within three hundred (300) feet of the project site.

      iv. Written request from the applicant to the Fire Marshal and Building Official for an inspection of an existing facility to determine if the facility meets the building and fire code standards for the proposed use.

      v. An operation plan that provides information about the proposed facility and its programs, per the requirements of the Department of Planning and Public Works (PPW).

   b. Participation in HMIS. All special needs housing facilities should participate in the Pierce County Homeless Management Information System (HMIS).

Transportation

18A.40.217 — Parking Facilities (Surface)

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. In the residential zoning districts, parking facilities are permitted only as accessory uses to a principal use.

18A.40.218 — Parking Facilities (Structured)

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. In the residential zoning districts, parking facilities are permitted only as accessory uses to a principal use.

18A.40.219 — Transit Shelter

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Transit stations may incorporate accessory convenience retail and service establishments for use by transit riders.

Utilities

18A.40.220 — Electrical Distribution Lines, Above-Ground

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Electrical and telecommunications service lines on individual properties shall be placed underground in conjunction with new development or any construction activity which increases floor area, or, in the case of a remodel which does not increase floor area, has a valuation amounting to more than fifty (50) percent of the assessed value of the structure being remodeled, according to the records of the Pierce County Assessor.

18A.40.221 — Electrical Distribution Lines, Underground

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Electrical and telecommunications service lines on individual properties shall be placed underground in conjunction with new development or any construction activity which increases floor area, or, in the case of a remodel which does not increase floor area, has a valuation amounting to more than fifty (50) percent of the assessed value of the structure being remodeled, according to the records of the Pierce County Assessor.

18A.40.222 — Electrical Distribution Substations

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Electrical substations and telecommunications towers, antennas and switching stations shall be designed so as to be compatible with surrounding development, through placement, architectural features, landscaping, and other measures, except that WCFs shall be regulated in accordance with Chapter 18A.95 LMC, Wireless Communication Facilities.
2. Amateur radio antennas shall be allowed at heights no greater than those minimally sufficient to accommodate amateur service communications, in accordance with FCC regulations. Persons desiring to erect such antennas shall submit documentation indicating the height which meets this requirement. Such antennas shall be required to comply with the requirements of the Washington State Building Code, including the seismic and wind resistance provisions of the code, and to obtain a building permit.

18A.40.223 — Electrical Transmission Lines of 115 kV or Less and Support Poles

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Support poles for transmission lines shall be designed so as to minimize adverse aesthetic impacts. Electrical transmission lines over 115 kV are classified as essential public facilities, and are regulated under LMC 18A.40.133.

18A.40.224 — Electric Vehicle Battery Charging Stations

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Electric vehicle charging stations are permitted as an accessory use to any permitted primary use and shall count towards the required number of parking spaces for said primary use.

18A.40.225 — Potable Water Conveyance Facilities

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Aboveground water conveyance facilities and waste water conveyance facilities shall require a conditional use permit.

18A.40.226 — Telecommunications Earth Receiving Stations (Satellite Dishes)

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Telecommunications earth receiving stations (satellite dish antennas) over two (2) feet in diameter shall be screened from view from neighboring properties by location, berms, fences, walls, landscaping, or a combination of these techniques; provided, however, that no screening shall be required which would prevent reception of satellite signals.

18A.40.227 — Telecommunications Lines, Pipes, Support Poles and Related Facilities

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Electrical and telecommunications service lines on individual properties shall be placed underground in conjunction with new development or any construction activity which increases floor area, or, in the case of a remodel which does not increase floor area, has a valuation amounting to more than fifty (50) percent of the assessed value of the structure being remodeled, according to the records of the Pierce County Assessor.

18A.40.228 — Telecommunications Switching Facilities

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Electrical substations and telecommunications towers, antennas and switching stations shall be designed so as to be compatible with surrounding development, through placement, architectural features, landscaping, and other measures, except that WCFs

shall be regulated in accordance with Chapter 18A.95 LMC, Wireless Communication Facilities.

18A.40.229 — Telecommunications Transmission/Receiving/Relay Facilities

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Wireless communication facilities (WCFs) shall be regulated in accordance with Chapter 18A.95 LMC.

18A.40.230 — Waste Water Conveyance Facilities; Includes Pumping and/or Lift Stations

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. Aboveground water conveyance facilities and waste water conveyance facilities shall require a conditional use permit.

18A.40.231 — Wireless Communication Facilities (WCFs)

18A.40.100 — Standard Requirements for Development Standards

The following are requirements specific to the zone/use that must be adhered to:

1. WCFs shall be regulated in accordance with Chapter 18A.95 LMC.

[Repeal 18A.40.027-18A.40.150]

Amendment #02

17.22.040 Record of Survey.

Recordable surveys shall be required for all short plats and short subdivisions. All surveys shall be accomplished as required by Chapter 332-130 WAC and the Survey Recording Act (Chapter 58.09 RCW), except an additional recording will not be required for the "Survey Recording Act."

All lot staking shall be completed by the certifying professional land surveyor prior to the recording of the short plat.

All short plat corners, including interior lot corners, shall be staked with steel rebar or metal pipe with a cap which permanently bears the land surveyor's registration number. When the plat corner(s) or lot corner(s) falls in a body of water, over the edge of a steep slope or other inaccessible area, an offset corner will be permitted. When the boundary line of a short plat follows a meandering line, corners shall be set as directed by the City. A presubmittal meeting with City staff to discuss corner locations is recommended.
When the legal description of the short plat utilizes a partial or complete section subdivisional breakdown to establish the short plat boundaries, section subdivision survey information in accordance with the requirements of WAC 332-130-030 shall be shown on the short plat map.

All reference monuments used in the establishment of the short plat corners shall be identified, described, and noted as set or found on the short plat map. When appropriate, the short plat survey shall reference the recorded or previous survey that was the basis for the short plat survey.

When the short plat is adjacent to a constructed City street and the short plat corner(s) or its offset represents a one-sixteenth corner, quarter corner, section corner, or donation land claim corner that is not of record or is lost or obliterated, a City standard monument(s) shall be placed in the City street. In cases where a monument of record is found, the existing corner does not have to be replaced.

Whenever a short plat is adjacent to an existing City street or right-of-way, the centerline of that street shall be located on the short plat drawing. If the existing constructed City street or maintained street section falls outside of the documented right-of-way, the surveyor shall identify the existing edge of pavement and limits of the maintained street section on the short plat drawing and show its relationship to said centerline. [Ord. 591 § 52, 2015; Ord. 60 § 1, 1996.]

Short Plat applications shall be submitted to the Department of Planning and Public Works (PPW) with a preliminary title report on forms approved by that Department with liability for errors not to exceed the value of the affected lots, as determined by the assessed value on the date of approval. The preliminary title report shall set forth all persons having an interest in the lots affected by the Short Plat The preliminary title report must be dated no more than 30 days prior to application and must be updated to the date of Short Plat approval, without cost to the City.

All requirements of Chapter 58.09 RCW and Chapter 332-130 WAC governing minimum standards for land boundary surveys shall be met and a note shall be placed on the plat map that reads as follows:

> THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT" CHAPTER 58.09 RCW AND 332-130 WAC.

The plat map submitted for recording in the Auditor's Office shall contain all survey information required for a record of survey under the "Survey Recording Act," Chapter 58.09 RCW and Chapter 332-130 WAC, together with the following additional signature blocks, which shall be fully executed before approval:

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the requirements of Survey Recording Act at the request of on
, 20__ .

Certificate Number

Surveyor

DEPARTMENT OF PLANNING AND PUBLIC WORKS (PPW)

_____
Planning and Public Works (PPW) Director Date

_____
City Engineer Date

WEST PIERCE FIRE AND RESCUE

_____
Fire Marshal Date

PIERCE COUNTY PLANNING AND PUBLIC WORKS – SEWER DIVISION
Examined and approved with conditions (see sanitary sewer notes on this sheet)

_____
Wastewater Utility Manager Date

COUNTY ASSESSOR – TREASURER

I hereby certify that all state and city taxes heretofore levied against the property described hereon, according to the books and records of my offices, have been fully paid.

_____
Assessor/Treasurer Date
Reviewed for Segregation

_____
Assessor/Treasurer Date

Chapter 17.38
BOUNDARY LINE ADJUSTMENTS

Sections:

17.38.010 Purpose.
17.38.020 Scope.
17.38.030 Application.
17.38.035 Record of survey.
17.38.040 Administrative review.

17.38.010 Purpose.
The purpose of this chapter is to clearly delineate the criteria used by City departments to review boundary line adjustments. Boundary line adjustments provide a procedure for changes in

property lines where no new lots, units, or parcels are created. A boundary line adjustment is generally exempt from the provisions of Chapter 58.17 RCW. A boundary line adjustment does not apply to boundary changes that would result in increased development or density otherwise regulated by applicable City land use codes and regulations, or to actions requiring replat, amendment, alteration, or vacation of a plat or short subdivision. For plat alterations, see Chapter 17.17 LMC. This chapter is also intended to ensure compliance with the Survey Recording Act.

17.38.020 Scope.

The boundary lines separating two lots of record may only be adjusted under the provisions of this chapter. Extinguishing such lot lines or the merger of lots is also considered a boundary line adjustment subject to the requirements of this chapter. Actions which change or impair conditions or requirements imposed by previous platting decisions must be accomplished pursuant to the subdivision regulations. Boundary line adjustments shall not:

A. Create any additional lot, tract, parcel, site, or division;

B. Result in a lot, tract, parcel, site, or division which contains increased density or insufficient area or dimension to meet the minimum requirements for area and dimension as set forth in the land use and health codes and regulations. This provision shall not be construed to require correction or remedy of preexisting nonconformities or substandard conditions;

C. Diminish or impair drainage, water supply, existing sanitary sewage disposal, and access or easement for vehicles, utilities, and fire protection for any lot, tract, parcel, site, or division;

D. Create or diminish any easement or deprive any parcel of access or utilities;

E. Increase the nonconforming aspects of an existing nonconforming lot;

F. Replat, alter, or vacate a plat or short subdivision;

G. Amend the conditions of approval for previously platted property;

H. Reduce the overall area in a plat or short plat devoted to open space;

I. Involve lots which do not have a common boundary;

J. Circumvent the subdivision or short subdivision procedures set forth in this title. Factors which indicate that the boundary line adjustment process is being used in a manner inconsistent with statutory intent include: numerous and frequent adjustments to the existing lot boundary, a proposal to move a lot or building site to a different location, and a large number of lots being proposed for a boundary line adjustment; or

K. Be inconsistent with applicable City code.

17.38.030 Application.

A. Applications for boundary line adjustments shall be made on forms provided by the City Department of Planning and Public Works (PPW) and shall be submitted to the Department of Planning and Public Works (PPW) with one original (may be deferred) copy~~ies~~ of a plan signed and stamped by a professional land surveyor, drawn to scale with accurate dimensions, clearly showing the following information:

1. The proposed lines for all affected lots, indicated by heavy solid lines;
2. The existing lot lines proposed to be changed, indicated by heavy broken lines;

3. The location of all structures/improvements existing upon the affected lots and the distance between structure/improvements and the proposed lot/boundary lines;

4. The original legal description of the entire property together with new separate legal descriptions for each parcel, labeling them specifically as Parcel A, Parcel B, etc.;

5. The position of rebar and caps set at each new property corner;

6. All parcel numbers of affected lots;

7. The location of the property to quarter/quarter section;

8. The location and dimensions of any drain field, easement, or right-of-way existing within or adjacent to any affected lots;

9. The area and dimensions of each lot following the proposed adjustment;

10. The existing, and if applicable, proposed future method of sewage disposal for each affected lot.

B. Zoning designations shall follow boundary lines of separate lots and parcels. Where a zoning map or comprehensive plan map appears to reflect a division of a single lot or parcel into two zoning districts, each portion of that lot shall be subject to all the regulations applicable to the district in which it is located; except, lands which fall partially into and partially out of the McChord Air Corridors, as designated in the comprehensive plan, shall be exempt from this interpretation.

C. Where a boundary line adjustment is sought to facilitate development of the affected property, the City shall be entitled to require compliance with the subdivision, zoning, and site development standards of the City as a condition of approval of the boundary line adjustment.

D. The total change(s) in lot size resulting from one or more boundary line adjustments shall not produce a lot smaller than the minimum developable lot size for the zoning district in which the lot is located as of the time of the completion of the boundary line adjustment(s).

17.38.035 Record of survey.

A. The plat map shall be titled on the top of the page, in large capital letters, as follows:

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT

B. A note shall be placed on the plat map that reads as follows:

THIS BOUNDARY LINE ADJUSTMENT IS NOT A PLAT, REPLAT, OR SUBDIVISION. APPROVAL OF A BOUNDARY LINE ADJUSTMENT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED FOR ANY STRUCTURE OR DEVELOPMENT WITHIN A LOT AFFECTED BY A BOUNDARY LINE ADJUSTMENT.

C. All requirements of Chapter 58.09 RCW and Chapter 332-130 WAC governing minimum standards for land boundary surveys shall be met and a note shall be placed on the plat map that reads as follows:

THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT" CHAPTER 58.09 RCW AND 332-130 WAC.

D. Boundary line adjustment applications shall be submitted to the Department of Planning and Public Works (PPW) with a preliminary title report on forms approved by that Department with liability for errors not to exceed the value of the affected lots, as determined by the assessed value on the date of approval. The preliminary title report shall set forth all persons having an interest in the lots affected by the boundary line adjustment. The preliminary title report must be dated no more than 30 days prior to application and must be updated to the date of boundary line adjustment approval, without cost to the City.

E. The plat map submitted for recording in the Auditor's Office shall contain all survey information required for a record of survey under the "Survey Recording Act," Chapter 58.09 RCW and Chapter 332-130 WAC, together with the following additional signature blocks, which shall be fully executed before approval:

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the requirements of Survey Recording Act at the request of on
, 20__ .

Certificate Number

Surveyor

DEPARTMENT OF PLANNING AND PUBLIC WORKS (PPW)

_____ _____
Planning and Public Works (PPW) Director Date

~~I hereby certify that all state and city taxes heretofore levied against the property described hereon, according to the books and records of my offices, have been fully paid.~~

COUNTY ASSESSOR - TREASURER
I hereby certify that all state and city taxes heretofore levied against the property described hereon, according to the books and records of my offices, have been fully paid.

_____ _____
~~Deputy~~ Assessor/Treasurer Date

Reviewed for Segregation
_____ _____
Assessor/Treasurer Date

F. A free consent statement, as shown below, shall be inked on the plat map. This shall be signed and notarized, prior to submittal, in permanent black ink, by all parties having interest in the property. Owners' names shall also be lettered below the signatures.

The undersigned agree that the boundary line adjustment set forth herein is made with the free consent and in accordance with the desires of the owners.
(Black Ink Seal. Paper Press Seals Will Not Be Accepted)

Notary Seal

I hereby certify that the above individual(s) signed as a free and voluntary act and deed for the uses and purposes herein mentioned.
Given under my hand and seal this ____day of____ , 20__.
_____, NOTARY PUBLIC, in and for the State of Washington, residing at _____.

G. An application for a boundary line adjustment shall be accompanied by a nonrefundable planning review fee as set forth in separate resolution.

17.38.040 Administrative review.

An application for a boundary line adjustment shall be processed as a Process I permit action. The Department shall not be considered to be in receipt of a complete application unless and until such time as the applicant meets the requirements of LMC 17.38.030, as determined by the Planning and Public Works (PPW) Director or his/her designee.

A. The Department of Planning and Public Works (PPW) may forward a copy of the proposed boundary line adjustment to the City Engineer, the Fire Marshal, the Tacoma-Pierce Health Department, and to any other county department or division which may be affected.

B. A copy of the proposed boundary line adjustment shall be forwarded to the Assessor-Treasurer's Office. The Assessor-Treasurer's Office shall review the boundary line adjustment for accuracy of legal description, ownership, lot dimensions, and improvements on the lots.

C. The departments shall review the proposed boundary line adjustment against the purpose and scope described in LMC 17.38.010 and 17.38.020, respectively, and submit any comments to the Department of Planning and Public Works (PPW) no later than 30 days from the date of the agency transmittal.

D. If the Department of Planning and Public Works (PPW) determines that an application for boundary line adjustment may impair drainage, water supply, existing sanitary sewage disposal, access or easement for vehicles, utilities, or fire protection for any lot, tract parcel, site, or decision, it shall refer the application to the appropriate department for review.

E. Following receipt of the comments of consulted departments under subsection A of this section, but in no case later than 60 days from receipt of completed application, the Director or his/her designee shall approve or deny the requested adjustments.

F. After approval, the applicant's surveyor must record the survey of boundary line adjustment, together with deeds of conveyance signed by parties disclosed in the title report when the adjusted boundary separates different ownerships. If the record of survey and required deeds of conveyance have not been recorded within 30 days of boundary line approval, the boundary line adjustment shall be null and void.

G. The approval of a boundary line adjustment shall not be a guarantee that future permits will be granted for any structure or development within a lot affected by the boundary line adjustment.

H. An aggrieved person may appeal the Director's decision on a boundary line adjustment to the Hearing Examiner, in accordance with procedures described in Chapter 18A.20 LMC, Article IV. The Hearing Examiner's decision shall be final.

Return to Agenda

Amendment #03

1.36.115 Initiating appeals.

A. *Review Initiated by Notice.* A party seeking review of a decision reviewable by the Hearing Examiner must file a notice of appeal.

B. *Time for Filing Notice of Appeal.* A notice of appeal must be filed with the City Clerk within 10 days after the entry of the decision that the party filing the notice wants reviewed, using the City's online permit portal or by serving the City with the notice of appeal pursuant to RCW 4.28.080.

C. *Filing Fee.* The first party to file a notice of appeal must, at the time the notice is filed, pay the filing fee, as set forth in the City of Lakewood fee schedule adopted pursuant to LMC 3.20.010, to the City Clerk.

D. *Contents of Notice of Appeal.* A notice of appeal must (1) be titled a notice of appeal; (2) specify the party or parties seeking the review; (3) designate the decision or part of decision which the party wants reviewed; (4) a brief statement setting forth the legal interest of each of the appellants participating in the appeal; (5) a brief statement in concise language of the specific order or action protested, together with any material facts claimed to support the contentions of the appellant; (6) a brief statement in concise language of the relief sought, and the reasons why it is claimed the protested order or action should be reversed, modified, or otherwise set aside; (7) the signatures of all parties named as appellants, and their official mailing addresses.

The party filing the notice of appeal shall ~~should~~ attach to the notice of appeal a copy of the signed decision from which the appeal is made. [Ord. 833 § 2 (Exh. A), 2025; Ord. 585 § 5, 2014.]

5.02.190 Appeal from denial or from notice or order.

A. The City Hearing Examiner is designated to hear appeals by applicants or licensees aggrieved by actions of the City pertaining to any denial, or revocation of business licenses, or imposition of any conditions upon a licensee, pursuant to Chapter 1.36 LMC.

B. Any applicant or licensee may, within 10 days after receipt of a notice of denial of application or of a notice and order, file with the City Clerk a written notice of appeal using the City's online permit portal or by serving the City with the notice of appeal pursuant to RCW 4.28.080.

C. As soon as practicable after receiving the written appeal, the City Clerk shall fix a date, time, and place for the hearing of the appeal by the Hearing Examiner. Written notice of the time and place of the hearing shall be given at least 10 days prior to the date of the hearing by the City Clerk, by mailing a copy addressed to each appellant at his or her address shown on the notice of appeal.

D. At the hearing, the appellant or appellants shall be entitled to appear in person, and to be represented by counsel and to offer such evidence as may be pertinent and material to the denial or to the notice and order. The technical rules of evidence need not apply.

E. Only those matters or issues specifically raised by the appellant or appellants in the written notice of appeal shall be considered in the hearing of the appeal.

F. Within 10 business days following conclusion of the hearing, the Hearing Examiner shall make written findings of fact and conclusions of law, supported by the record, and a decision which

may affirm, modify, or overrule the denial or order of the City, and may further impose terms and conditions to the issuance or continuation of a business license.

G. Failure of any applicant or licensee to file an appeal in accordance with the provisions of this chapter shall constitute a waiver of the right to an administrative hearing and adjudication of the denial or of the notice and order. [Ord. 610 § 13, 2015; Ord. 585 § 12, 2014; Ord. 568 § 3, 2013; Ord. 548 § 1, 2012; Ord. 300 § 6, 2003; Ord. 276 § 2, 2002; Ord. 108 § 1, 1996; Ord. 24 § 19, 1995.]

Amendment #04

8.36.010 Noise control.

A. *General Prohibition*. It is unlawful for any person to cause, or for any person in possession of property to allow to originate from the property, sound that is a public disturbance noise.

B. *Public Disturbances*. The following sounds are public disturbance noises in violation of this chapter:

1. The frequent, repetitive or continuous sounding of any horn or siren attached to a motor vehicle, except as a warning of danger or as specifically permitted or required by law.

2. The creation of frequent, repetitive or continuous sounds in connection with the starting, operation, repair, rebuilding or testing of any motor vehicle, motorcycle, off-highway vehicle or internal combustion engine within a residential district, so as to unreasonably disturb or interfere with the peace and comfort of owners or possessors of real property.

3. Yelling, shouting, whistling or singing on or near public streets, particularly between the hours of 10:00 p.m. and 8:00 a.m. or at any time and place as to unreasonably disturb or interfere with the peace and comfort of owners or possessors of real property.

4. The creation of frequent, repetitive or continuous sounds which emanate from any building, structure, apartment or condominium, which unreasonably disturbs or interferes with the peace and comfort of owners or possessors of real property, such as sounds from musical instruments, audio sound systems, band sessions or social gatherings.

5. Sound from motor vehicle audio sound systems, such as tape players, radios and compact disc players, operated at a volume so as to be audible greater than 50 feet from the vehicle itself.

6. Sound from audio equipment, such as loud speakers, amplification equipment, tape players, radios and compact disc players, operated at a volume so as to be audible greater than 50 feet from the source and not operated upon the property of the operator or with the knowledge, permission or consent of the owner or legal occupant of the property, and if operated on the property of the operator or with the knowledge, permission or consent of the owner or legal occupant of the property, than so as to be audible greater than 50 feet from the boundary of the property. For the purposes hereof, any sound, music or other noise emanating from fixed or portable audio equipment of or in a business shall be presumed to be with the knowledge, permission or consent of the owner or legal occupant of the property, which presumption may be rebutted by reasonable evidence to the contrary.

7. The squealing, screeching or other such sounds from motor vehicle tires in contact with the ground or other roadway surface because of rapid acceleration, braking or excessive speed around corners or because of such other reason; provided, that sounds which result from actions which are necessary to avoid danger shall be exempt from this section.

8. Except as provided in Section C, s~~S~~ounds originating from construction sites, including but not limited to sounds from construction equipment, power tools and hammering between the hours of 10:00 p.m. and 7:00 a.m. on weekdays and 10:00 p.m. and 9:00 a.m. on weekends.

9. Sounds originating from residential property relating to temporary projects for the maintenance or repair of homes, grounds and appurtenances, including but not limited to sounds from lawnmowers, powered hand tools, snow removal equipment and composters between the hours of 10:00 p.m. and 7:00 a.m. on weekdays and 10:00 p.m. and 9:00 a.m. on weekends.

C. *Limited Exception for Approved Weekend and Night Work.*

1. *Authority.* The Planning & Public Works Director may authorize temporary construction or utility-related work to occur during prohibited hours on a case-by-case basis, provided the applicant demonstrates through an application that the request is reasonably necessary and that reasonable mitigation measures will be implemented.

2. *Conditions.* Authorization for night or weekend work may be granted by the Planning & Public Works Director or designee that one or more of the following conditions exist:

   a. The work avoids negative impacts to traffic circulation, emergency access, or public safety.
   b. The work on a utility system will be more efficient and/or effective during weekend or night times when demands or effluent are at reduced levels, including but not limited to sewer, water, or stormwater infrastructure.
   c. The work cannot reasonably be completed during daytime hours or during Monday-Friday due to technical constraints, sequencing requirements, or coordination with critical infrastructure.
   d. The work address time-sensitive public infrastructure needs or to avoid extended project duration that would result in greater overall community disruption.

3. *Public Notice Requirement.* As a condition of approval, the applicant shall provide advance public notice to all properties located within three hundred (300) feet of the project site. An affidavit of public noticing and copy of the notice shall be provided to the Department.

   a. Notice shall be provided no less than 72 hours prior to commencement of approved night or weekend work. A shorter notice period can be approved by the Director due to emergency conditions. Emergency conditions are determined by the Director.
   b. Notice shall include, at a minimum:
   i. The nature of the work;
   ii. The dates and hours during which work will occur;
   iii. Anticipated noise-generating activities; and
   iv. Contact information for a responsible on-site or project representative.

   c. Notice will be provided by door hanger.

4. Application and Conditions.
   Approval for night work shall require submission of a request via the City of Lakewood's online permitting portal. Approval of night or weekend work will have conditions, including but not limited to:

   a. Limitation on hours and duration of work.
   b. Use of noise-reducing equipment, methods, or sequencing where feasible.
   c. Limitations on lighting orientation, or idling equipment.
   d. On-site contact information for a responsible party during operations.

5. Revocation.
   The Director or designee may revoke authorization for night or weekend work at any time if the approved conditions are violated or if the work creates unreasonable noise impacts beyond those contemplated in the approval.

6. No Vested Right.
   Authorization under this subsection is discretionary, project-specific, and temporary, and does not create a precedent or vested right for future approvals.

~~C~~ D. ~~*Exclusion*~~ *Exemptions*. This chapter shall not apply to community events such as parades or regularly scheduled events at parks, such as public address systems for baseball games or park concerts between the hours of 9:00 a.m. and 11:00 p.m. This chapter shall not apply to fireworks lawfully discharged within the City.

~~D.~~ E. *Penalty*. Any person who violates the provisions of this chapter shall be subject to a civil penalty of up to $250.00; provided, that the penalty for a second or subsequent violation within a two-year period shall be a civil penalty of up to $500.00. [Ord. 199 § 1, 1999; Ord. 44 § 1, 1996.]

18A.40.025 Restrictions on dangerous and objectional elements.

A. *Noise*. The provisions of Chapter 8.36 LMC, Noise Control, shall apply to all uses subject to this code. The Planning and Public Works (PPW) Director may approve limited exceptions for weekend or nighttime construction work.

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

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2026 Annual Development Regulation Amendments

9/21/26 City Council

Tiffany Speir, Planning Division Manager
Planning & Public Works Department

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Background

The annual development regulation amendment package generally includes amendments to the municipal code based on customer feedback, experience with the current regulations that highlight need for amendments, Council direction, or state law changes.

There are four amendments recommended by the Planning Commission via Resolution 2026-07:

#01 | Replacing multiple specific land use type tables in various sections of LMC Chapter 18A.40 with one single consolidated table for ease of reference and navigation and updating certain Open Space and Recreation (OSR) use setback standards.

#02 | Correction regarding recording documentation for short subdivisions and boundary line adjustments.

#03 | Amend LMC Chapter 1.36 and Section 5.02.190 and directing applicants to file an appeal through the City's online permitting portal.

#04 | Amend LMC Chapter 8.36 and Section 18.40.025 to allow limited exceptions for approved weekend and night work as appropriate.

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#01 | Replacing multiple tables describing specific land use types in various sections of LMC Chapter 18A.40 with two tables for ease of reference and navigation; and updating certain Open Space and Recreation (OSR) use setback standards.

Planning Commission Recommendation: APPROVAL

What Lakewood is Proposing

This amendment reorganizes land use tables to improve usability, consistency and transparency. The proposal consolidates allowed uses and applicable development standards into two tables, one related to the Air Corridor and Clear Zones and one related to the City's other land use zones. This is intended to improve customer satisfaction and allow applicants, property owners, and staff to more easily determine whether a proposed use is permitted, conditional, or prohibited within a zoning district as well as identify other applicable land use standards.

From an implementation perspective, the reorganization supports improved consistency by creating a cleaner framework for zoning inquires, pre-application discussions, and permit review.

The one recommended substantive change concerns open space and recreation (OSR) zone setbacks. The PPW Director would establish minimum setbacks based on the proposed use and adjacent property land uses. In no case would setbacks be less than ten (10) feet unless otherwise approved through the applicable permit process.

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Current LMC Chapter 18A.40: 14 Separate use tables for each type of use across land use zones

Chapter 18A.40
LAND USES AND INTERPRETATION TABLES

Sections:

18A.40.005 Definitions.
18A.40.010 Purpose.
18A.40.020 Interpretation of land use tables.
18A.40.025 Restrictions on dangerous and objectional elemer
18A.40.027 Summary land use table.
18A.40.030 Agriculture.
18A.40.035 Civic uses.
18A.40.040 Commercial and industrial uses.
18A.40.050 Eating and drinking establishments.
18A.40.060 Essential public facilities.
18A.40.070 Government services, general.
18A.40.080 Health and social services.
18A.40.090 Lodging.
18A.40.100 Open space.
18A.40.110 Residential uses.
18A.40.120 Special needs housing.
18A.40.130 Air corridor and clear zone.
18A.40.140 Transportation.
18A.40.150 Utilities.

Uses	Zoning Classifications																				
Civic	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI
Community and Cultural Services Level 1	–	–	P	P	P	P	–	–	–	–	P	–	P	P	P	P	P	–	–	–	–
Community and Cultural Services Level 2	–	–	–	–	–	C	–	–	–	C	–	C	C	C	–	C	C	–	–	–	C
Day care Facilities Babysitting Care	P	P	P	P	P	P	P	P	P	P	–	–	P	P	–	–	–	–	–	–	–
Day care Facilities Level 1 Family Day Care	P	P	P	P	P	P	P	P	P	P	–	–	P	P	–	–	–	–	–	–	–
Day care Facilities Level 2 Day Care Center, Preschool/Nursery School	C	C	C	C	P	P	P	P	P	P	P	P	P	P	–	–	P	–	–	–	P

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Proposed LMC Chapter 18A.40: Two use tables for all types of use across land use zones (One Table for Air Corridor and Clear Zones, one for all other zones)

18A.40.027 Excerpt

18A.40.027 Zoning Use Table - Summary.

1. This table provides a summary of the land uses allowed in the various land use zones in the City.
2. Specific requirements for land use types can be found in LMC 18A.40.100-18A.40.231
3. See LMC 18A.10.120(D) for the purpose and applicability of zoning districts.
4. See LMC 18A.40.130 for more information regarding uses in the Air Corridor 1 (AC1) zone, Air Corridor 2 (AC2) zone, and Clear Zone (CZ).

LMC 18A.40.027 — Zoning Use Table — Summary | Symbol Key & Color Legend	
Symbol	**Meaning**
P	Permitted outright — no discretionary permit review required
C	Conditional Use Permit required — subject to discretionary review
–	Use is not allowed in this zone
N/A	Not applicable — zone does not regulate this use type

Color Legend
Residential Zones: R1, R2, R3, R4
Mixed Residential / Multifamily Zones: MR1, MR2, MF1, MF2, MF3, MF3SD
Neighborhood Business / Commercial Zones: ARC, NC1, NC2, TOC, CBD
Commercial / Industrial / PI Zones: C1, C2, C3, IBP, I1, I2, PI
Open Space Recreation (OSR) Zone

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18A.40.027 Excerpt

City of Lakewood | LMC 18A.40.027 | Zoning Use Table | Zones (R1 – OSR)

	Residential (R)				Mixed Residential (MR)		Multifamily (MF) MF3SD = Multifamily in the Station District Subarea				Neighborhood Business / Commercial (NB/C)					Commercial (C)			Industrial (I)			Public Institutional (PI)	Open Space Recreational (OSR)	Categorical Use Standards
Categorical Use	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3SD	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI	OSR	18A.40.xxx
Shopping center	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	C	P	–	–	–	–	–	–	LMC 18A.40.100
Social service organization	–	–	–	–	–	–	–	–	–	–	–	–	C	–	C	–	C	–	–	–	–	–	–	
Solid waste transfer station	–	–	–	–	–	–	–	–	–	–	–	–	C	–	–	–	–	–	C	P	P	–	–	
Sports and active recreation facility	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	–	–	–	–	–	–	C	–	
Storage, personal storage facility	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	–	C	P	–	–	–	
Studio, art, dance, martial arts, music, etc.	–	–	–	–	–	–	–	–	–	–	–	P	P	C	P	–	P	–	–	–	–	–	–	

18A.40.030 Excerpt

18A.40.030 Zoning Use Table - Air Corridor Zones and Clear Zone.

1. This table provides a summary of the land uses allowed in the Air Corridor and Clear zones in the City.
2. Standard Requirements for Development Standards can be found in LMC 18A.40.100
3. Specific Requirements for Land Use types can be found in LMC 18A.40.101-18A.40.231
4. See LMC 18A.10.120(D) for the purpose and applicability of zoning districts.

LMC 18A.40.030 — Zoning Use Table — Air Corridor and Clear Zone | Symbol Key & Color Legend	
Symbol	**Meaning**
P	Permitted outright — no discretionary permit review required
C	Conditional Use Permit required — subject to discretionary review
–	Use is not allowed in this zone
N/A	Not applicable — zone does not regulate this use type

Color Legend
Air Corridor Zones
Clear Zone
Categorical Use Standards Section

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18A.40.030 Excerpt

City of Lakewood | LMC 18A.40.030 | Zoning Use Table — Air Corridor Zones and Clear Zone (AC1, AC2, CZ)					
	Air Corridor (AC)		Clear Zone (CZ)		Categorical Use Standards
Categorical Use	**AC1**	**AC2**	**CZ**	**Density**	**18A.40.xxx**
NOTE: If a use is not listed in this table, it is not an allowed use in this zone.					
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.40.030 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.40.030; and subject to the Washington State Building Codes, as amended.	P	P	–	N/A	
Agriculture Uses					
Agriculture, home	P	P	–	N/A	LMC 18A.40.101
Agriculture, clear zone	–	–	P	N/A	LMC 18A.40.102

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#02 | Correction regarding recording documentation for short subdivisions and boundary line adjustments.

Planning Commission Recommendation: APPROVAL

What Lakewood is Proposing

Housekeeping amendments

17.22.040	Record of Survey	Add Record of Survey text that includes all the required fields to be listed on a short plat map.
17.38.035	Record of Survey	Distinguish between PPW and PC Assessor signature boxes.

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#03 | Amend LMC Chapter 1.36 and Section 5.02.190 and directing applicants to file an appeal through the City's online permitting portal.

PPW Recommendation: APPROVAL

What Lakewood Is Proposing

Housekeeping amendments and customer clarification on appropriate process.

1.36.115	Initiating appeals	Providing customer clarification on how to appeal.
5.02.190	Appeal from Denial or from Notice or Order	

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#04 | Amend LMC Chapter 8.36 and Section 18.40.025 to allow limited exceptions for approved weekend and night work as appropriate.

Planning Commission Recommendation: APPROVAL

What Lakewood is Proposing

Allowing night and weekend construction work in limited, case-by-case circumstances provides public benefit for both infrastructure projects and development by: reducing peak-hour traffic impacts; improving access to businesses, schools, transit routes, emergency services, and neighborhoods; and allowing work to occur when public disruption may be lower.

This flexibility can also support safer work zones, shorter construction durations, and more efficient project delivery. Case-by-case review allows the City to balance these benefits against potential impacts such as noise, lighting, neighborhood disruption, and construction activity near sensitive uses.

C. Limited Exception for Approved Weekend and Night Work.

1. *Authority.* The Planning & Public Works Director may authorize temporary construction or utility-related work to occur during prohibited hours on a case-by-case basis, provided the applicant demonstrates through an application that the request is reasonably necessary and that reasonable mitigation measures will be implemented.

2. *Conditions.* Authorization for night or weekend work may be granted by the Planning & Public Works Director or designee that one or more of the following conditions exist:

   a. The work avoids negative impacts to traffic circulation, emergency access, or public safety.
   b. The work on a utility system will be more efficient and/or effective during weekend or night times when demands or effluent are at reduced levels, including but not limited to sewer, water, or stormwater infrastructure.
   c. The work cannot reasonably be completed during daytime hours or during Monday-Friday due to technical constraints, sequencing requirements, or coordination with critical infrastructure.
   d. The work address time-sensitive public infrastructure needs or to avoid extended project duration that would result in greater overall community disruption.

3. *Public Notice Requirement.* As a condition of approval, the applicant shall provide advance public notice to all properties located within three hundred (300) feet of the project site. An affidavit of public noticing and copy of the notice shall be provided to the Department.

4. Application and Conditions.
   Approval for night work shall require submission of a request via the City of Lakewood's online permitting portal. Approval of night or weekend work will have conditions, including but not limited to:

   a. Limitation on hours and duration of work.
   b. Use of noise-reducing equipment, methods, or sequencing where feasible.
   c. Limitations on lighting orientation, or idling equipment.
   d. On-site contact information for a responsible party during operations.

5. Revocation.
   The Director or designee may revoke authorization for night or weekend work at any time if the approved conditions are violated or if the work creates unreasonable noise impacts beyond those contemplated in the approval.

6. No Vested Right.
   Authorization under this subsection is discretionary, project-specific, and temporary, and does not create a precedent or vested right for future approvals.

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LEGISLATIVE SCHEDULE

Date (subject to change)	Action
September 14 (7:00 pm)	City Council Introduction
September 21 (6:00 pm)	City Council Public Hearing
October 5 (7:00 pm)	City Council Action

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REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED: September 21, 2026 **REVIEW:** September 14, 2026	**TITLE:** Public hearing on proposed cannabis code amendments to Lakewood Municipal Code Titles 5 and 18A **ATTACHMENTS:** Summary Memo; Draft Code Amendment	**TYPE OF ACTION:** __ ORDINANCE NO. __ RESOLUTION NO. __ MOTION NO. _x_ OTHER

SUBMITTED BY: Angie Silva, Assistant Director, Planning & Public Works

RECOMMENDATION: It is recommended that the City Council open the public hearing, receive public testimony on the draft code amendments, and then close the hearing. No Council action is requested on September 21, 2026. Council deliberation and possible action on a draft ordinance are tentatively scheduled for October 5, 2026.

DISCUSSION: Lakewood currently prohibits all cannabis business activity citywide under LMC 18A.40.160. The draft amendments would replace that prohibition with a regulated local framework allowing certain state-licensed cannabis businesses.

The Washington State Liquor and Cannabis Board (LCB) would continue to regulate and issue state cannabis licenses. The City's role would be limited to determining whether cannabis businesses are allowed within Lakewood and, if so, where they may locate, what local permits are required, and what local operating and business licensing standards apply. ***Discussion continued to next page***

Angie Silva Prepared by	Doug Russell City Manager Review
Jeff Rimack Department Director	

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DISCUSSION (continued): The draft amends LMC 18A.10.180, 18A.20.080, the Chapter 18A.40 use table, 18A.40.160, and 18A.80.030, and creates a new Chapter 5.65 LMC establishing a city cannabis specialty business license.

No cannabis uses are proposed in the R1–R4, MR, MF, ARC, NC1, NC2, PI, or OSR zones. Retail would be allowed only in the TOC, CBD, C1, C2, and C3 zones, while processing, indoor production, and testing laboratories would be limited to the IBP, I1, and I2 zones, all through Type I administrative review. Indoor production would also be allowed in the AC1 and AC2 zones only through a Type III conditional use permit decided by the Hearing Examiner. The draft retains the full 1,000-foot buffer from all state-protected uses and prohibits outdoor cultivation citywide.

The Planning Commission held an open record public hearing on August 5, 2026, and voted 7–0 to adopt Resolution 2026-08 recommending that the City Council take no action on the proposed amendments.

The amendments are a Type V zoning text amendment under LMC 18A.20.080, with the City Council serving as the review and approval authority. A non-project SEPA threshold determination was issued July 29, 2026, and the 14-day comment period closed August 12, 2026. Notice was also provided on July 29, 2026, to the Department of Commerce under RCW 36.70A.106 and the JBLM Installation Commander under RCW 36.70A.530; both 60-day review periods end September 27, 2026.

ALTERNATIVE(S): A few options exist:

1. Close the hearing and proceed to Council deliberation/action on October 5, 2026 on a draft ordinance. The Council can extend or reschedule discussions to another date as well.

2. Close the hearing and take no action The existing citywide prohibition in LMC 18A.40.160 would remain in effect and no further Council action would be required.

3. Close the hearing and direct staff to revise the draft and return with a revised proposal.

FISCAL IMPACT: Conducting the public hearing has no direct fiscal impact other than staff time. If the amendments are adopted, potential revenues could include local retail sales tax on cannabis sales, city specialty business license and permit fees, and any state-shared cannabis excise revenue for which the City is eligible under RCW 69.50.540.

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To: Mayor and City Council

From: Angie Silva, Assistant Director Planning & Public Works

Through: Doug Russell, City Manager

Date: September 21, 2026

Subject: Public Hearing: Draft Cannabis Code Amendments

Attachments: Draft Amendments

PURPOSE

This memo supports the City Council's open record public hearing on the draft cannabis code amendments as follow from their September 14, 2026 study session. The hearing is the Council's opportunity to receive public testimony before considering a draft ordinance.

No Council action is requested on September 21, 2026. Action on draft ordinance is tentatively scheduled for October 5, 2026.

WHAT IS IN THE DRAFT

The draft would replace Lakewood's current citywide prohibition on cannabis businesses (LMC 18A.40.160) with a regulated local framework for certain state-licensed cannabis businesses. State licensing remains with the Washington State Liquor and Cannabis Board (LCB). The City's role is to decide whether cannabis businesses should be allowed and, if so, where they may locate, what local permits are required, and what local operating and business license standards apply.

Code Section	Action	Purpose
LMC 18A.10.180	Amend	Adds cannabis-related definitions, including cannabis business, producer, indoor producer, processor, retailer, transporter, testing laboratory, and cultivation.

Code Section	Action	Purpose
LMC 18A.20.080	Amend	Assigns the City review process and decision type for each cannabis use.
LMC 18A.40 Use Table	Amend	Adds cannabis uses to the zoning use table and identifies where each use may be permitted.
LMC 18A.40.160	Replace	Replaces the current citywide prohibition with local operating and land use standards.
LMC 18A.80.030	Amend	Adds cannabis uses to the parking standards table.
LMC 5.65	New	Creates a city cannabis specialty business license framework.

No cannabis use is proposed in the R1–R4, MR, MF, ARC, NC1, NC2, PI, or OSR zones. Outdoor cultivation would be prohibited citywide, and the draft retains the full 1,000-foot buffer from all state-protected uses.

Use	Proposed Zones	Review Process	Notice & Hearing?
Cannabis Retailer	TOC, CBD, C1, C2, C3	Type I, PPW administrative review	No
Cannabis Processor	IBP, I1, I2	Type I, PPW administrative review	No
Cannabis Producer, Indoor	I1, I2	Type I, PPW administrative review	No
Cannabis Producer, Indoor	AC1, AC2	Type III Conditional Use Permit, Hearing Examiner	Yes
Cannabis Testing Laboratory	IBP, I1, I2	Type I, PPW administrative review	No

The Air Corridor option reflects that AC1 and AC2 lie within JBLM flight-path and noise compatibility areas. Indoor production is enclosed and low-traffic, similar in character to agricultural uses already contemplated in those zones. Type III review provides public notice, a Hearing Examiner hearing, and site-specific evaluation of military compatibility, noise, and adjacent uses.

WHERE USES COULD LOCATE

As shown in the images below, in the draft, the 1,000-foot separation is the largest practical constraint on where a cannabis business could locate. Applying it to the zones proposed for each license type leaves the following:

License type	Zones	Zoned acres	Eligible acres
Retail	TOC, CBD, C1, C2, C3	912	255 (28%)
Processing and testing laboratory	IBP, I1, I2	771	403 (52%)
Indoor production	I1, I2	334	143 (43%)
Indoor production, Air Corridor	AC1, AC2	575	375 (65%)

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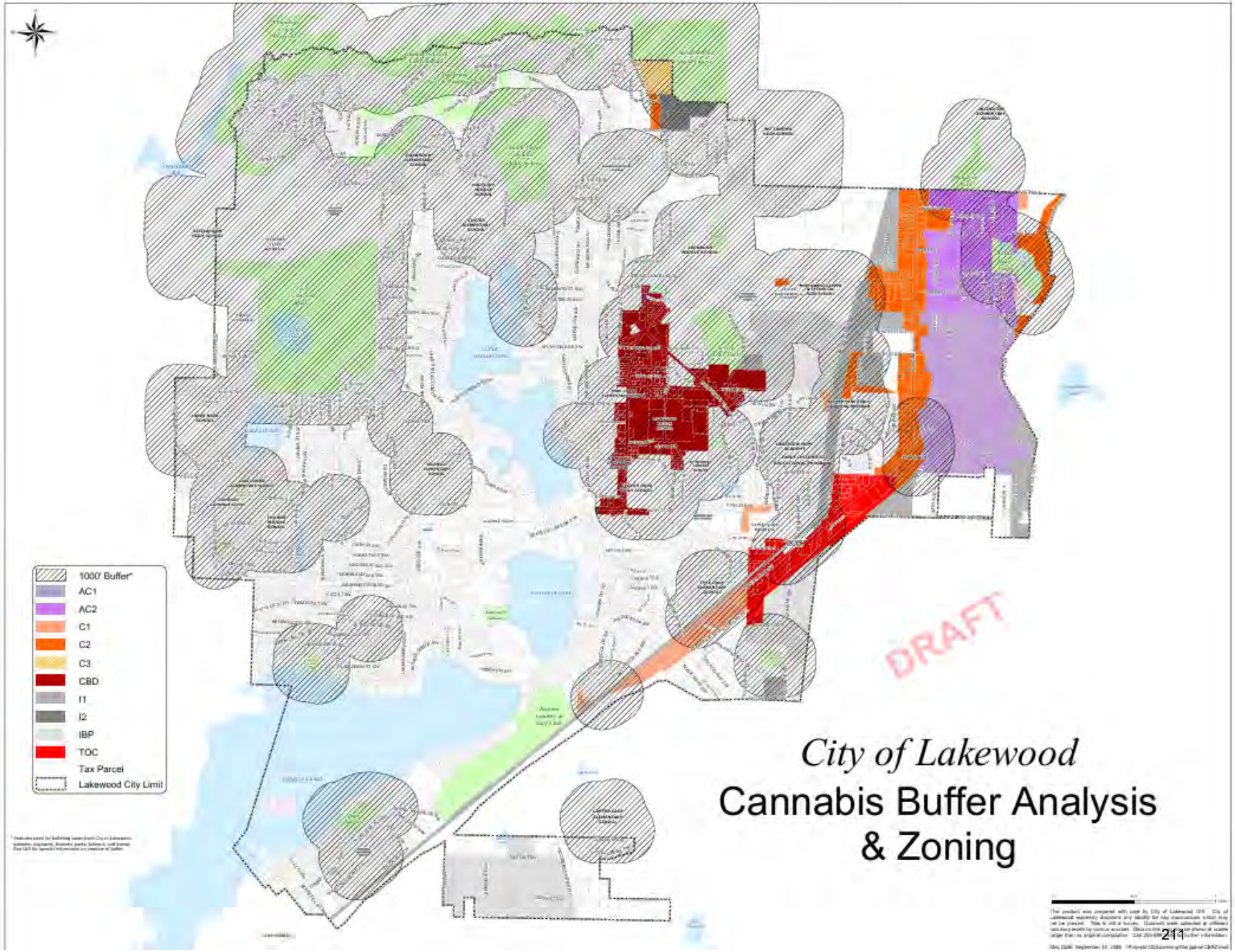

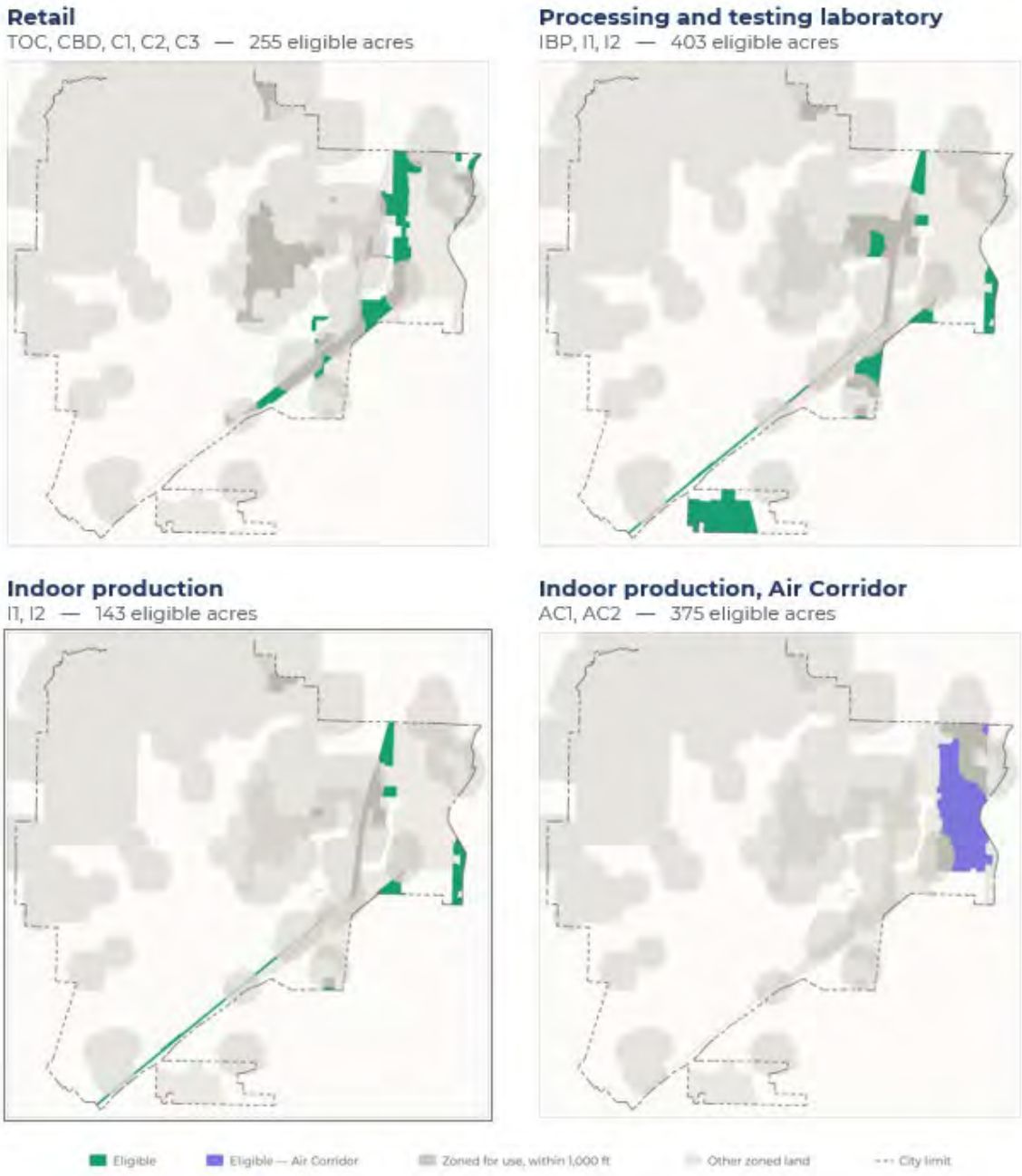

PLANNING COMMISSION RECOMMENDATION

The Planning Commission held an open record public hearing on August 5, 2026 and approved Resolution 2026-08 by a unanimous 7–0 vote. The Commission

recommends that the City Council take no action on the proposed amendments, on three grounds:

Health concerns. Community and youth health impacts were identified as concerns.

Low revenue benefit. Estimated state excise distributions, local sales tax, and license fees were not viewed as a substantial fiscal benefit to the City.

Little to no community benefit. No demonstrated benefit to Lakewood residents or neighborhoods was identified sufficient to justify replacing the existing citywide prohibition.

The Commission's recommendation is advisory. The City Council is the review and approval authority for a Type V zoning amendment (text only) under LMC 18A.20.080.

POLICY CHOICES BEFORE THE COUNCIL

The draft reflects a starting point on each of the following:

Choice	As Drafted	Council Alternative
Allow cannabis businesses at all	4 business types presented	Expand or retain the citywide prohibition
Retail zones	TOC, CBD, C1, C2, C3	Narrow or expand the list of commercial zones or retain the citywide prohibition
Indoor production in Air Corridor	Allowed via Type III conditional use permit	Remove the AC1/AC2 option entirely or retain the citywide prohibition
Buffers from reducible protected uses	Retain full 1,000 feet	Reduce to as little as 100 feet where state law allows or retain the citywide prohibition
Review process for retail	Type I administrative	Require Type II or Type III review with notice and/or hearing or retain the citywide prohibition
Local business license	New Chapter 5.65 LMC specialty license	Rely on the general business license only or retain the citywide prohibition

PROCEDURAL STATUS AND REQUIRED NOTICES

Requirement	Status	Date
SEPA (ch. 43.21C RCW)	Non-project threshold determination issued; 14-day comment period closed	Issued July 29, 2026; closed August 12, 2026
Dept. of Commerce (RCW 36.70A.106)	Notice of intent to adopt submitted; 60-day state agency review running	Submitted July 29, 2026; concludes September 27, 2026
JBLM Installation Commander (RCW 36.70A.530)	Notice provided; 60-day comment period running	Sent July 29, 2026; concludes September 27, 2026
Planning Commission hearing and recommendation	Complete. Resolution 2026-08, 7–0	August 5, 2026
City Council public hearing	This item	September 21, 2026

OPTIONS FOLLOWING THE HEARING

- Close the hearing and proceed to action October 5, 2026 on the adopting ordinance as drafted and corrected.
- Close the hearing and take no action. The existing citywide prohibition would remain in effect and no further Council action would be required.
- Close the hearing and direct revisions to the draft and return with a revised ordinance for action.

NEXT STEPS

- September 27, 2026: Commerce and JBLM 60-day periods conclude.
- October 5, 2026: Tentative Council action on the adopting ordinance.

18A.10.180 Definitions.

See LMC 18A.10.040 for rules of code interpretation.

Unlisted Words and Phrases. The definition of any word or phrase not listed in this title, which is in question when administering this title, shall be defined from one of the following sources which are incorporated herein and adopted by reference. Said sources shall be utilized to find the desired definition in the order listed as follows:

1. City of Lakewood Land Use and Development Code.

2. City of Lakewood Comprehensive Plan.

3. Any other portion of the Lakewood Municipal Code or other City resolution, ordinance, or regulations.

4. Any statute or regulation of the State of Washington, beginning with the most applicable first.

5. Legal determinations and definitions from applicable case law.

6. Legal definitions from the most recent edition of Black's Law Dictionary.

7. Definitions from Webster's Dictionary or other common dictionary.

"C."

"Cannabis or Marijuana" means all parts of the plant Cannabis sativa L., whether growing or not, with a THC concentration greater than 0.3% on a dry-weight basis and further defined by RCW 69.50.101.

"Cannabis Business" means a cannabis producer, cannabis processor, cannabis retailer, and/or cannabis testing laboratory.

"Cannabis Producer or Indoor Cannabis Producer" means a person or entity licensed by the Washington State Liquor and Cannabis Board to grow and sell cannabis at wholesale to processors or other producers.

"Cannabis Processor" means a person or entity licensed by the Washington State Liquor and Cannabis Board to grow and sell cannabis at wholesale to processors or other producers.

Cannabis Retailer" means a person or entity licensed by the Washington State Liquor and Cannabis Board to sell useable cannabis, cannabis-infused products, and paraphernalia directly to consumers 21 years of age or older.

"Cannabis transporter" is a position licensed by the Washington State Liquor and Cannabis Board pursuant to WAC 314-55-310 that allows a licensee to physically transport or deliver marijuana, marijuana concentrates, and marijuana-infused products between licensed marijuana businesses within Washington State.

"Cannabis Testing Laboratory" means a third-party laboratory certified by the Washington State Liquor and Cannabis Board to perform mandatory quality assurance testing on cannabis and cannabis products prior to retail sale. Cannabis testing laboratories must be accredited by the Washington State Department of Agriculture prior to LCB certification and must comply with WAC 314-55-102. Required testing may include, but is not limited to, potency analysis, microbial screening, mycotoxin screening, residual solvent testing, pesticide screening, and heavy metal analysis.

"Cultivation" means the planting, growing, harvesting, drying or processing of marijuana plants or any part thereof.

"D."

~~"Dispensary, medical marijuana" means any location that does not meet the definition of a "collective garden" and does not have a license from the Washington State Liquor and Cannabis Board for a marijuana producer, processor or retailer pursuant to I-502, where marijuana is processed, dispensed, selected, measured, compounded, packaged, labeled or sold. It also includes any vehicle or other mode of transportation, stationary or mobile, which is used to transport, distribute, deliver, sell, barter, trade or give away marijuana.~~

"M."

~~"Marijuana" means all parts of the plant cannabis, whether growing or not, with a THC concentration greater than 0.3 percent on a dry weight basis; the seeds thereof; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds or resin. The term does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds~~

~~of the plants, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seeds of the plant which are incapable of germination.~~

~~"Marijuana concentrates" means products consisting wholly or in part of the resin extracted from any part of the plant cannabis and having a THC concentration greater than sixty (60) percent.~~

~~"Marijuana-infused products" means products that contain marijuana or marijuana extracts, are intended for human use, and have a THC concentration no greater than ten (10) percent. The term "marijuana-infused products" does not include either usable marijuana or marijuana concentrates.~~

~~"Marijuana processor" means a person licensed by the Washington State Liquor and Cannabis Board to process marijuana into usable marijuana, marijuana-infused products, and marijuana concentrates, package and label usable marijuana, marijuana-infused products, and marijuana concentrates for sale in retail outlets, and sell usable marijuana, marijuana-infused products, and marijuana concentrates at wholesale to marijuana retailers.~~

~~"Marijuana producer" means a person licensed by the Washington State Liquor and Cannabis Board to produce and sell marijuana at wholesale to marijuana processors and other marijuana producers.~~

~~"Marijuana researcher" means a person licensed by the State Liquor and Cannabis Board to produce and possess marijuana for limited research purposes.~~

~~"Marijuana retailer" means a person licensed by the Washington State Liquor and Cannabis Board to sell usable marijuana, marijuana-infused products, and marijuana concentrates in a retail outlet.~~

~~"Marijuana, usable" means dried marijuana flowers. The term "usable marijuana" does not include either marijuana-infused products or marijuana concentrates.~~

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18A.20.080 Review and approval authorities.

The following table and generalized flowchart describe permit types, the process and the final decision authorities. See LMC 18A.20.400 et seq. for appeals. When separate applications are consolidated at the applicant's request and approved by the Department Director, the final decision shall be rendered by the highest authority designated for any part of the consolidated application.

If the following table does not specify how to process a major or minor amendment, the Director shall make a determination based on the original permit type. Major amendments go through the same approval process as the original permit. Minor amendments go one level lower. For example, if the original permit used a Type III process, a major amendment would be processed as a Type III, while a minor amendment would be a Type II process.

Application Type	Review and Approval Authority	Type I	Type II	Type III	Type IV	Type V
Planning (LMC Titles 17, 18A, 18B and 18C)						
Administrative Conditional Use	PPW		X			
Administrative Nonconforming Determination	D	X				
Preliminary Binding Site Plan	PPW		X			
Binding Site Plan Major Modification	PPW		X			

Application Type	Review and Approval Authority	Type I	Type II	Type III	Type IV	Type V
Binding Site Plan Minor Modification	PPW	X				
Boundary Line Adjustment	PPW	X				
Cannabis Processor, Retailer & Testing Lab	PPW	X				
Cannabis Producer (Indoor) AC zones	HE			X		
Cannabis Producer (Indoor) Industrial zones	PPW	X				
Comprehensive Map Amendment, Area-Wide	PC/CC					X
Comprehensive Map Amendment, Site-Specific	PC/CC					X
Conditional Use	HE			X		
Cottage Housing	PPW		X			
Design Review	PPW	X				

Application Type	Review and Approval Authority	Type I	Type II	Type III	Type IV	Type V
Development Agreement	CC					X
Director's Interpretation	D	X				
Emergency Housing	PPW	X				
Emergency Shelter	PPW	X				
Essential Public Facilities	HE			X		
Final Subdivision Plat (10 lots or more)	PPW	X				
Final Short Plat (unit lot and binding site plan)	PPW	X				
Foster Care Facility	PPW	X				
Home Occupation	PPW	X				
Land Use Variance (less than 15% deviation to standards)	PPW	X				

Application Type	Review and Approval Authority	Type I	Type II	Type III	Type IV	Type V
Land Use Variance (greater than15%, less than 25% deviation to standards)	PPW		X			
Land Use Variance (greater than 25% deviation to standards)	HE			X		
Permanent Supportive Housing	PPW	X				
Planned Development District	HE			X		
Plat Alteration	HE			X		
Preliminary Plat (10 lots or more)	HE			X		
Preliminary Plat Major Modification	HE			X		
Preliminary Plat Minor Modification	PPW		X			
Preliminary Short Plat (9 lots or less)	PPW		X			

Application Type	Review and Approval Authority	Type I	Type II	Type III	Type IV	Type V
Preliminary Short Plat Major Modification	PPW		X			
Preliminary Short Plat Minor Modification	PPW	X				
Public Facilities Master Plan	HE			X		
Public Facilities Master Plan Major Modification	HE			X		
Public Facilities Master Plan Minor Modification	PPW		X			
Rezone, Area-Wide	PC/CC					X
Rezone, Site-Specific	PC/CC					X
RV Use in Manufactured Home Park	PPW	X				
Short-Term Rental	PPW		X			
Similar Use Determination	D	X				

Application Type	Review and Approval Authority	Type I	Type II	Type III	Type IV	Type V
Small Cell Wireless	PPW	X				
Temporary Use	PPW	X				
Time Extension	PPW	X				
Transfer of Development Rights	PPW	X				
Transitional Housing	PPW	X				
Tree Removal/Emergency Tree Removal	PPW	X				
Preliminary Unit Lot Subdivision	PPW		X			
Preliminary Unit Lot Subdivision Major Modification	PPW		X			
Preliminary Unit Lot Subdivision Minor Modification	PPW	X				
Zoning Amendment (text only)	CC					X

Application Type	Review and Approval Authority	Type I	Type II	Type III	Type IV	Type V
Zoning Certification	PPW	X				
Zoning Interpretations	D	X				
Environmental (LMC Title 14 and Lakewood Shoreline Master Program)						
Critical Area Reasonable Use Exception	PPW	X				
Critical Area Variance (less than 15% deviation to standards)	PPW	X				
Critical Area Variance (greater than 15%, less than 25% deviation to standards)	PPW		X			
Critical Area Variance (greater than 25% deviation to standards)	HE			X		
Shoreline Exemption	PPW	X				
Shoreline Conditional Use*	HE			X		

Application Type	Review and Approval Authority	Type I	Type II	Type III	Type IV	Type V
Shoreline Master Program Amendment*	PC/CC					X
Shoreline Substantial Development Permit	PPW		X			
Shoreline Permit (after approval) Major/Minor Modification*	PPW		X			
Shoreline Variance*	HE			X		
SEPA Threshold Determination	PPW		X			
SEPA Planned Action Conformance	PPW	X				
Building (LMC Title 15)						
Accessory Building	PPW	X				
Accessory Dwelling Unit	PPW	X				
Adult Family Home	PPW	X				
Building Code Interpretation	CBO	X				

Application Type	Review and Approval Authority	Type I	Type II	Type III	Type IV	Type V
Certificate of Occupancy	CBO	X				
Commercial Addition/Remodel	PPW	X				
Demolition	PPW	X				
Manufactured/Mobile Home	PPW	X				
Mechanical	PPW	X				
Minor/Major Modification to Approved Building Permit	PPW	X				
Multifamily	PPW	X				
New Commercial Building	PPW	X				
New Residential Building	PPW	X				
Plumbing	PPW	X				

Application Type	Review and Approval Authority	Type I	Type II	Type III	Type IV	Type V
Residential Addition/Remodel	PPW	X				
Signs	PPW	X				
Single-Family Home	PPW	X				
Development Engineering (LMC Titles 12 and 13)						
Minor/Major Modification to Approved Site Development Permit	PPW	X				
Right-of-Way	PPW	X				
Road Vacation	CC					X
Site Development Permit	PPW	X				
Transportation Mitigation Fee	PPW	X				
Miscellaneous						
Business License	PPW	X				
Multifamily Tax Exemption**	PPW	X				

Application Type	Review and Approval Authority	Type I	Type II	Type III	Type IV	Type V
Scrivener's Corrections	D				X	

Legend:

D = Planning and Public Works Director

PPW = Planning and Public Works Department

CBO = Chief Building Official

CE = City Engineer

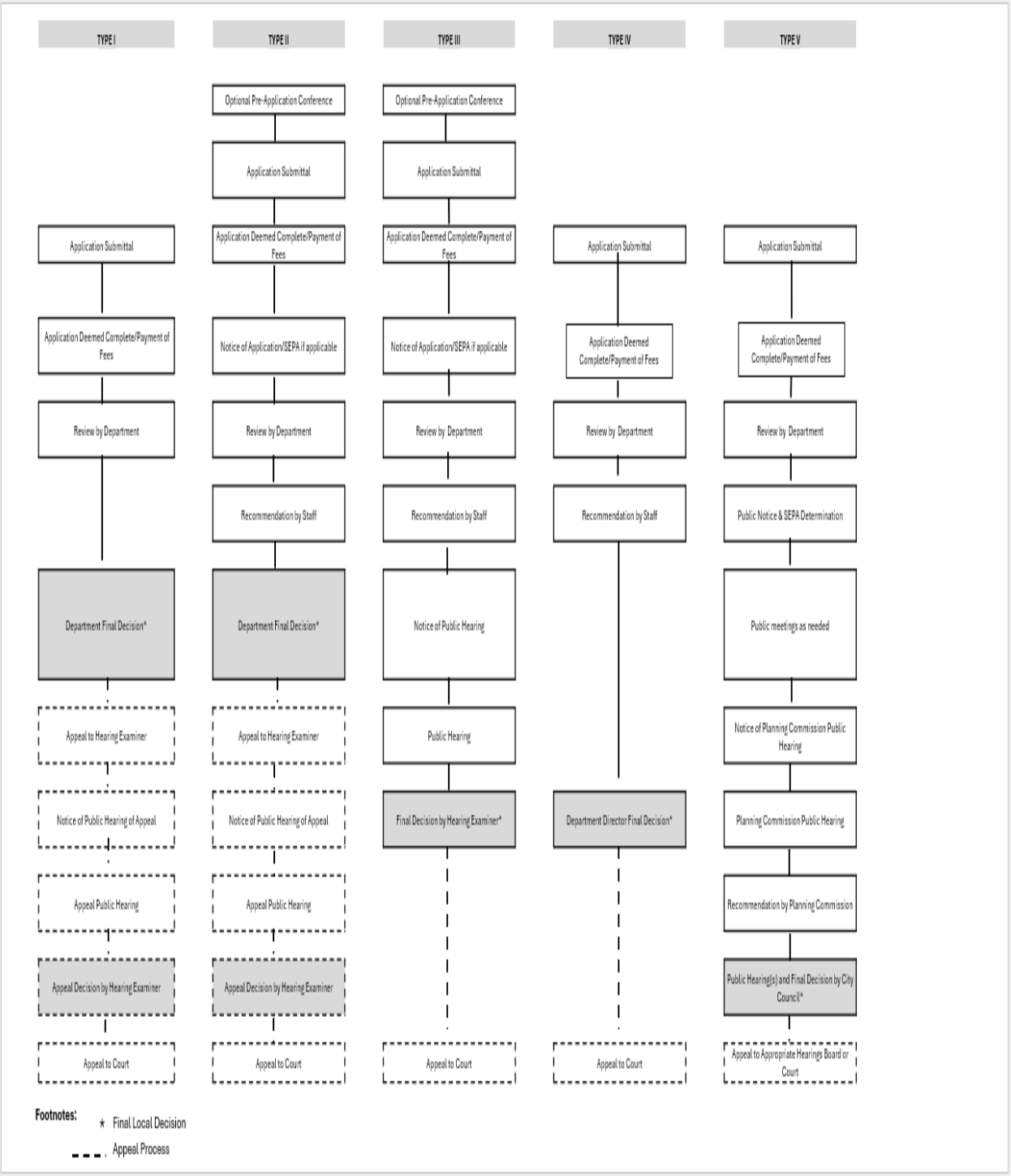
CC = Lakewood City Council

HE = Hearing Examiner

PC = Lakewood Planning Commission

***** Pursuant to Chapter 90.58 RCW, following local action, final decisions are made by the Washington State Department of Ecology. Ecology's final approval is required for amendments to the Lakewood Shoreline Master Plan (SMP), shoreline conditional use permit and shoreline variance permit.

****** Subject to final approval by resolution of the City Council per Chapter 3.64 LMC.



[Ord. 833 § 2 (Exh. A), 2025; Ord. 820 § 3 (Att. B), 2024; Ord. 814 § 2, 2024; Ord. 813 § 2 (Att. D), 2024; Ord. 794 § 2 (Exh. A), 2023; Ord. 789 § 2 (Exh. A), 2023; Ord. 758 § 2 (Exh. A), 2021; Ord. 756 § 2, 2021; Ord. 738 § 2 (Exh. A), 2020; Ord. 726 § 2 (Exh. B), 2019.]

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18A.40.027 Zoning Use Table-Summary.

1. This table provides a summary of the land uses allowed in the various land use zones in the City.
2. Specific Requirements for Land Uses types can be found in LMC 18A.40.100-18A.40.231
3. See LMC 18A.10.120(D) for the purpose and applicability of zoning districts.
4. See LMC 18A.40.130 for more information regarding uses in the Air Corridor 1 (AC1) zone, Air Corridor 2 (AC2) zone, and Clear Zone (CZ).

LMC 18A.40.027 — Zoning Use Table — Summary | Symbol Key & Color Legend	
Symbol	Meaning
P	Permitted outright — no discretionary permit review required
C	Conditional Use Permit required — subject to discretionary review
–	Use is not allowed in this zone
N/A	Not applicable — zone does not regulate this use type

Color Legend
Residential zones: R1, R2, R3, R4
Mixed Residential / Multifamily: MR1, MR2, MF1, MF2, MF3, MF3SD
Neighborhood Business / Commercial: ARC, NC1, NC2, TOC, CBD
Commercial / Industrial / PI: C1, C2, C3, IBP, I1, I2, PI
Open Space Recreation (OSR)

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City of Lakewood | LMC 18A.40.027 | Zoning Use Table | Zones (R1 – OSR)

	Residential (R)				Mixed Residential (MR)		Multifamily (MF) MF3SD = Multifamily in the Station District Subarea				Neighborhood Business / Commercial (NB/C)					Commercial (C)			Industrial (I)			Public Institutional (PI)	Open Space Recreational (OSR)	Categorical Use Standards
Categorical Use	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3SD	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI	OSR	18A.40.xxx
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.	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	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.)	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	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.	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	N/A
Standard Requirements for Development Standards (all zones)																								LMC 18A.40.100
Agriculture Uses																								
Agriculture, home	Only used in Air Corridor/Clearzone-See LMC 18A.40.030																							LMC 18A.40.101
Agriculture, clear zone																								LMC 18A.40.102
Commercial beekeeping	P	P	P	P	P	P	P	P	P	P	C	C	C	C	C	C	C	–	C	C	C	C	P	LMC 18A.40.103
Growing and harvesting of crops	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	P	P	P	P	P	LMC 18A.40.104
Natural resource extraction/recovery	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–		LMC 18A.40.100
Plant nurseries and greenhouses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	P	P	P	P	P	LMC 18A.40.105
Raising and keeping of animals for agricultural purposes	P	P	P	P	P	–	–	–	–	–	P	–	–	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.106
Research, scientific (small scale)	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.100
Residential beekeeping	P	P	P	P	P	P	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.107
Undeveloped land	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.100
Civic Uses																								
Community and Cultural Services Level 1	–	–	P	P	P	P	–	–	–	–	–	P	–	P	P	P	P	P	–	–	–	–	–	LMC 18A.40.100
Community and Cultural Services Level 2	–	–	–	–	–	C	–	–	–	–	C	–	C	C	C	–	C	C	–	–	–	C	–	

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City of Lakewood | LMC 18A.40.027 | Zoning Use Table | Zones (R1 – OSR)

	Residential (R)				Mixed Residential (MR)		Multifamily (MF) MF3SD = Multifamily in the Station District Subarea				Neighborhood Business / Commercial (NB/C)					Commercial (C)			Industrial (I)			Public Institutional (PI)	Open Space Recreational (OSR)	Categorical Use Standards
Categorical Use	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3SD	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI	OSR	18A.40.xxx
Day Care Facilities — Babysitting Care	P	P	P	P	P	P	P	P	P	P	P	–	–	P	P	–	–	–	–	–	–	–	–	
Day Care Facilities Level 1 — Family Day Care	P	P	P	P	P	P	P	P	P	P	P	–	–	P	P	–	–	–	–	–	–	–	–	
Day Care Facilities Level 2 — Day Care Center / Preschool	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	–	–	P	–	–	–	P	–	
Education Services Level 1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	
Education Services Level 2	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	–	
Government Facilities Level 1	–	–	–	–	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	LMC 18A.40.108
Government Facilities Level 2	–	–	–	–	–	C	C	–	C	C	C	–	C	–	C	C	C	C	–	C	C	–	–	
Outdoor Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	
Places of Assembly	–	–	–	–	P	P	–	–	–	–	–	P	P	P	P	P	P	P	–	–	–	–	–	
Transportation Facilities Level 1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	LMC 18A.40.100
Transportation Facilities Level 2	–	–	–	–	–	–	–	–	P	P	P	–	P	P	P	–	P	P	–	–	–	–	–	
Transportation Facilities Level 3	–	–	–	–	–	–	–	–	–	–	P	–	–	–	–	–	–	–	–	P	P	P	–	
Transportation Facilities Level 4	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	
Commercial and Industrial Uses																								
Accessory commercial	–	–	–	–	–	–	–	–	–	–	P	P	P	P	P	P	P	P	P	–	–	–	–	LMC 18A.40.109
Accessory industrial	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	–	–	P	P	P	–	–	LMC 18A.40.110
Accessory retail or services	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	P	P	–	–	–	–	P	–	LMC 18A.40.100
Artisan shop	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	P	P	–	–	–	–	–	–	
Auto and vehicle sales/rental	–	–	–	–	–	–	–	–	–	–	–	–	C	C	–	P	P	–	–	–	–	–	–	LMC 18A.40.111
Auto parts sales	–	–	–	–	–	–	–	–	–	P	–	P	P	P	P	P	P	–	–	–	–	–	–	LMC 18A.40.100
Bank, financial services	–	–	–	–	–	–	–	–	–	–	–	C	P	P	P	–	P	–	–	–	–	–	–	
Brewery	–	–	–	–	–	–	–	–	–	P	–	P	P	P	P	P	P	P	P	P	P	–	–	LMC 18A.40.112
Building and landscape materials sales	–	–	–	–	–	–	–	–	C	–	–	P	P	–	P	P	P	–	–	–	–	–	–	
Building contractor, heavy	–	–	–	–	–	–	–	–	–	P	–	–	–	–	–	–	–	–	C	C	C	–	–	LMC 18A.40.100
Building contractor, light	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	–	–	P	P	P	–	–	
Business support service	–	–	–	–	–	–	–	–	–	P	–	P	P	P	P	P	P	–	P	–	–	–	–	
Cannabis-retail	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	P	–	–	–	–	–	
Cannabis-Processor	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	P	–	–	
Cannabis-Producer Indoor	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P		–	LMC 18A.40.113
~~Cannabis-Producer-Indoor~~	~~Only used in Air Corridor/Clearzone See LMC 18A.40.030~~																							
Cannabis-Testing Lab	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	P	–	–	

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City of Lakewood | LMC 18A.40.027 | Zoning Use Table | Zones (R1 – OSR)

	Residential (R)				Mixed Residential (MR)		Multifamily (MF) MF3SD = Multifamily in the Station District Subarea				Neighborhood Business / Commercial (NB/C)					Commercial (C)			Industrial (I)			Public Institutional (PI)	Open Space Recreational (OSR)	Categorical Use Standards
Categorical Use	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3SD	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI	OSR	18A.40.xxx
Catering service	–	–	–	–	–	–	–	–	–	P	C	P	P	P	P	C	P	–	–	–	–	–	–	LMC 18A.40.100
Cemetery, mausoleum, columbarium	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	–	–	–	
Club, lodge, private meeting hall	–	–	C	–	–	–	–	–	C	C	C	P	P	P	P	–	C	–	–	–	–	–	–	
Commercial recreation facility, indoor	–	–	–	–	–	–	–	–	–	–	–	–	P	P	P	–	–	–	C	C	–	C	–	
Commercial recreation facility, outdoor	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	–	–	–	–	
Community center	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	–	P	–	–	–	–	C	–	LMC 18A.40.114
Construction/heavy equipment sales and rental	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	–	–	–	P	C	–	–	LMC 18A.40.100
Convenience store	–	–	–	–	–	–	–	–	–	P	–	P	P	C	C	C	P	–	–	–	–	–	–	
Distillery / Small craft distillery	–	–	–	–	–	–	–	–	–	P	–	P	P	P	P	P	P	P	P	P	P	–	–	LMC 18A.40.115
Equipment rental	–	–	–	–	–	–	–	–	–	–	–	–	P	–	–	P	P	–	–	P	–	–	–	LMC 18A.40.100
Flex space	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	P	P	–	P	P	–	–	–	LMC 18A.40.116
Fuel dealer	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	–	–	P	P	–	–	–	LMC 18A.40.100
Furniture/fixtures manufacturing, cabinet shop	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	–	–	C	P	P	–	–	
Furniture, furnishings, appliance/equipment store	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	–	P	–	–	–	–	–	–	
Gas station	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	P	P	–	–	–	–	–	–	
General retail	–	–	–	–	–	–	–	–	–	P	–	P	P	P	P	–	P	P	P	–	–	–	–	
Golf course, country club	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.117
Grocery store, large	–	–	–	–	–	–	–	–	–	–	–	–	P	–	P	–	P	–	–	–	–	–	–	LMC 18A.40.100
Grocery store, small	–	–	–	–	–	–	–	–	–	–	–	–	P	–	P	–	P	–	–	–	–	–	–	
Handcraft industries, small-scale manufacturing	–	–	–	–	–	–	–	–	–	–	–	C	P	P	P	P	C	–	P	P	–	–	–	
Health/fitness facility, commercial	–	–	–	–	–	–	–	–	–	–	–	P	P	–	P	–	–	P	C	–	–	–	–	LMC 18A.40.118
Health/fitness facility, quasi-public	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	–	P	–	–	–	–	P	–	LMC 18A.40.119
Kennel, animal boarding	–	–	–	–	–	–	–	–	–	–	–	–	C	C	C	P	C	–	C	P	–	–	–	LMC 18A.40.120
Laboratory, medical/analytical	–	–	–	–	–	–	–	–	–	–	–	–	P	–	P	–	–	–	P	P	–	P	–	LMC 18A.40.100
Laundry, dry cleaning plant	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	–	–	C	C	–	–	–	
Library, museum	–	–	–	–	–	–	–	–	–	–	–	P	P	C	P	–	C	–	–	–	–	–	–	
Live/work and work/live units	–	–	–	–	–	–	–	–	–	–	–	C	C	–	–	C	C	–	C	C	–	–	–	
Maintenance service, client site services	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	–	P	P	P	–	–	
Manufacturing, assembling and packaging, heavy	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	C	–	–	
Manufacturing, assembling and packaging, light	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	–	P	P	P	–	–	

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City of Lakewood | LMC 18A.40.027 | Zoning Use Table | Zones (R1 – OSR)

	Residential (R)				Mixed Residential (MR)		Multifamily (MF) MF3SD = Multifamily in the Station District Subarea				Neighborhood Business / Commercial (NB/C)					Commercial (C)			Industrial (I)			Public Institutional (PI)	Open Space Recreational (OSR)	Categorical Use Standards
Categorical Use	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3SD	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI	OSR	18A.40.xxx
Manufacturing, assembling and packaging, medium	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	C	P	P	P	–	–	
Medical services, lab	–	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	P	–	P	–	–	P	–	
Metal products fabrication, machine and welding shops	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	–	P	P	P	–	–	
Mixed use (commercial)	–	–	–	–	–	–	–	–	–	P	P	P	P	P	P	–	–	–	–	–	–	–	–	LMC 18A.40.121
Mobile home, RV, and boat sales	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	–	–	–	–	–	–	
Mortuary, funeral homes and parlors	–	–	–	–	–	–	–	–	–	P	–	–	P	–	P	–	P	–	–	–	–	–	–	
Motion picture production studios	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	–	–	–	
Office, business services	–	–	–	–	–	–	–	–	–	P	P	P	P	C	P	P	P	–	P	–	–	–	–	
Office, processing	–	–	–	–	–	–	–	–	–	–	–	–	C	–	C	–	–	–	P	–	–	–	–	
Office, professional	–	–	–	–	–	–	–	–	–	P	P	P	P	P	P	C	P	–	P	–	–	–	–	
Outdoor storage	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	–	–	P	P	P	–	–	
Pawnbrokers and secondhand dealers	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	–	–	–	–	–	–	–	
Personal services	–	–	–	–	–	–	–	–	–	P	P	P	P	P	P	P	P	–	–	–	–	–	–	
Personal services, restricted	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	–	–	–	–	–	–	LMC 18A.40.100
Petroleum product storage and distribution	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	P	–	–	
Places of assembly	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	–	P	–	
Printing and publishing	–	–	–	–	–	–	–	–	–	–	–	C	P	P	P	P	P	–	P	P	–	–	–	
Produce stand	–	–	–	–	–	–	–	–	–	–	P	P	P	P	P	P	P	–	–	–	–	–	–	
Recycling facility – processing facility	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	–	–	C	C	–	–	
Recycling facility – scrap and dismantling yards	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	–	–	
Repair service, equipment, large appliances	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	C	–	C	P	P	–	–	
Research and development	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	–	–	–	–	
Secondhand store	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	–	–	–	–	–	–	
Shelter, animal	–	–	–	–	–	–	–	–	–	–	–	P	P	–	C	P	C	–	–	P	–	C	–	LMC 18A.40.122
Shopping center	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	C	P	–	–	–	–	–	–	
Social service organization	–	–	–	–	–	–	–	–	–	–	–	–	C	–	C	–	C	–	–	–	–	–	–	
Solid waste transfer station	–	–	–	–	–	–	–	–	–	–	–	–	C	–	–	–	–	–	C	P	P	–	–	
Sports and active recreation facility	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	–	–	–	–	–	–	C	–	LMC 18A.40.100
Storage, personal storage facility	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	–	C	P	–	–	–	
Studio, art, dance, martial arts, music, etc.	–	–	–	–	–	–	–	–	–	–	–	P	P	C	P	–	P	–	–	–	–	–	–	

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	Residential (R)				Mixed Residential (MR)		Multifamily (MF) MF3SD = Multifamily in the Station District Subarea				Neighborhood Business / Commercial (NB/C)					Commercial (C)			Industrial (I)			Public Institutional (PI)	Open Space Recreational (OSR)	Categorical Use Standards
Categorical Use	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3SD	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI	OSR	18A.40.xxx
Swap meet	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.123
Theater, auditorium	–	–	–	–	–	–	–	–	–	–	–	–	P	–	P	–	–	–	–	–	–	–	–	LMC 18A.40.100
Truck/trailer parking	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	C	–	–	
Veterinary clinic	–	–	–	–	–	–	–	–	–	–	–	P	P	–	P	P	P	–	–	P	–	C	–	LMC 18A.40.124
Vehicle services, major repair/body work	–	–	–	–	–	–	–	–	–	–	–	–	C	–	–	P	C	–	C	P	P	–	–	LMC 18A.40.100
Vehicle services, minor maintenance/repair	–	–	–	–	–	–	–	–	–	–	–	C	P	P	P	P	P	–	P	P	P	–	–	
Vehicle storage	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	–	–	P	P	P	–	–	
Warehouse	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	–	–	P	P	–	–	–	
Warehouse retail	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	C	–	–	P	–	–	–	–	
Wholesaling and distribution	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	–	–	P	P	–	–	–	
Wildlife preserve or sanctuary	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	–	
Wine production facility	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	–	–	–	LMC 18A.40.125
Eating and Drinking Establishment Uses																								
Bar/tavern	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	P	–	–	–	–	–	LMC 18A.40.126
Mobile food vending facility	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	P	P	P	P	P	P	P	–	LMC 18A.40.127
Night club	–	–	–	–	–	–	–	–	–	–	–	–	C	C	C	–	C	C	–	–	–	–	–	LMC 18A.40.100
Restaurant, café, coffee shop – counter ordering	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	C	P	P	–	–	–	–	–	
Restaurant, café, coffee shop – drive-through services	–	–	–	–	–	–	–	–	–	–	–	C	C	C	C	C	C	C	–	–	–	–	–	LMC 18A.40.128
Restaurant, café, coffee shop – outdoor dining	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	P	P	P	–	–	–	–	–	LMC 18A.40.129
Restaurant, café, coffee shop – serving alcohol	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	P	P	P	–	–	–	–	–	LMC 18A.40.100
Restaurant, café, coffee shop – table service	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	P	P	P	–	–	–	–	–	
Tasting room	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	P	P	P	–	–	–	–	–	
Vendor stand	–	–	–	–	–	–	–	–	–	–	–	P	P	–	P	P	P	P	–	–	–	–	–	
Essential Public Facilities Uses																								
Airport (seaplane)	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	LMC 18A.40.130
Community and technical colleges, colleges and universities	–	–	–	–	–	–	–	–	–	–	–	–	C	–	C	–	–	–	C	–	–	C	–	LMC 18A.40.131
Correctional facilities	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	–	–	–	LMC 18A.40.132
Electrical transmission lines of higher voltage than 115 kV – in existing corridors	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	LMC 18A.40.100

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	Residential (R)				Mixed Residential (MR)		Multifamily (MF) MF3SD = Multifamily in the Station District Subarea				Neighborhood Business / Commercial (NB/C)					Commercial (C)			Industrial (I)			Public Institutional (PI)	Open Space Recreational (OSR)	Categorical Use Standards
Categorical Use	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3SD	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI	OSR	18A.40.xxx
Electrical transmission lines of higher voltage than 115 kV – in new corridors	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	LMC 18A.40.133
Group home — See LMC 18A.40.120, Special Needs Housing	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.100
In-patient facility including substance abuse facility	–	–	–	–	–	–	–	–	–	–	–	–	C	–	C	–	–	C	–	–	–	C	–	LMC 18A.40.134
Intercity high-speed ground transportation	–	–	–	–	–	–	–	–	–	–	–	–	–	P	–	–	–	–	–	P	–	–	C	LMC 18A.40.135
Intercity passenger rail service	–	–	–	–	–	–	–	–	–	–	–	–	P	P	–	–	–	–	–	P	–	–	C	LMC 18A.40.136
Interstate Highway 5 (I-5)	–	–	P	–	–	–	P	–	–	–	–	–	P	P	–	P	P	–	–	–	–	P	–	LMC 18A.40.100
Mental health facility	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	–	LMC 18A.40.137
Military installation	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.100
Minimum security institution	–	–	–	C	C	C	C	C	C	C	C	C	C	C	C	–	–	–	–	–	–	C	–	LMC 18A.40.138
Organic materials (OM) management facilities	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	–	C	C	C	–	–	LMC 18A.40.139
Secure community transition facility (SCTFs)	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	–	–	–	–	–	–	LMC 18A.40.140
Solid waste transfer station	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	–	C	C	C	–	–	LMC 18A.40.141
Sound Transit facility	–	–	–	–	–	–	–	–	–	–	–	–	–	P	–	–	–	–	–	P	–	–	C	LMC 18A.40.142
Sound Transit railroad right-of-way	–	–	–	–	–	–	–	–	–	–	–	–	P	P	–	P	P	–	–	P	–	–	P	LMC 18A.40.100
Transit bus, train, or other high capacity vehicle bases	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	–	LMC 18A.40.143
Washington State Highway 512	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	–	–	P	–	–	–	LMC 18A.40.100
Work/training release facility	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	–	–	–	–	–	–	LMC 18A.40.144
Government Services, General Uses																								
City, county, special district, state, and federal offices	–	–	–	–	–	–	–	–	–	–	–	–	–	C	P	P	P	P	C	C	–	P	–	LMC 18A.40.100
Fire stations	P	P	P	P	C	C	C	C	C	C	–	P	P	P	P	P	P	P	C	–	–	P	–	
Maintenance shops and vehicle/equipment parking/storage for general government services	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	C	–	C	P	P	P	P	–	LMC 18A.40.145
Police stations, including temporary holding cells	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	P	–	–	P	–	LMC 18A.40.146
Post offices	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	P	P	P	–	–	–	P	–	LMC 18A.40.100
Health and Social Services Uses																								
Day care center in existing and new schools	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	P	–	LMC 18A.40.147

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Categorical Use	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3SD	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI	OSR	18A.40.xxx
Day care center in existing or new churches	P	P	P	P	–	–	–	–	P	P	C	P	P	P	P	P	P	C	–	–	–	–	–	LMC 18A.40.148
Day care center for children/adults of owners or renters on same site	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	P	P	LMC 18A.40.149
Day care center for children/adults of employees on same site	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	P	–	LMC 18A.40.150
Day care center, independent	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	–	–	–	C	–	LMC 18A.40.151
Human service agency offices	–	–	–	–	–	–	–	–	–	–	C	P	P	P	P	–	P	P	P	–	–	–	–	LMC 18A.40.100
Medical service, doctor office	–	–	–	–	–	–	–	–	–	–	C	P	P	–	P	–	P	P	–	–	–	–	–	
Medical service, hospital	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	–	–	–	C	–	
Medical service, integrated medical health center	–	–	–	–	–	–	–	–	–	–	–	–	P	–	P	–	–	C	–	–	–	C	–	
Medical service, lab	–	–	–	–	–	–	–	–	–	–	–	–	P	–	P	–	C	C	P	–	–	C	–	
Medical service, urgent care clinic	–	–	–	–	–	–	–	–	–	–	–	–	P	C	P	–	P	P	–	–	–	–	–	
Pharmacy	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	–	P	P	–	–	–	–	–	
Preschool/nursery school	P	P	P	P	–	–	P	P	P	P	C	P	P	P	P	P	P	C	C	–	–	C	–	
Lodging Uses																								
Bed and breakfast guest houses	C	C	C	C	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.152
Hostels	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	–	–	–	–	–	–	–	–	LMC 18A.40.100
Hotels and motels	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	C	P	P	–	–	–	–	–	
Recreational vehicle parks	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.153
Short-term vacation rentals	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	–	–	–	–	–	LMC 18A.40.154
Recreation and Open Space Uses																								
Arboretums and community gardens	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.155
Above-ground and below-ground electrical distribution lines, poles, and associated facilities and appurtenances with voltages of 55,000 volts and under	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.355 / LMC 18A.40.356
Accessory caretaker's unit	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	LMC 18A.40.156
Active recreation structures, playgrounds, dog parks, skateparks, sport courts, amphitheaters, picnic tables and shelters	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.157
Antennas and satellite dishes, subject to specific standards including siting criteria set forth in Chapter 18A.95 LMC, Wireless Service Facilities	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.158
Bus shelters	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.159

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	Residential (R)				Mixed Residential (MR)		Multifamily (MF) MF3SD = Multifamily in the Station District Subarea				Neighborhood Business / Commercial (NB/C)					Commercial (C)			Industrial (I)			Public Institutional (PI)	Open Space Recreational (OSR)	Categorical Use Standards
Categorical Use	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3SD	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI	OSR	18A.40.xxx
Cable, fiber optics, traffic control, or telephone transmission lines, poles, or apparatus, not including antennas, wireless service facilities, structures, or private antenna and satellite dishes	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.160
Camping or recreational lodging units	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	LMC 18A.40.161
Community center (all types)	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.114
Constructed wetlands	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.162
Docks and piers mooring facilities as regulated by applicable shoreline management regulations	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.163
Eating and drinking establishment (Level 1/2) or permanent concessions building	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	LMC 18A.40.164
Equestrian clubs	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	LMC 18A.40.165
Fish hatcheries	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.166
Funeral facilities, funeral chapels, crematories, and monuments, subject to state air quality standards and intensity limits when situated within military-related zoning districts	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	LMC 18A.40.167
"Health/fitness facility," Commercial	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	LMC 18A.40.118
"Health/fitness facility," Public or Non-Profit	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.119
Historical cemeteries	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.168
Local water distribution systems, wellheads, and pump stations	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.169
Maintenance and storage buildings and outdoor storage, subject to the provisions of LMC 18A.60.190, outdoor storage and commercial yard surfacing standards, for maintenance of equipment and goods utilized in the primary use	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.170
Marinas, including those with fuel stations and vessel launches	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	LMC 18A.40.171
Multi-use shared use paths (paved and unpaved)	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.172
Natural gas distribution lines	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.173

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City of Lakewood | LMC 18A.40.027 | Zoning Use Table | Zones (R1 – OSR)

	Residential (R)				Mixed Residential (MR)		Multifamily (MF) MF3SD = Multifamily in the Station District Subarea				Neighborhood Business / Commercial (NB/C)					Commercial (C)			Industrial (I)			Public Institutional (PI)	Open Space Recreational (OSR)	Categorical Use Standards
Categorical Use	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3SD	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI	OSR	18A.40.xxx
Neighborhood-scale active recreation and limited accessory structures: Parks, playgrounds, arboretums, and community gardens two (2) acres or less in size; open sports fields two (2) acres or less in size, with no spectator seating; improved trail systems; paved multi-use areas and bridle trails within defined park areas; public restrooms; playground equipment; and picnic tables and shelters	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.174
Office and administrative uses related to the operations of park facilities	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.175
Open sports fields with unenclosed seating for up to four hundred (400) spectators	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.176
Performing arts theaters	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	LMC 18A.40.177
Pipelines engaged in the transmission of water, petroleum, oil, natural gas, or other substance, where lines do not serve as local distribution lines but may serve as a single regional facility	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	LMC 18A.40.178
Protected open space areas in a natural state, together with low-impact passive recreational facilities including hiking trails, beaches, viewing areas, interpretive signage, and public art	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.179
Public and private golf courses and associated driving ranges	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	LMC 18A.40.117
Public and private outdoor recreational facilities	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	LMC 18A.40.180
Regional cable, fiber optics, traffic control, or telephone transmission lines, poles, or apparatus, not including antennas or wireless service facilities	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	LMC 18A.40.181
Restrooms, parking, and support facilities for day use	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.182

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City of Lakewood | LMC 18A.40.027 | Zoning Use Table | Zones (R1 – OSR)

	Residential (R)				Mixed Residential (MR)		Multifamily (MF) MF3SD = Multifamily in the Station District Subarea				Neighborhood Business / Commercial (NB/C)					Commercial (C)			Industrial (I)			Public Institutional (PI)	Open Space Recreational (OSR)	Categorical Use Standards
Categorical Use	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3SD	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI	OSR	18A.40.xxx
Sewage collection facilities including distribution lines, such as wastewater transfer facilities, odor control structures, pump stations and lift stations	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.183
Sports complex engaged in the provision of physical sports, entertainment, or recreational services to the general public or members, including associated eating and drinking establishments	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	LMC 18A.40.184
Storm water collection pond and local conveyance systems and facilities	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.185
Swimming pools	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	LMC 18A.40.186
Water storage facilities	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	LMC 18A.40.187
Residential Land Uses																								
Accessory caretaker's unit	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	P	P	P	P	P	P	–	–	LMC 18A.40.156
Accessory dwelling unit (ADU)	P	P	P	P	P	P	P	P	–	–	–	–	–	P	–	–	–	–	–	–	–	–	–	LMC 18A.40.188
Accessory residential uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	–	–	–	–	–	LMC 18A.40.100
Babysitting care	P	P	P	P	P	P	P	P	P	P	–	–	–	–	–	–	–	–	–	–	–	–	–	
Boarding house	C	C	C	C	C	C	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.189
Co-living housing	–	–	–	–	P	P	P	P	P	P	P	P	P	P	P	–	–	–	–	–	–	–	–	LMC 18A.40.190
Cottage housing	P	P	P	P	–	–	–	–	–	–	–	P	P	P	P	P	P	P	–	–	–	–	–	LMC 18A.40.191
Detached single-family	P	P	P	P	P	P	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.192
Detached single-family on lots < 20,000 sq. ft.	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.193
Detached single-family on lots > 20,000 sq. ft.	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.100
Family day care	P	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.194
Foster care facility	P	P	P	P	P	P	P	P	P	P	–	–	–	P	–	–	–	–	–	–	–	–	–	LMC 18A.40.195
Four-family residential, attached or detached	P	P	P	P	P	P	P	P	P	P	–	P	P	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.100
Five-family residential, attached or detached	P	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	–	–	–	–	–	–	–	
Home agriculture	P	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	–	–	–	–	–	–	–	
Home occupation	P	P	P	P	P	–	–	–	–	–	P	P	P	P	P	–	–	–	–	–	–	–	–	LMC 18A.40.196
Mixed use (residential)	–	–	–	–	–	–	–	–	–	–	P	P	P	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.100
Mobile home parks	–	–	C	C	C	–	–	–	–	–	–	P	P	P	P	–	–	–	–	–	–	–	–	
Multifamily, seven or more residential units	–	–	–	–	–	–	P	P	P	P	P	P	P	–	–	–	–	–	–	–	–	–	–	

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City of Lakewood | LMC 18A.40.027 | Zoning Use Table | Zones (R1 – OSR)

	Residential (R)				Mixed Residential (MR)		Multifamily (MF) MF3SD = Multifamily in the Station District Subarea				Neighborhood Business / Commercial (NB/C)					Commercial (C)			Industrial (I)			Public Institutional (PI)	Open Space Recreational (OSR)	Categorical Use Standards
Categorical Use	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3SD	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI	OSR	18A.40.xxx
Residential accessory building	P	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.197
Rooms for domestic employees of owner/occupant of primary dwelling	P	P	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.100
Short-term vacation rentals	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	–	–	–	–	–	LMC 18A.40.198
Six-family residential, attached or detached	–	–	–	–	–	–	P	P	P	P	P	P	P	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.100
Specialized senior housing	–	–	–	–	C	C	C	C	C	C	–	–	–	–	–	–	–	–	–	–	–	–	–	
Three-family residential, attached or detached	P	P	P	P	P	P	P	–	–	–	P	P	P	P	P	–	–	–	–	–	–	–	–	
Two-family residential, attached or detached	P	P	P	P	P	P	P	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	
Use of existing buildings for residential purposes (B)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	–	–	LMC 18A.40.199
Townhouse	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	–	–	–	–	–	LMC 18A.40.100
Stacked flats	P	P	P	P	–	–	–	–	–	–	–	P	P	–	–	–	–	–	–	–	–	–	–	
Co-housing (dormitories, fraternities and sororities)	–	–	–	–	P	P	P	P	P	P	–	P	P	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.200
Courtyard apartments	P	P	P	P	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.100
Special Needs Housing Uses																								
Assisted living facility	–	–	–	–	C	C	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	–	–	LMC 18A.40.201
Confidential shelter	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	–	–	–	P	–	LMC 18A.40.202
Continuing care retirement community	–	–	–	–	C	C	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	–	–	LMC 18A.40.203
Emergency housing	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	P	–	–	–	–	–	LMC 18A.40.204
Emergency shelter	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	P	–	–	–	–	–	LMC 18A.40.205
Enhanced services facility	–	–	–	–	–	–	–	–	–	–	C	C	C	C	C	–	C	–	–	–	–	–	–	LMC 18A.40.206
Hospice care center	C	C	C	C	C	C	P	P	P	P	–	–	–	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.207
Nursing home	–	–	–	–	C	C	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	–	–	LMC 18A.40.208
Permanent supportive housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	C	–	LMC 18A.40.209
Rapid rehousing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	–	–	–	C	–	LMC 18A.40.210
Transitional housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	C	–	LMC 18A.40.211
Type 1 group home / adult family home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	–	–	–	C	–	LMC 18A.40.212
Type 2 group home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	–	–	–	C	–	LMC 18A.40.213
Type 3 group home	–	–	–	–	C	C	C	C	C	C	C	C	C	C	C	–	–	–	–	–	–	C	–	LMC 18A.40.214
Type 4 group home	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	–	–	–	–	–	–	LMC 18A.40.215
Type 5 group home	–	–	–	–	–	–	–	–	–	–	–	–	C	–	–	–	C	–	–	–	–	–	–	LMC 18A.40.216

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Categorical Use	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3SD	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI	OSR	18A.40.xxx
Transportation Uses																								
Parking facilities (surface)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	LMC 18A.40.217
Parking facilities (structured)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	LMC 18A.40.218
Streets and pedestrian and bicycle facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	LMC 18A.40.100
Transit park and ride lots	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	P	–	LMC 18A.40.100
Transit shelter	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	LMC 18A.40.219
Utilities Uses																								
Above-ground electrical distribution lines, pipes, support poles, transformers, excl. substations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	LMC 18A.40.220
Underground electrical distribution lines, pipes, support poles, transformers, excl. substations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	LMC 18A.40.221
Electrical distribution substations	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	LMC 18A.40.222
Electrical transmission lines of 115 kV or less and support poles	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	LMC 18A.40.223
Electric vehicle battery charging stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	LMC 18A.40.224
Above-ground natural gas or fuels-related conveyance facilities; includes gas compressor stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	LMC 18A.40.100
Underground natural gas or fuels-related conveyance facilities; includes gas compressor stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	
Potable water conveyance facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	LMC 18A.40.225
Potable water storage facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	LMC 18A.40.187
Storm water collection and conveyance facilities; includes levees and culverts	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	LMC 18A.40.185
Storm water detention/retention facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	LMC 18A.40.100
Telecommunications earth receiving stations (satellite dishes)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	LMC 18A.40.226
Telecommunications lines, pipes, support poles and related facilities, excl. earth receiving stations, WCFs, switching facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	LMC 18A.40.227

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Categorical Use	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3SD	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI	OSR	18A.40.xxx
Telecommunications switching facilities	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	LMC 18A.40.228
Telecommunications transmission/receiving/relay facilities	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	LMC 18A.40.229
Wastewater conveyance facilities; includes pumping and/or lift stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	LMC 18A.40.230
Water purification and filtration activities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	LMC 18A.40.100
Water supply wells and pumping stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	
Wireless communication facilities (WCFs)	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.231

18A.40.113 — Cannabis businesses

The following are requirements specific to the zone/use that must be adhered to:

18A.10.180 Definitions

18A.20.080 Review and Approval Authorities

18A.40.160 Cannabis businesses

18A.80.030 Parking Standards

18A. 100 Signs

Chapter 5.65 LMC Cannabis Business License

All other applicable federal, state and local requirements.

~~18A.40.100 — Standard Requirements for Development Standards~~

~~The following are requirements specific to the zone/use that must be adhered to:~~

~~This use is not permitted in any standard zoning district per the Summary Land Use Table (LMC 18A.40.027).~~

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18A.40.030 Zoning Use Table-Air Corridor and Clear Zone.

1. This table provides a summary of the land uses allowed in the Air Corridor and Clear zones in the City.
2. Standard Requirements for Development Standards can be found in LMC 18A.40.100
3. Specific Requirements for Land Use types can be found in LMC 18A.40.101-18A.40.231
4. See LMC 18A.10.120(D) for the purpose and applicability of zoning districts.

LMC 18A.40.030 — Zoning Use Table — Air Corridor and Clear Zone | Symbol Key & Color Legend	
Symbol	Meaning
P	Permitted outright — no discretionary permit review required
C	Conditional Use Permit required — subject to discretionary review
–	Use is not allowed in this zone
N/A	Not applicable — zone does not regulate this use type

Color Legend
Air Corridor
Clear Zone
Categorical Use Standards Section

City of Lakewood | LMC 18A.40.030 | Zoning Use Table — Air Corridor and Clear Zone (AC1, AC2, CZ)					
	Air Corridor (AC)		**Clear Zone (CZ)**		**Categorical Use Standards**
Categorical Use	**AC1**	**AC2**	**CZ**	**Density**	**18A.40.xxx**
NOTE: If a use is not listed in this table, it is not an allowed use in this zone.					
Existing Uses					

City of Lakewood | LMC 18A.40.030 | Zoning Use Table — Air Corridor and Clear Zone (AC1, AC2, CZ)					
	Air Corridor (AC)		Clear Zone (CZ)		Categorical Use Standards
Categorical Use	**AC1**	**AC2**	**CZ**	**Density**	**18A.40.xxx**
NOTE: If a use is not listed in this table, it is not an allowed use in this zone.					
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 Uses					
Agriculture, home	**P**	**P**	–	N/A	LMC 18A.40.101
Agriculture, clear zone	–	–	**P**	N/A	LMC 18A.40.102
Natural resource extraction/recovery	**C**	**C**	–	Maximum FAR of 0.28 in AC1, no activity which produces smoke, glare, or involves explosives.	LMC 18A.40.100

City of Lakewood | LMC 18A.40.030 | Zoning Use Table — Air Corridor and Clear Zone (AC1, AC2, CZ)					
	Air Corridor (AC)		Clear Zone (CZ)		Categorical Use Standards
Categorical Use	**AC1**	**AC2**	**CZ**	**Density**	**18A.40.xxx**
NOTE: If a use is not listed in this table, it is not an allowed use in this zone.					
Research, scientific (small scale)	C	P	–	Office use only. Maximum FAR of 0.22 in AC1 and AC2.	
Undeveloped land	P	P	P	N/A	
Commercial and Industrial Uses					
Building and landscape materials sales	P	P	–	Maximum FAR of 0.28 in AC1 and 0.56 in AC2.	LMC 18A.40.100
Building contractor, heavy	C	–	–	Maximum FAR of 0.11 in AC1 and 0.22 in AC2.	
Building contractor, light	P	P	–	Maximum FAR of 0.28 in AC1 and 0.56 in AC2.	
Business support service	P	–	–	Maximum FAR of 0.22 in AC1.	
Cannabis Producer-Indoor	C	C	–	N/A	LMC 18A.40.113
Catering service	P	P	–	Maximum FAR of 0.22 in AC2.	LMC 18A.40.100
Construction/heavy equipment sales and rental	C	C	–	Maximum FAR of 0.11 in AC1; and 0.22 in AC2.	
Distillery / Small craft distillery	–	P	–	Maximum FAR 0.56 in AC2.	LMC 18A.40.115

City of Lakewood | LMC 18A.40.030 | Zoning Use Table — Air Corridor and Clear Zone (AC1, AC2, CZ)					
	Air Corridor (AC)		**Clear Zone (CZ)**		**Categorical Use Standards**
Categorical Use	**AC1**	**AC2**	**CZ**	**Density**	**18A.40.xxx**
NOTE: If a use is not listed in this table, it is not an allowed use in this zone.					
Equipment rental	P	P	–	Maximum FAR of 0.11 in AC1; and 0.22 in AC2.	LMC 18A.40.100
Furniture, furnishings, appliance/equipment store	–	C	–	Maximum FAR of 0.28 in AC1.	
Handcraft industries, small-scale manufacturing	P	P	–	Maximum FAR of 0.28 AC1; Maximum FAR of 0.56 in AC2.	
Kennel, animal boarding	P	P	–	Maximum FAR of 0.11 AC1; Maximum FAR of 0.22 in AC2.	LMC 18A.40.120
Laundry, dry cleaning plant	P	–	–	Maximum FAR of 0.22 in AC2.	LMC 18A.40.100
Maintenance service, client site services	P	P	–	Maximum FAR of 0.22 in AC2.	
Manufacturing, assembling and packaging, light	P	P	–	Maximum FAR of 0.28 in AC1 and 0.56 in AC2.	
Mobile home, RV, and boat sales	C	C	–	Maximum FAR of 0.14 in AC1 and 0.28 in AC2.	
Office, business services	P	P	–	Maximum FAR of 0.22 in AC2.	
Office, professional	P	–	–	Maximum FAR of 0.22 in AC2.	

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City of Lakewood | LMC 18A.40.030 | Zoning Use Table — Air Corridor and Clear Zone (AC1, AC2, CZ)					
	Air Corridor (AC)		Clear Zone (CZ)		Categorical Use Standards
Categorical Use	**AC1**	**AC2**	**CZ**	**Density**	**18A.40.xxx**
NOTE: If a use is not listed in this table, it is not an allowed use in this zone.					
Personal services	P	–	–	Office uses only. Maximum FAR of 0.11 in AC2.	
Storage, personal storage facility	P	P	–	Maximum FAR of 1.0 in AC1; 2.0 in AC2.	
Vehicle services, minor maintenance/repair	P	P	–	Maximum FAR of 0.11 AC1; 0.22 in AC2.	
Vehicle storage	C	C	–	Maximum FAR of 0.28 in AC1 and 0.56 in AC2.	
Warehouse	P	P	–	Maximum FAR of 0.16 in AC2.	
Warehouse retail	P	–	–	Maximum FAR of 1.0 in AC1; 2.0 in AC2.	
Wholesaling and distribution	P	P	–	Maximum FAR 0f 0.28 in AC1 and 0.56 in AC2.	
Wildlife preserve or sanctuary	P	P	–	N/A	
Eating/Drinking Establiashments					
Mobile food vending facility	P	P	–	N/A	LMC 18A.40.127
Essential Public Facilities Uses					
Electrical transmission lines of higher voltage than 115 kV – in existing corridors	–	C	–	N/A	LMC 18A.40.100
Interstate Highway 5 (I-5)	P	–	–	N/A	

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City of Lakewood | LMC 18A.40.030 | Zoning Use Table — Air Corridor and Clear Zone (AC1, AC2, CZ)					
	Air Corridor (AC)		Clear Zone (CZ)		Categorical Use Standards
Categorical Use	**AC1**	**AC2**	**CZ**	**Density**	**18A.40.xxx**
NOTE: If a use is not listed in this table, it is not an allowed use in this zone.					
Military installation	P	P	P	N/A	
Washington State Highway 512	P	–	–	N/A	
Residential Land Uses					
Detached single-family on lots > 20,000 sq. ft.	–	P	–	N/A	LMC 18A.40.100
Home occupation	P	P	–	N/A	LMC 18A.40.196
Rooms for domestic employees of owner/occupant of primary dwelling	–	P	–	N/A	LMC 18A.40.100
Transportation Uses					
Parking facilities (surface)	P	P	–	N/A	LMC 18A.40.217
Streets and pedestrian and bicycle facilities	P	P	–	N/A	LMC 18A.40.100
Transit park and ride lots	P	P	–	N/A	LMC 18A.40.100
Transit shelter	P	P	–	N/A	LMC 18A.40.219
Utilities Uses					
Above-ground electrical distribution lines, pipes, support poles, transformers, excl. substations	P	P	–	N/A	LMC 18A.40.220
Underground electrical distribution lines, pipes, support poles, transformers, excl. substations	P	P	P	N/A	LMC 18A.40.221
Electrical distribution substations	P	P	–	N/A	LMC 18A.40.222

City of Lakewood | LMC 18A.40.030 | Zoning Use Table — Air Corridor and Clear Zone (AC1, AC2, CZ)					
	Air Corridor (AC)		Clear Zone (CZ)		Categorical Use Standards
Categorical Use	**AC1**	**AC2**	**CZ**	**Density**	**18A.40.xxx**
NOTE: If a use is not listed in this table, it is not an allowed use in this zone.					
Electrical transmission lines of 115 kV or less and support poles	P	–	–	N/A	LMC 18A.40.223
Electric vehicle battery charging stations	P	–	–	N/A	LMC 18A.40.224
Underground natural gas or fuels-related conveyance facilities; includes gas compressor stations	P	P	P	N/A	LMC 18A.40.100
Potable water conveyance facilities	P	P	–	N/A	LMC 18A.40.225
Potable water storage facilities	C	P	–	N/A	LMC 18A.40.187
Storm water collection and conveyance facilities; includes levees and culverts	P	P	P	N/A	LMC 18A.40.185
Storm water detention/retention facilities	P	P	C	N/A	LMC 18A.40.100
Telecommunications earth receiving stations (satellite dishes)	P	P	–	N/A	LMC 18A.40.226
Telecommunications lines, pipes, support poles and related facilities, excl. earth receiving stations, WCFs, switching facilities	P	P	–	N/A	LMC 18A.40.227
Telecommunications switching facilities	P	P	–	N/A	LMC 18A.40.228
Telecommunications transmission/receiving/relay facilities	–	P	–	N/A	LMC 18A.40.229
Wastewater conveyance facilities; includes pumping and/or lift stations	P	P	P	N/A	LMC 18A.40.230

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City of Lakewood | LMC 18A.40.030 | Zoning Use Table — Air Corridor and Clear Zone (AC1, AC2, CZ)					
	Air Corridor (AC)		**Clear Zone (CZ)**		**Categorical Use Standards**
Categorical Use	**AC1**	**AC2**	**CZ**	**Density**	**18A.40.xxx**
NOTE: If a use is not listed in this table, it is not an allowed use in this zone.					
Wireless communication facilities (WCFs)	**P**	**P**	–	N/A	LMC 18A.40.231

18A.40.160 ~~Marijuana prohibited.~~Cannabis businesses.

A. Purpose. The purpose of this chapter is to:

1. Implement the authority granted to local governments under Chapter 69.50 RCW to regulate the siting, land use, and compatibility aspects of state-licensed cannabis businesses within City of Lakewood;
2. Establish a local permitting process that does not supersede the licensing authority of the Washington State Liquor and Cannabis Board (LCB);
3. Protect the public health, safety and welfare by ensuring cannabis businesses are located, designed and operated in a manner compatible with surrounding land uses and consistent with applicable development standards; and
4. Promote compliance with applicable federal, state and local laws, regulations, licensing requirements and permit conditions.

B. Relationship to state law.

1. State Framework. Cannabis production, processing, test laboratories and retail sales in Washington State are authorized under Chapter 69.50 RCW and WAC 314-55. These provisions are incorporated by reference as currently enacted or hereafter amended. In the event of a conflict between this chapter and state law, state law prevails.

   All cannabis businesses operating within city limits shall maintain a valid, current license issued by the LCB as a condition of obtaining and maintaining city permits under this chapter and local specialty business license under Title 5 LMC.

   The City shall not issue a permit and local specialty business license to any cannabis business unless the applicant has received, at minimum, licensure from LCB for the corresponding state license type. Proof of state licensure must be provided with the city application and maintained throughout operation of the business.

2. Local Authority Preserved. Nothing in this chapter shall be construed to limit or waive the City from exercising its authority under RCW 35.21, RCW 36.70A, or other applicable laws to regulate the location, zoning, and operational conditions of cannabis businesses, provided such regulations are not preempted by state law.

No person or entity shall establish, operate, or allow the operation of a cannabis business within the City without first obtaining all required City permits and a City specialty business license. Applications for permits shall be submitted and processed in accordance with Chapter 18A.20, Article 1 (Administration), and all other applicable provisions of the Lakewood Municipal Code.

C. Definitions. Terms used in this chapter shall have the meanings set forth in LMC 18A.20.010, chapter 69.50 RCW and chapter 314-55 WAC.

D. Allowed Uses. Cannabis businesses may be established only in zoning districts where expressly identified as a permitted or conditional use in Chapter 18A.40 LMC (Land Uses and Interpretation Tables). No cannabis business may be established, operated, enlarged, or expanded in any zoning district where the use is not expressly authorized. All cannabis businesses must also comply with applicable buffer requirements established by state law and this chapter.

Approval of a cannabis business under this chapter does not exempt the applicant from compliance with all other applicable provisions of the Lakewood Municipal Code, including but not limited to site development, building, fire, health, infrastructure and operational requirements.

E. Signage. All signage for cannabis business shall comply with applicable requirements set forth in Chapter 18A.100 LMC and all applicable provisions of chapter 314-55 WAC as currently enacted or hereafter amended. In the event of a conflict, the more restrictive provision shall apply.

F. Parking. All cannabis businesses shall comply with off-street parking requirements set forth in Chapter 18A.80 LMC.

G. Business license. All cannabis business must have an approved City of Lakewood Specialty Business License to operate within the city, consistent with Chapter 5.65 LMC.

H. Cannabis Retailers. Cannabis retailers are authorized to sell useable cannabis, cannabis-infused products, cannabis paraphernalia, and other products authorized under chapter 69.50 RCW and chapter 314-55 WAC directly to consumers twenty-one (21) years of age and older. The following standards apply:

1. Medical Endorsement. A cannabis retailer may obtain a Medical Cannabis Endorsement (WAC 314-55-082) from LCB, which allows the sale of certified medical cannabis products to registered patients and their designated providers.
2. No On-Site Consumption. Consumption of cannabis on the premises of a cannabis retail business, including within any indoor or outdoor area associated with the business is prohibited, consistent with RCW 69.50.445.
3. Age Verification. All retail cannabis businesses must maintain and enforce written age-verification policies. Employees who serve customers must be at least twenty-one (21) years of age or older. Retailers shall post required signage as specified by the LCB under WAC 314-55-155.
4. Sale of Non-Cannabis Items. Retailers may sell only the items authorized under WAC 314-55-079. The sale of alcohol, tobacco, vapor products, or over-the-counter medications at the same retail location is prohibited.
5. Retail License Cap. Consistent with RCW 69.50.331, no individual or married couple may hold a “true party of interest” stake in more than five (5) cannabis retail licenses statewide. The City of Lakewood shall not approve a permit or business license to any entity whose principals would thereby exceed the statewide retail license cap.

I. Cannabis Processors. Cannabis processors are authorized to process, manufacture, extract, package, and label wholesale cannabis and cannabis-infused products to licensed cannabis retailers. Retail sales to the general public are prohibited unless separately licensed and approved as a cannabis retailer. The following standards apply to all processor facilities:

1. General Processing. Cannabis processors may manufacture and process useable cannabis, cannabis concentrates, cannabis-infused products, topicals, tinctures, edibles, and other cannabis products authorized under state law and LCB regulations.

   All processing, packaging, labeling, storage, and distribution activities shall comply with applicable state licensing, testing, sanitation, fire, life safety, and building code requirements.

2. Extraction Systems. Cannabis processors utilizing extraction methods involving compressed gases, volatile solvents, flammable liquids, combustible materials,

or hazardous processing systems, including hydrocarbon or carbon dioxide (CO2) extraction systems, shall:

i. Obtain certification for all extraction equipment reviewed and approved by the LCB;

ii. Obtain all required permits, inspections, and written approvals from the Building Official, Fire Marshal, and any other agency with jurisdiction prior to installation and operation;

iii. Comply with all applicable International Building Code, International Fire Code, mechanical, electrical, ventilation, and hazardous materials requirements as adopted by the City; and

iv. Submit any required Cannabis Alteration Request or equivalent approval to the LCB prior to adding or modifying extraction methods, equipment, or processing systems.

3. Kitchen / Infused Products. Processors adding a kitchen to produce ingestible cannabis-infused products must obtain inspection and certification from the Washington State Department of Agriculture (WSDA) before manufacturing products for sale, in addition to all local health and building permits.
4. Hemp. Licensed cannabis producers wishing to also cultivate hemp must hold a separate, valid Washington State Hemp License from the WSDA. Hemp production is subject to WSDA inspection and testing requirements prior to harvest.
5. Combined Producer/Processor. A single licensee may hold both a producer and a processor license and operate from a single location, subject to LCB approval and the applicable zoning requirements of this chapter and business license in Title 5 LMC.

J. Cannabis Producer. Cannabis producers are authorized to cultivate, grow, and harvest cannabis plants and to sell cannabis at wholesale to licensed cannabis processors, retailers or other licensed cannabis producers. Direct retail sales to the general public are prohibited from a cannabis producer facility unless the facility is separately licensed and approved as a cannabis retailer and the use is allowed in the applicable zoning district. Further, the following standards apply:

1. Canopy Limits. Producer licenses are tiered by plant canopy size:

i. Tier 1: Less than 4,000 sq. ft.

ii. Tier 2: 4,000 sq. ft. up to 10,000 sq. ft.

iii. Tier 3: 10,000 sq. ft. up to 30,000 sq. ft.

Cannabis producers shall not exceed the canopy area authorized by their LCB license or any amended license approved by the LCB.

2. Co-Location. A single licensee may operate a co-located cannabis producer and cannabis processor facility when authorized by the LCB and permitted under applicable zoning and development regulations. Co-located facilities shall comply with all operational, licensing, parking, security, odor control, fire, and life safety requirements applicable to each licensed use.
3. Outdoor Cultivation. Outdoor cannabis cultivation, including cultivation in open-air fields, hoop houses, or unenclosed structures, is prohibited within the City.
4. Odor Control. All cannabis producer facilities shall implement and continuously maintain effective odor mitigation measures to prevent detectable cannabis odors from migrating beyond the property line.

   Odor control systems shall utilize best available control technology, which may include but not limited to carbon filtration, negative air pressure systems, air scrubbing systems, or equivalent technology approved by the City.

   Facilities shall also comply with all applicable Washington State Department of Ecology air quality regulations and may be required to provide technical documentation or operational information demonstrating compliance as part of permit review, inspection, or enforcement activities.

K. Cannabis Testing Laboratory. A cannabis testing laboratory is a third-party laboratory certified by the LCB to perform mandatory quality assurance testing on cannabis and cannabis products prior to retail sale, pursuant to RCW 69.50.348 and WAC 314-55-102. No cannabis product may be transferred from a licensed producer or processor to a retailer unless it has passed all required quality assurance testing by a certified laboratory. The following standards apply:
   1. Independence and Certification. Certified laboratories must be independent of all licensed cannabis producers and processors; no person with a direct or indirect financial interest in a licensed producer or processor may hold a financial interest in a certified testing laboratory. Prior to LCB certification, laboratories must be accredited by the Washington State Department of Agriculture (WSDA) as specified in chapter 16-310 WAC. Certified laboratories must maintain LCB certification and WSDA accreditation in good standing as a condition of providing testing services to cannabis licensees within the City.
   2. Required Testing Fields. Certified laboratories must be certified by the LCB to conduct, at minimum, the following required fields of quality assurance testing as specified in WAC 314-55-102: potency analysis (cannabinoid concentration); microbial screening; mycotoxin screening; residual solvent testing (where applicable); pesticide screening; and heavy metal analysis. A cannabis product that fails any required quality control test must be disposed of or destroyed in

accordance with WAC 314-55-097, subject to any LCB-authorized remediation through extraction.

3. Reporting and Certificate of Analysis. All quality control test results must be reported to the cannabis licensee and to the LCB in the format required by WAC 314-55-102. A certificate of analysis issued for any cannabis product subject to testing requirements that has not yet been transferred to a retail location expires twelve (12) calendar months after issuance. Certified laboratories must maintain all records required by the LCB and make such records available for inspection by the LCB or the City upon request.

L. Restricted Buffers and geographic separation. In addition to being an allowed use in zoning districts and pursuant to RCW 69.50.331(8)(a) and WAC 314-55-050, the city will not issue a permit or local specialty license for any premises located within one thousand (1,000) feet of the following restricted uses, as measured in a straight line from the nearest property line of the proposed cannabis business to the nearest property line of the restricted use:

v. Elementary or secondary school (public or private)

vi. Public playground

vii. Recreation center or facility

viii. Child care center

ix. Public park

x. Public transit center

xi. Public library

xii. Game arcade to which admission is not restricted to persons twenty-one (21) years of age or older

~~A. *Findings.* The City Council finds that nothing in this chapter shall be construed to supersede Washington State or federal law pertaining to the acquisition, possession, manufacture, sale or use of marijuana. No use that is illegal under, or contrary to, any City, county, state or federal law or statute shall be allowed in any zoning district within the City unless otherwise specifically allowed for in the Lakewood Municipal Code (LMC).~~

~~B. *Purpose.*~~

~~1. The purpose of this chapter is to enact a prohibition of all medical and recreational marijuana uses, including medical marijuana dispensaries, collective gardens, cooperatives, individual or group cultivation of marijuana, and all marijuana production, processing,~~

~~research, and retailing, including those marijuana businesses licensed by the Washington State Liquor and Cannabis Board.~~

~~2. No part of this chapter is intended to or shall be deemed to conflict with federal law, including but not limited to the Controlled Substances Act, 21 U.S.C. Section 800 et seq., or the Uniform Controlled Substances Act (Chapter 69.50 RCW).~~

~~C. *Definitions.* For definitions relevant to this chapter, see LMC 18A.10.180.~~

~~D. *Prohibited Activities.*~~

~~1. It is unlawful to own, establish, site, operate, use or permit the establishment, siting, operation, or use of a medical marijuana dispensary, collective garden, cooperative or marijuana production, processing, research facility, or retail facility, regardless of whether it has a license from the Washington State Liquor and Cannabis Board.~~

~~2. It is unlawful to perform any individual or group marijuana cultivation activities anywhere in the City, regardless of whether such individual or group cultivation is addressed in Chapter 69.51A RCW or other state law.~~

~~3. It is unlawful to lease to, rent to, or otherwise allow the operation of any medical marijuana dispensary, collective garden, cooperative, marijuana production, processing, research, or retailing business, whether it is located outdoors, indoors, in any building, structure, premises, location or on land in the City and regardless of whether the activity has been licensed by the Washington State Liquor and Cannabis Board.~~

~~4. The City shall not issue any business license for any marijuana businesses regardless of whether the business has been licensed by the Washington State Liquor and Cannabis Board. Any business license obtained in error or through misrepresentation of the activities conducted by the individual business shall be invalid and of no force and effect.~~

~~E. *Use Not Permitted in Any Zone.* The use of any building, structure, premises, location or land for a medical marijuana dispensary, collective garden, cooperative, marijuana production, processing, research, or retailing is not allowed in the City, and such uses and activities are not permitted uses in any zone.~~

~~F. *No Vested or Nonconforming Rights.* Neither this chapter nor any other City ordinance, City action or failure to act, statement, representation, certificate, approval, or permit issued by the City or its departments, or their respective representatives, agents, employees, attorneys or~~

~~assigns, shall create, confer, or convey any vested or nonconforming right or benefit regarding any marijuana business, collective garden, cooperative or marijuana producer, processor, researcher or retailer, even if licensed by the Washington State Liquor and Cannabis Board.~~

~~G. *Violations.* Any violations of this chapter may be enforced as set forth in Chapter 1.44 LMC, General Penalties, or, as applicable, the Uniform Controlled Substances Act, Chapter 69.50 RCW. In addition, violations of this chapter may be deemed to be a public nuisance and may be abated by the City under the procedures set forth in state law for the abatement of public nuisances. [Ord. 726 § 2 (Exh. B), 2019.]~~

The Lakewood Municipal Code is current through Ordinance 850, passed April 6, 2026.

Disclaimer: The city clerk's office has the official version of the Lakewood Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

City Website: www.cityoflakewood.us
City Telephone: (253) 589-2489

Hosted by General Code.

18A.80.030 Zoning district parking requirements.

A. The requirements for any use not listed herein shall be those of the listed use most similar to the unlisted use. When similarity is not apparent, the Director shall determine the minimum and maximum for the unlisted use. The Director may require that the applicant conduct a parking study to evaluate the parking needs associated with a proposed use.

B. For conditional uses, as identified and described in Chapter 18A.20 LMC, Article II, the parking requirement shall be as provided in that chapter or as determined by the Hearing Examiner.

C. *Residential Zoning District.* Off-street parking requirements for residential districts are located in subsection F and G of this section.

D. *Commercial, Office and Industrial Uses.* In commercial, industrial, and mixed use districts, off-street parking requirements shall be as shown in subsection F of this section; provided, that all of the property is controlled by a single person or corporation, or written agreements for shared parking, acceptable to the City, are filed with the Director.

E. *Rounding of Fractions.* When the number of required parking spaces for a particular use or building results in a fractional space, any fraction less than one-half (0.5) shall be disregarded and any fraction of one-half (0.5) or over shall be counted as one (1) space.

F. *Parking Standards.* Note that the parenthetical numbers in the matrix identify specific requirements or other information which is set forth following the matrix in subsection G of this section.

PARKING STANDARDS TABLE				
Use	**Unit measure**	**Optional Minimum; see 18A.80.060(H)).**	**Max**	**Required bicycle parking spaces**
BUSINESS PARK				
General business park	Per 1,000 square feet	2	4	See offices

PARKING STANDARDS TABLE				
Use	**Unit measure**	**Optional Minimum; see 18A.80.060(H)).**	**Max**	**Required bicycle parking spaces**
COMMERCIAL				
Banks	Per 1,000 gross square feet	2	3	See offices
Billiard halls	Per table	1	2	1 per 20 auto stalls. Minimum of 4
Bowling alleys	Per alley	3	5	1 per 20 auto stalls. Minimum of 4
Brewery, winery, tasting rooms and distillery	Per 500 gross square feet	2		1 per 20 auto stalls
Commercial recreation	Per 1,000 square feet	3	5	1 per 20 auto stalls. Minimum of 4
Day care, preschools, nursery schools (1)	Per staff member	0.5	1	1 per 25 auto stalls. Minimum of 1
Hotels, motels (2)	Per room or suite	1	2	See retail
	Per 1,000 square feet of seating area of banquet and meeting rooms	6	N/A	See places of assembly without fixed seats

PARKING STANDARDS TABLE

Use	Unit measure	Optional Minimum; see 18A.80.060(H)).	Max	Required bicycle parking spaces
Medical and dental clinic and offices	Per 1,000 square feet of GFA	2	4	See offices
Mini storage	Per 100 units	1; or a minimum of 3 spaces plus 2 for permanent on-site managers	N/A	None
Mortuaries, funeral homes	Per 4 seats	1	2	None
Neighborhood commercial shopping area	Per 1,000 square feet	1	2	See retail
Office building	Per 1,000 square feet of GFA			1 per 15 auto stalls. Minimum of 2
	• With on-site customer service	2	4	
	• Without on-site customer service	1.5	3	
Regional shopping centers, food and drug stores	Per 1,000 square feet of GFA	3	6	See retail

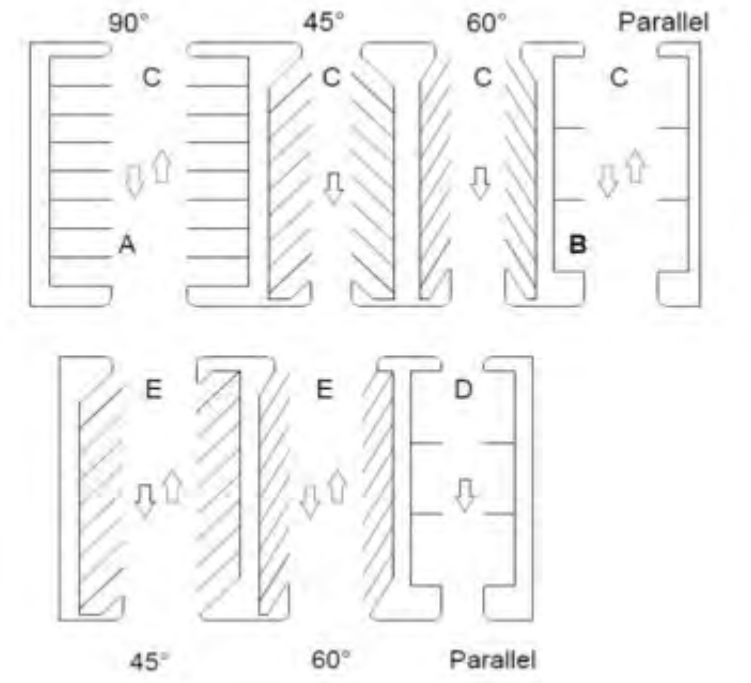
PARKING STANDARDS TABLE				
Use	**Unit measure**	**Optional Minimum; see 18A.80.060(H)).**	**Max**	**Required bicycle parking spaces**
Restaurants	Per 100 square feet of dining area	1	4	See retail
Retail and Cannabis Retail	Per 1,000 gross square feet	3	6	1 per 20 auto stalls. Minimum of 2
Retail in mixed-use development	Per 1,000 gross square feet	2	4	See retail
Service stations (mini marts are retail uses)	Per employee plus per service bay	0.5	1	None
INDUSTRIAL				
General industrial, Cannabis Producer (indoor) and Cannabis Testing Laboratory	Greatest number of employees on a single shift plus one space for each vehicle owned, leased or operated by the company	0.5	1	See offices
Warehouse and Cannabis Processor	Per 2,000 square feet of GFA plus per 400 square feet of GFA used for office or display area	1	N/A	None
INSTITUTIONAL				

PARKING STANDARDS TABLE				
Use	**Unit measure**	**Optional Minimum; see 18A.80.060(H)).**	**Max**	**Required bicycle parking spaces**
Convalescent facilities, nursing homes	Per 2 patient beds	1	3	See offices
Hospital	Per bed	0.5	1	See offices
Libraries	Per 200 square feet of GFA	0.5	1	1 per 20 auto stalls. Minimum of 2
Schools, elementary and junior high	Per classroom and office	1	1.5	1 per classroom
Schools, senior high	Per classroom and office plus per each 5 students of designated capacity	1	2	1 per 5 auto stalls. Minimum of 2
PLACES OF ASSEMBLY				
Places of assembly without fixed seats	Per 1,000 square feet of GFA	10	11	1 per 25 auto stalls. Minimum of 2
Places of assembly with fixed seats	Per 4 seats	1	2	1 per 40 auto stalls. Minimum of 4
Stadiums, auditoriums, gymnasiums, theaters	Per 4 seats of the permitted assembly occupants. (School and/or public facility parking spaces may	1	1.5	1 per 25 auto stalls. Minimum of 4

PARKING STANDARDS TABLE				
Use	**Unit measure**	**Optional Minimum; see 18A.80.060(H)).**	**Max**	**Required bicycle parking spaces**
	be used provided the facilities are on the same or contiguous parcels within 300 feet of the theater or auditorium.)			
RESIDENTIAL (See also subsection G of this section)				
Accessory dwelling unit (3)	Per dwelling unit	1	N/A	None
	Per dwelling unit within 1/2 mile of a major transit stop (3)	0/1	N/A	None
Affordable housing units within 1/2 mile of a major transit stop	Per dwelling unit within 1/2 mile of a major transit stop	Studio – 0 1 bedroom – 0 2+ bedroom – 0	N/A	None
Single-family	Per dwelling unit	2	N/A	None
Duplexes on lots no greater than 6,000 square feet (5)	Per dwelling unit	1	N/A	None
	Per dwelling unit within 1/2 mile of a major transit stop	0	N/A	None

PARKING STANDARDS TABLE				
Use	**Unit measure**	**Optional Minimum; see 18A.80.060(H)).**	**Max**	**Required bicycle parking spaces**
Duplexes on lots greater than 6,000 square feet (5)	Per dwelling unit	2	N/A	None
	Per dwelling unit within 1/2 mile of a major transit stop (5)	0	N/A	None
Multifamily structures with four to six units on lots no greater than 6,000 square feet (5)	Per dwelling unit	Studio – 1 1 bedroom – 1 2+ bedroom – 1	N/A	None
	Per dwelling unit within 1/2 mile of a major transit stop	0	N/A	None
Multifamily structures with four to six units on lots greater than 6,000 square feet (5)	Per dwelling unit	Studio – 1 1 bedroom – 1.25 2+ bedroom – 1.5	N/A	None
	Per dwelling unit within 1/2 mile of a major transit stop	0	N/A	None
Multifamily structures with seven or more units (6)	Per dwelling unit	Studio – 1 1 bedroom – 1.25 2+ bedroom – 1.5	N/A	1 per 10 auto stalls. 2 minimum per building

PARKING STANDARDS TABLE				
Use	**Unit measure**	**Optional Minimum; see 18A.80.060(H)).**	**Max**	**Required bicycle parking spaces**
	Per dwelling unit within 1/2 mile of a major transit stop	Studio – 0.75 1 bedroom – 1 2+ bedroom – 1.5	N/A	1 per 7.5 auto stalls. 3 minimum per building
Mobile home subdivision	Per dwelling unit	2	N/A	None
Mobile home parks (7)	Per dwelling unit	1.5	N/A	None
Rooming houses, lodging houses, bachelor or efficiency units (6)	Per occupant	1	3	See multifamily
	Per room within 1/2 mile of a major transit stop	0.75	3	See multifamily
Senior citizen apartments and housing for people with disabilities	Per 3 dwelling units	1	2	See multifamily
	Per dwelling unit within 1/4 mile of frequent transit service	0	N/A	0.25 per unit



Off-Street Parking Dimension Table				
	45-Degree	**60-Degree**	**90-Degree**	**Parallel**
Parking Stall Width (A)	9' (Compact 8')	9' (Compact 8')	9' (Compact 8')	9' (Compact 8')
Parking Stall Depth (B)	18' (Compact 16')	18' (Compact 16')	18' (Compact 16')	18' (Compact 16')
Width of Driveway Aisle (C)	13'	18'	24'	12'
Width of One-Way Access Driveway (D)	14'	14'	14'	14'
Width of Parking Lot Access Driveway (E)	24'	24'	24'	24'

G. *Additional Provisions.*

1. For day care, preschools, and nursery schools, one (1) drop-off loading area must be provided per seven (7) students.

2. Restaurants in hotels and motels are managed as a separate use under parking requirements.

3. Accessory dwelling units within one-half (0.5) mile of a major transit stop, defined as a stop for commuter rail, bus rapid transit, or actual fixed route service at intervals of at least fifteen (15) minutes for at least five (5) hours during the peak hours of operation on weekdays, are not required to provide on-site parking spaces if adequate provision of on-street parking facilities is available as determined by the Director.

4. The requirements for reduced parking for affordable housing include the following:

a. Housing units must be affordable at fifty (50) percent of area median income or lower.

b. The housing unit is located within one-quarter (1/4) mile of a transit stop that receives transit service at least two (2) times per hour for twelve (12) or more hours per day.

c. A covenant must be registered on title consistent with the requirements in Chapter 18A.90 LMC that will maintain units as affordable for a minimum of fifty (50) years.

5. For middle housing types, housing units that are within one-half (1/2) mile of a major transit stop, defined as a stop for commuter rail or bus rapid transit, are not required to provide on-site parking if adequate provision of on-street parking facilities is available as determined by the Director.

6. For multifamily housing types:

a. Housing units within one-half (1/2) mile of a transit stop that receives transit service at least two (2) times per hour for twelve (12) or more hours per day are required to provide three-quarters (3/4) parking spaces per unit or one (1) space per bedroom, to a maximum of two (2) spaces per unit.

b. At least ten (10) percent of the total parking spaces must be set aside for unreserved guest parking.

7. In mobile home parks, parking spaces in excess of one (1) per mobile home may be grouped in shared parking areas.

8. For housing units that are specifically for seniors or people with disabilities and are within one-half (1/2) mile of a transit stop that receives transit service at least two (2) times per hour for twelve (12) or more hours per day, no on-site parking is required.

9. Garages and carports may not be required as a way to meet minimum parking requirements for residential development;

10. Parking spaces that count towards minimum parking requirements may be enclosed or unenclosed;

11. Parking spaces in tandem must count towards meeting minimum parking requirements at a rate of one (1) space for every twenty (20) linear feet with any necessary provisions for turning radius. For purposes of this subsection, “tandem” is defined as having two (2) or more vehicles, one (1) in front of or behind the others with a single means of ingress and egress;

12. Existence of legally nonconforming gravel surfacing in existing designated parking areas may not be a reason for prohibiting utilization of existing space in the parking area to meet local parking standards, up to a maximum of six (6) parking spaces;

13. Parking spaces may not be required to exceed eight (8) feet by twenty (20) feet, except for required parking for people with disabilities;

14. Off-street parking is not a condition of permitting a residential project if compliance with tree retention would otherwise make a proposed residential development or redevelopment infeasible;

15. Parking spaces that consist of grass block pavers may count toward minimum parking requirements;

16. Existing parking spaces that do not conform to the requirements of subsections 9 through 15 of this section above are not required to be modified or resized, except for compliance with the Americans with Disabilities Act (ADA);

17. Existing paved parking lots are not required to change the size of existing parking spaces during resurfacing if doing so will be more costly or require significant reconfiguration of the parking space locations.

18. Residential parking standards for residential development do not apply to:

a. Portions of the city for which the Department of Commerce has certified a parking study in accordance with RCW 36.70A.635(7)(a), in which case off-street parking requirement shall be as provided in the certification from the Department of Commerce. [Ord. 844 § 2 (Exh. A), 2026; Ord. 831 § 2 (Exh. A), 2025; Ord. 813 § 2 (Att. D), 2024; Ord. 772 § 2 (Exh. A), 2022; Ord. 726 § 2 (Exh. B), 2019.]

The Lakewood Municipal Code is current through Ordinance 850, passed April 6, 2026.

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Title 5

BUSINESS LICENSES AND REGULATIONS

Chapters:

5.02 **Business License Required for All Businesses**
5.12 **Pawnshops, Secondhand, Antique, Junk and/or Salvage Dealers, Transient Traders in Secondhand Property, Private Sales and Flea Markets**
5.16 **Adult Cabarets**
5.20 **Panorams, Previews, Picture Arcades and Peep Shows**
5.32 **Public Dances, Cabarets, Dance Halls and Teenager Dances**
5.35 **Massage Businesses**
5.56 **Solicitors and Peddlers**
5.60 **Rental Housing Licensing**
5.65 **Cannabis Businesses**

Chapter 5.65

CANNABIS BUSINESSES

Sections:

5.65.010 Purpose.
5.65.020 Definitions.
5.65.030 Relationship to state law.
5.65.040 License types.
5.65.050 Application for specialty license.
5.65.060 Term of license and renewals.
5.65.070 Posting of license.
5.65.080 License nontransferable-Change in ownership or location.
5.65.090 Suspension and revocation.
5.65.100 Appeal from denial, suspension, or revocation.

5.65.010 Purpose.

The purpose of this chapter is to establish a local specialty licensing framework for cannabis businesses authorized to operate within the City of Lakewood pursuant to LMC 18A.40.160 and other applicable provisions of the Lakewood Municipal Code. This chapter is intended to:

A. Implement the City's authority under Chapter 69.50 RCW to establish local licensing requirements for state-licensed cannabis businesses;

B. This City of Lakewood specialty license does not supersede state licensing requirements and authority of the Washington State Liquor and Cannabis Board (LCB);

C. Protect the public health, safety, and welfare by ensuring cannabis businesses operate in compliance with all applicable local, state, and federal requirements; and

D. Provide a clear and consistent administrative process for license issuance, renewal, suspension, and revocation of cannabis specialty licenses.

5.65.020 Definitions.

As used in this chapter, all terms relating to cannabis business types and land use shall have the meanings set forth in LMC 18A.10.180. Terms not defined in LMC 18A.10.180 shall have the meanings ascribed to them in Chapter 69.50 RCW and 314-55 WAC, as currently enacted or hereafter amended. For purposes of this chapter, the following additional definitions apply:

A. "Applicant" means the individual or entity seeking a cannabis specialty license under this chapter.

C. "Cannabis specialty license" means the license issued by the City under this chapter, which is separate from and in addition to the state license issued by the LCB.

D. "LCB" means the Washington State Liquor and Cannabis Board.

E. "Licensed premises" means the discrete, defined space described in the cannabis specialty license application that is used exclusively for the cannabis business activity authorized by the license.

F. "Operator" means any person operating, conducting, or maintaining a cannabis business within the City of Lakewood.

G. "Person" means any individual, partnership, corporation, trust, incorporated or unincorporated association, marital community, joint venture, governmental entity, or other entity or group of persons however organized.

H. "State license" means a current, valid cannabis license issued by the LCB under RCW 69.50.325, or a conditional approval letter from the LCB indicating that a license will be issued upon satisfaction of stated conditions.

I. "True party of interest" has the meaning set forth in WAC 314-55-035, as currently enacted or hereafter amended.

5.65.030 Relationship to state law.

A. *State License Required.* A state license issued by the LCB is a condition precedent to issuance of any local cannabis specialty license under this chapter. No cannabis specialty license shall be issued to any applicant that does not hold, or has not been conditionally approved for, a current, valid LCB state license corresponding to the license type sought under this chapter.

B. *Minimum Standards.* The provisions of chapter 69.50 RCW, chapter 69.51A RCW, and chapter 314-55 WAC are incorporated by reference as minimum operating standards applicable to all cannabis specialty licenses issued under this chapter. In the event of a conflict between this chapter and state law or LCB rules, state law and LCB rules shall control.

C. *LCB Authority Preserved*. Nothing in this chapter shall be construed to limit the independent authority of the LCB to inspect, investigate, or take enforcement action against any cannabis business operating within the City of Lakewood. Any license issued under this chapter is subject to the concurrent jurisdiction of the LCB.

D. *LCB Suspension or Revocation.* Suspension or revocation of a state license by the LCB is grounds for immediate suspension or revocation of the corresponding City's cannabis specialty license.

5.65.040 License types.

Cannabis specialty licenses under this chapter are issued in the following types, corresponding to the state license categories issued by the LCB under RCW 69.50.325:

A. Cannabis Retailer License. Authorizes the retail sale of useable cannabis, cannabis-infused products, cannabis paraphernalia, and approved accessories directly to consumers twenty-one (21) years of age or older, at the licensed premises.

B. Cannabis Producer License. Authorizes the cultivation, growing, and harvesting of cannabis plants and the sale of cannabis at wholesale to licensed cannabis processors or other licensed cannabis producers, at the licensed premises.

C. Cannabis Processor License. Authorizes the processing, extraction, packaging, and labeling of cannabis and cannabis-infused products for sale at wholesale to licensed cannabis retailers, at the licensed premises.

D. Testing Laboratory License. Authorizes a facility to perform quality assurance testing of cannabis and cannabis products on behalf of license cannabis producers and processors.

Consistent with RCW 69.50.331, no individual or married couple may hold a "true party of interest" stake in more than five (5) cannabis retail licenses statewide. The City of Lakewood shall not approve a permit or business license to any entity whose principals would thereby exceed the statewide retail license cap.

5.65.050 Application for specialty license.

Applications for a cannabis specialty license shall be submitted through the City's online permitting portal. The Planning and Public Works Director shall establish application requirements and supporting documentation necessary to demonstrate compliance with this chapter and other applicable provisions of the Lakewood Municipal Code. All true parties of interest in the applicant entity, as defined in WAC 314-55-035, must be identified in the application.

Applicants shall provide proof of applicable LCB licensure or conditional approval and any other related information required by the City to evaluate the license application. The Department Director or their designee shall review applications for completeness prior to acceptance and commencing review.

Application fees shall be as established in the City's adopted fee schedule. An application shall not be deemed complete nor go under review without all required documentation and payment of applicable fees.

5.65.060 Term of license and renewals.

A. All cannabis specialty licenses issued under this chapter shall be valid for one year from the date of local business license approval and issuance, unless sooner suspended or revoked pursuant to this chapter.

B. All cannabis specialty licenses shall be renewed prior to expiration if the business is to be continued. License renewal applications shall be submitted through the City's online permitting portal and shall contain current information as prescribed by the Planning and Public Works Director. Renewal applications shall include, but are not limited to:

1. Updated proof of a current, valid LCB state license;
2. Updated odor control and security documentation for producers and processors;
3. A true-party-of-interest disclosure identifying any changes in ownership or control since the prior license period; and
4. Payment of the annual renewal fee in accordance with the City's adopted fee schedule.

C. A cannabis specialty license for which a timely renewal application has not been submitted shall automatically expire on December 31st of the year of issuance. An expired local specialty license conveys no operating authority within city limits.

5.65.070 Posting of license.

The cannabis specialty license issued under this chapter shall be posted and conspicuously always displayed on the licensed premises.

5.65.080 License nontransferable — Change in ownership or location.

A. A cannabis specialty license issued under this chapter is specific to the applicant and is not transferable to any other person, entity, or location.

B. Any change in ownership, change of location, change in true parties of interest, or change in the licensed premises requires a new specialty license application pursuant. The existing license is void upon any such change unless a new license has been issued.

5.65.090 Suspension and revocation.

A. Any person who violates any provision of this chapter, or who operates a cannabis business without a specialty license required by this chapter, is subject to the civil penalty provisions of Chapter 1.44 LMC. The Director or designee may suspend or revoke a cannabis specialty license upon finding one or more of the following:

1. The LCB has suspended or revoked the corresponding state cannabis license;
2. The licensee is operating in violation of the Lakewood Municipal Code or the conditions of the state license;
3. The licensee has provided materially false or misleading information in the specialty license application or any renewal application;
4. A change in ownership, true parties of interest, or licensed premises has occurred without City notification and a new license application as required by this Chapter;
5. The licensee has failed to maintain the operating requirements of their state and local licenses and permits;
6. Continued operation of the cannabis business constitutes an immediate threat to the public health, safety, or welfare.

5.65.100 Appeal from denial, suspension, or revocation.

Any person aggrieved by a final decision of the Planning & Public Works Director or designee to deny, suspend, or revoke a cannabis specialty license under this chapter may appeal the decision in accordance with Chapter 1.36 LMC.

The Lakewood Municipal Code is current through Ordinance 850, passed April 6, 2026.

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Hosted by General Code.

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CITY OF LAKEWOOD

Cannabis Code Amendments

City Council Public Hearing | September 21, 2026

Angie Silva, Assistant Director, Planning & Public Works

Return to Agenda

PROCESS

Where We Are Tonight

JULY 15 – AUG 5

Planning Commission

Introduction, study session, and open record public hearing. Resolution 2026-08 adopted 7–0.

Complete

SEPTEMBER 14

Council Study Session

Introduction to the draft amendments and the Commission's recommendation.

Complete

SEPTEMBER 21

Council Public Hearing

Council takes public testimony on the draft amendments.

Tonight

OCTOBER 5

Council Action

Council consideration of an ordinance.

Tentative

Tonight is the public hearing. No Council action is requested on September 21. Action on a draft ordinance is tentatively scheduled for October 5, 2026.

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THE PROPOSAL

What the Draft Would Do

Replace the citywide prohibition in LMC 18A.40.160 with a regulated local framework for certain state-licensed cannabis businesses.

STAYS WITH THE STATE

Liquor and Cannabis Board

- Licensing, renewal, and enforcement
- Setting of minimum standards for all business types
- Product testing, security, and labeling

DECIDED BY THE CITY

City Council

- Whether cannabis businesses are allowed at all
- Which zones and what permit is required
- Local operating and business license standards

CODE SECTIONS AMENDED

LMC 18A.10.180 Definitions	**LMC 18A.20.080** Review process	**LMC 18A.40 table** Where allowed	**LMC 18A.40.160** Standards	**LMC 18A.80.030** Parking	**LMC 5.65 (new)** City license

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Where Uses Could Locate (Draft)

Use	Proposed Zones	Review Process	Notice & Hearing?
Cannabis Retailer	TOC, CBD, C1, C2, C3	Type I — PPW administrative	No
Cannabis Processor	IBP, I1, I2	Type I — PPW administrative	No
Cannabis Producer, Indoor	I1, I2	Type I — PPW administrative	No
Cannabis Producer, Indoor	AC1, AC2	Type III CUP — Hearing Examiner	Yes
Cannabis Testing Laboratory	IBP, I1, I2	Type I — PPW administrative	No

The Air Corridor option (AC1, AC2) is the only cannabis use requiring public notice and a hearing. AC1 and AC2 lie within JBLM flight-path and noise compatibility areas, so Type III review allows site-specific evaluation of military compatibility, noise, and adjacent uses.

1,000 ft

buffer retained from every state-protected use the draft takes no reduction as authorized in state law

No residential zones, Public zoned lands
R1–R4, MR, MF, ARC, NC1, NC2, PI, OSR

Indoor production only
Outdoor cultivation prohibited citywide

Return to Agenda

ADVISORY RECOMMENDATION

Planning Commission Recommendation

7 – 0

UNANIMOUS

Resolution 2026-08 recommends that the City Council take no action on the proposed amendments.

1. **Health concerns**
   Community and youth health impacts were identified as concerns.

2. **Low revenue benefit**
   Estimated excise distributions, local sales tax, and license fees were not viewed as a substantial fiscal benefit to the City.

3. **Little to no community benefit**
   No demonstrated benefit to Lakewood residents or neighborhoods sufficient to justify replacing the prohibition.

The recommendation is advisory. The City Council is the review and approval authority for a Type V zoning amendment under LMC 18A.20.080.

Return to Agenda

Questions?

Tentative Next Steps: October 5 Council Deliberation on Draft Ordinance & Action

No to Cannabis in Lakewood

By David Anderson

As Lakewood continues its 30th Anniversary Celebration throughout this year, there are all kinds of things it wants to be known for, among them: neighborhoods that are safe and attractive; schools characterized by excellence as measured by staff and student achievement; parks and lakes beautiful, uncluttered, and healthy places to recreate.

Cannabis, retailed locally, contributes to none of the above.

The Lakewood City Council will hold a Study Session on Monday, September 14, at 7:00 p.m. to include discussion on Cannabis Code Amendments. Then on September 21 the City Council will hold a public hearing on Cannabis.

The Lakewood Planning Commission recently recommended against allowing cannabis businesses in the city after reviewing proposed zoning and regulation amendments through July and August.

If passed however by the City Council, Lakewood would allow cannabis retail, processors, producers, and testing laboratories within the city.

Core values of the City of Lakewood include family, community, and education. These core values are undermined by allowing retail cannabis.

When the Lakewood City Council previously considered allowing cannabis retail, at the January 22, 2018, joint meeting of the Lakewood City Council and Clover Park School District (CPSD) Board, then CPSD Board President Marty Schafer stated, “The CPSD Board of Directors shares the City’s concern about accessibility of the drug marijuana being made available in our city as a recreational drug. We do not see the drug as a benefit to students or increasing their ability to succeed in schools or the community.’”

The school board’s concern then was as valid as educators and lawmakers should be rightly concerned today.

“Across a range of skills – including memory, attention, language and processing speed – teens who used cannabis showed restricted growth over time compared to those who did not.” (“Largest U.S. study finds teen cannabis use linked to slower cognitive development,” April 23, 2026).

Modeling matters whether the issue is marijuana or any health concern, like tobacco.

“The United States Food and Drug Administration’s 2025 National Youth Tobacco Survey, released in the summer of 2026, found that cigarette smoking among American

youth ages 11 to 18 has fallen to 1.4 percent, the lowest rate ever recorded in the survey's history."

The "almost incomprehensible" decline "represents one of the most significant public health achievements of the modern era."

Among the reasons?

"Much of the American decline is attributed to … public education campaigns that changed the social meaning of smoking among young people from cool to harmful."

It was the influence upon youth and the modeling responsibility of adults that led the CPSD board eight years ago to communicate to the Lakewood City Council, the school board's position against allowing local marijuana retail sales.

Is allowing marijuana retail to set up shop and sell pot locally in keeping with Lakewood's recognition as America's Promise Alliance's Best 100 Communities for Youth?

"Lakewood is a community where all children and youth have opportunities to reach their full potential," declares the city's award-winning youth organization.

"Improving the health and well-being of youth and families," is the agency's goal.

Does making marijuana more readily available assist in that effort?

What role – speaking of role models – do city leaders play in affecting the choices made by youth?

An article in the Tacoma News Tribune, May 6, 2008 (A4), was headlined, "Bans seem to discourage kids from picking up habit." The habit referenced was smoking and the article described what happened when teens witnessed "a community sending the message frowning upon (tobacco) use."

An excerpt: "Youths who lived in towns with strict bans were 40 percent less likely to become regular smokers than those in communities with no bans or weak ones."

One would think that concerned and courageous policy-makers would want to send a clear, unequivocal, unmistakable message about the addiction-affliction-and-appeal danger of marijuana to Lakewood's youth by banning retail sales.

Consider the impact when government assumes its proper role – comprehensively partnering with family, school and community at all societal levels, including policy-makers, all potential influences on the likelihood of substance use - in protecting and safeguarding the quality of life, education and welfare of its citizens, choosing to govern well even over, and more than, what the people supposedly want.

If you must choose, implies Carl H. Neu, Jr., president of New and Company and director of the Center for the Future of Local Governance, opting for 'the big picture' through "exercising wisdom, judgment and courage (is) to be (good) stewards of the quality of the community's future."

Vote no to cannabis in Lakewood.

Image source: **https://www.uclahealth.org/.../secondhand-marijuana-smoke...**

David Anderson lived 71 of his 76 years in Lakewood, Washington and served on the Clover Park School Board.

Links in the order they occur:

https://www.universityofcalifornia.edu/.../largest-us...

https://my.happynws.com/.../teen-smoking-just-hit-the...

Return to Agenda

From: Jerry Boothe
To: Briana Schumacher
Subject: To the Lakewood City Council
Date: Saturday, September 5, 2026 1:37:41 PM

This email originated outside the City of Lakewood.
Use caution when following links or opening attachments as they could lead to malicious code or infected web sites. When in doubt, please contact the HelpDesk.
- helpdesk@cityoflakewood.us ext. 4357

On the public testimony on the proposed Cannabis Code Amendments, please ask your Dr's if this is a good thing to have in Lakewood. Just saying. I've asked my Dr and he just shook his head said no, definitely not. So I was thinking, maybe all the City Council members should ask their own. It would be very interesting to see what they say.
Jerry Boothe
Lakewod Voter
Jerryman47@comcast.net

Return to Agenda

Briana Schumacher

From: Linda Shehan <lshehan@yahoo.com>
Sent: Friday, September 11, 2026 9:44 AM
To: Briana Schumacher
Subject: Cannabis Issue

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- helpdesk@cityoflakewood.us ext. 4357

I am a 23 year resident of Lakewood. I am against any type of cannabis business in Lakewood. The tax and job creation would be minimal. The cost for more police presence and city bureaucracy to regulate the businesses would be high. Also, our military and young people do not need these products and their health consequences. Lakewood also has a significant number of homeless individuals and mentally unstable individuals who would be negatively affected. We do not need this sort of non-family friendly business. Linda Shehan

Yahoo Mail: Search, Organize, Conquer

Return to Agenda

Briana Schumacher

From: Suzanne Linda <TheLindas@outlook.com>
Sent: Monday, September 14, 2026 4:51 PM
To: Briana Schumacher
Cc: Angie Silva
Subject: Cannabis Code Amendment public comment/feedback

Some people who received this message don't often get email from thelindas@outlook.com. Learn why this is important

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To our Lakewood City Council Members:

Firstly, thank you for your leadership and service to our community. I am certain it is a time-consuming and difficult task, and do not envy you your position. As residents and homeowners living in the bustling downtown neighborhood corridor, we would like to share our concerns regarding possible changes to the City's current cannabis code.

First and foremost, after hearing an excellent presentation from Angie Silva on the possible changes under consideration, it sounds as though there is negligible economic benefit from such an endeavor, which makes us wonder what the justification for such a change could be. In fact, there was no mention of the probable increased budget the (currently chief-less) Lakewood police department might need to counteract the likely increase in cannabis-related crimes that will inevitably stem from such an addition to our community.

Aside from just the increased likelihood of property crimes and theft inevitably targeting cannabis businesses, there is the report issued just one year ago (Sept. 2025) by the Washington State Institute for Public Policy that found a significantly higher incidence of cannabis use disorder as well as a higher likelihood of "anxiety, depression, bipolar, or psychotic disorder diagnosis" in those living "within a 10-min drive of stores selling marijuana" (https://www.wsipp.wa.gov/ReportFile/1837/Wsipp_The-Impact-of-Cannabis-Retail-Availability-on-Cannabis-and-Mental-Health-Outcomes-Among-Medicaid-Recipients-in-Washington-State_Report.pdf). As we already have plenty of mental health issues still unaddressed in the growing unhoused population in our community, it seems unwise to add to that number at this time.

But those are not the only negative effects of cannabis businesses on their nearby communities. In fact, those living near production or grow facilities can actually develop respiratory issues from the off-gassing of chemical byproducts and volatile organic compounds (VOCs) either used in extractions or released during growth and harvesting. While mitigation efforts are almost always mandated and employed, they can fail or simply be insufficient to protect those living nearby, especially sensitive individuals. It seems an unnecessary risk to introduce such a possible source of additional pollution into our community, particularly when we already have so many 'bad air' days annually.

That's to say nothing of the large amounts of water grow/production facilities require (these are thirsty plants!) and electricity laboratories and producers require, which would be particularly shortsighted to voluntarily incur just as we have been receiving less and less snowpack --and its resulting aquifer refill -- each

subsequent year... while simultaneously making moves to pack more and more people into our current (and arguably, finite) infrastructure footprint.

And since cannabis is already available next door in Tacoma, it feels not only unwise but unnecessary to include such an amendment, and all of the baggage and issues that come with it, into our city's framework. Surely we can find less fraught business endeavors to fill our empty storefronts and real estate?

We thank you for your time and thoughtful consideration of these concerns, and hopefully, for keeping cannabis businesses out of our city and community.

Suzanne & Scott Linda

Return to Agenda

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED:	TITLE: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON ADOPTING 2026 AMENDMENTS TO THE LAKEWOOD COMPREHENSIVE PLAN, FUTURE LAND USE MAP AND ZONING MAP, AND CERTAIN TITLES OF THE LAKEWOOD MUNICIPAL CODE.	TYPE OF ACTION:
September 21, 2026		_X_ORDINANCE. NO. 853
REVIEW:		__RESOLUTION NO.
August 10, 2026		__MOTION NO.
August 17, 2026		__OTHER
	ATTACHMENT: Ordinance No. 853	

SUBMITTED BY: Tiffany Speir, Planning Division Manager, through Jeff Rimack, PPW Director

RECOMMENDATION: It is recommended that the City Council adopt Ordinance No. 853.

DISCUSSION: The City Council held a study session on August 10 and a public hearing on August 17 regarding the Planning Commission-recommended 2026 Comprehensive Plan, Zoning Map, and Development Regulations amendments.
Discussion is continued on following pages.

ALTERNATIVE(S): The Council could amend and adopt Ordinance No. 853; the Council could also not adopt the Ordinance.

FISCAL IMPACT: Generally, the amendments in the Ordinance No. 853. include amending the text of the Lakewood Comprehensive Plan, redesignating and rezoning parcels, and amending LMC Titles . Fiscal impact will be related to the administrative implementation of these amendments.

Prepared by: Tiffany Speir, Planning Division Manager	
Department Director: Jeff Rimack, PPW Director	City Manager Review

Discussion Continued: On August 17, the City Council held a public hearing on the draft 2026 Comprehensive Plan, Zoning Map, and Development Regulation amendments:

CPA#	Topic
2026-01	(Administrative Lot Splitting)
2026-02	(Building Code and Development Regulation Reform)
2026-05	(Historic Landmark Designation Criteria)
2026-06	(Regulations re Existing Buildings Converted to Residential Use)
2026-08	(New Minimum Parking Requirements)
2026-13	("Pierce Transit" vs. "Pierce County Transit")
2026-14	(New single Open Space and Recreation (OSR) zone with updated uses)
2026-18	("Boarding Houses" term removal)
2026-23	(Remove LU-10.4 re Nonconforming Uses from the Comprehensive Plan)
2026-24	(Redesignation/Rezone of Parcel 3085002360 for Edgewater Park)
2026-25	(Redesignation/Rezone of Parcel 3085002170 for Edgewater Park)
2026-03	(City Program for ADU Self-Certification by certified architects)
2026-09	(Subdivision Streamlining)
2026-10	(Child Care Locations)
2026-11	(Streamlining Land Use Applications)
2026-12	(Childcare Centers in existing buildings)
2026-15	(RHSP updates)
2026-16	(Analyze removing split zoning from city-owned parcels)
2026-04	(Transit-Oriented Housing Development)
2026-07	(GMA Housing Element Voluntary Compliance Review)
2026-17	(Allow Permanent Placement of Food Trucks)
2026-19	(Allow Pre-approved Accessory Dwelling Unit (ADU) Designs)
2026-21	(Redesignate/rezone parcel #0220364100 (3615 Steilacoom Boulevard SW) to Neighborhood Business District (NBD)/Neighborhood Commercial 2 (NC2.))
2026-20	(Update the Downtown Subarea development regulations governing "horizontal mixed-use development")

Included below are responses to public hearing comments received on August 17, 2026. Draft Ordinance 853 is included in **Attachment A**; the full language of each amendment is included in Exhibit A of the Ordinance.

Note: One change to proposed LMC Chapter 17.25 has been included in response to public comment at LMC 17.25.020 (B). This is not a substantive change; it clarifies that the City will review administrative lot splits per other environmental and land development restrictions:

> B. Lots that are not buildable according to Lakewood's development regulations including, but not limited to, critical areas, shorelines, stormwater, setbacks, impervious surface areas, and building coverage standards, are not eligible for an administrative lot split.

Return to Agenda

August 17, 2026 City Council Public Hearing Comments on Proposed 2026 Comprehensive Plan Amendments

Name	Amendment Number	Comments	City Response
Ebrahim Mirjalili, Resident	**2026-25**	Opposed to use of parcel 3085002170 as part of Edgewater Park. Relocate park to a different location. Concern re stagnant water at proposed boat launch area.	Comments noted. Amendments 2026-25 is a non-project applications to rezone two parcels to Open Space and Recreation 2 (OSR2.) While if the amendments are approved the zoning would change and allowed uses on the parcels would therefore also change, the amendments do not approve any projects or determine development requirements. Any development activity on either parcel 3085002360 or 3085002170 will be subject to land use development regulations, including Shoreline Master Program requirements. SEPA analyses will also be conducted for any development projects on either parcel.
James Dunlop, Resident	**2026-25**	Opposed to use of parcel 3085002170 as part of Edgewater Park.	Comments noted.
Haley Ivey, Resident	**2026-25**	Opposed to use of parcel 3085002170 as part of Edgewater Park.	Comments noted.
Christina Manetti, Resident	**2026-24, 2026-25**	Opposed to Edgewater Park and proposed expansion due to environmental detriment that will occur.	Comments noted. Amendments 2026-24 and 2026-25 are non-project applications to rezone two parcels to Open Space and Recreation 2 (OSR2.) While if the amendments are approved the zoning would change and allowed uses on the parcels would therefore also change, the amendments do not approve any projects or determine development requirements. Any development activity on either parcel 3085002360 or 3085002170 will be subject to land use

			development regulations, including Shoreline Master Program requirements. SEPA analyses will also be conducted in relation to any projects on either parcel.
Christina Manetti for Garry Oak Coalition (written comments)	**2026-01**	I am commenting behalf of the Garry Oak Coalition, an environmental non-profit based in Lakewood. We are concerned about the potential environmental impact of amendment 2026-01 to the Comprehensive Plan, particularly to Garry oaks (Oregon white oaks) and their habitat. While we understand that the underlying lot-splitting requirement is mandated by state law, the City has made an affirmative environmental finding that is much broader than simply saying, "state law requires us to do this." The staff finding for Amendment 2026-01 actually says: “Would the proposed amendment cause little or no adverse environmental impacts…?” Yes. And the staff’s conclusion is “Non-project action; SEPA exempt.” While state law may require that Lakewood establish an administrative lot-split process, state law does not make the environmental consequences of that process disappear. This concerns us because administrative lot splitting makes subdivision easier and faster, with no public hearing and no discretionary city design review. The City's own description says the process is to be non-discretionary and handled administratively. (page 5 of 75: https://cityoflakewood.us/wp-content/uploads/2026/06/PC_AGENDA_PACKET_2026_06_17_TS.pdf) Lakewood's Priority White Oak Woodland definition specifically includes forested pure-oak or oak/conifer areas of one acre or larger, with at least 25% oak canopy, and the City recognizes these as critical areas. Therefore, facilitating the division of residential parcels can have consequences for one-acre-plus	Comments noted. Under HB 1096, the state law requiring this amendment to the LMC, Lakewood is required to adopt an administrative lot split process. Also per HB 1096, lots that are not buildable according to locally adopted development regulations including, but not limited to, critical areas, shorelines, stormwater, setbacks, impervious surface areas, and building coverage standards, are not eligible for an administrative lot split. While Lakewood would follow the language adopted in HB 1096 in any event about nonbuildable lots, an additional code section has been inserted into the draft LMC Chapter 17.25 at 17.25.020 (B) specifically reiterating this limitation for City Council adoption. The SEPA Determination of NonSignificance (DNS) for the 2026 Comprehensive Plan, Zoning Map, and Development Regulations (26CPAs) was published at https://apps.ecology.wa.gov/separ/Main/SEPA/Record.aspx?SEPANumber=202602113 on May 20, 2026 with a comment deadline of June 3, 2026. The comments that were submitted to the Lakewood City Council on August 17 regarding the SEPA DNS are not timely. Per WAC 197-11-704 (2)(b) defines “nonproject actions” as actions involving decisions on policies, plans, or programs, including:

		Garry oak groves, including the potential for development to fragment a grove or make subsequent development of portions of it easier. The City's own earlier environmental planning recognizes that cumulative impacts to Garry oaks matter, even where an individual action may appear insignificant. In a 2024 staff response to our Comp Plan update comment, Lakewood specifically acknowledged the concern that actions affecting individual properties can have a cumulative negative effect on Garry oaks and other critical areas. (p. 14, https://cityoflakewood.us/wp-content/uploads/2024/09/090924-Staff-Report-CC-24CPPR-SS.pdf) We ask how exactly did the City determine that administrative lot splitting will cause "little or no adverse environmental impacts" when the amendment will make it easier to divide residential properties, including properties containing Priority White Oak Woodlands and Garry oak groves of one acre or more? What analysis did the City perform specifically regarding the potential cumulative effects of lot splitting on Garry oak habitat, including habitat fragmentation, increased development footprints, driveways, impervious surfaces, root-zone disturbances and loss of associated oak habitat? The City has not demonstrated that its administrative lot-splitting process will preserve the protections for Priority White Oak Woodlands when parcels containing one-acre-or-larger oak groves are divided. Lakewood is currently developing an urban forestry program and says its tree assessment will be used as the basis for the creation of an urban forestry program "as directed by City Council priorities and Comprehensive Planning Goals." (https://cityoflakewood.us/trees) It is therefore reasonable to ask why the City is simultaneously adopting a new process that can facilitate parcel division without	(i) The adoption or amendment of legislation, ordinances, rules, or regulations that contain standards controlling use or modification of the environment; and (ii) The adoption or amendment of comprehensive land use plans or zoning ordinances. LMC Title 14 (Environmental Protection) and Chapter 18A.70, (Community Design, Landscaping, and tree preservation) including and Oregon white oak protections, continue to apply without modification, as do stormwater, clearing, grading, landscaping, building, fire, and other applicable standards in the LMC. These protections and regulations are not being amended by 2026-01. The significance factors in WAC 197-11-330(3)(e) do not independently identify a significant impact from proposed amendment 2026-01. The amendment does not authorize development within critical areas, reduce buffers, eliminate habitat protections, conflict with environmental laws, or establish a precedent for development beyond what the zoning districts already permit. Oregon white oak woodland may constitute WDFW Priority Habitat, but the City's regulations protecting that resource are not being amended.

		demonstrating its implications for what is arguably Lakewood's most important remaining native tree habitat. **Conclusion:** The Garry Oak Coalition asks the City Council to postpone adoption of Amendment 2026-01 until the City has adequately evaluated and demonstrated its potential direct and cumulative impacts on Garry oaks and their habitat, including Priority White Oak Woodlands and oak groves of one acre or more, including impacts to stormwater infiltration, air pollution mitigation, carbon sequestration, wildlife habitat (including that of federally protected neotropical migrants and local bird species) and other ecosystems services. Before adopting the amendment, the City should identify how the administrative lot-splitting process will preserve all applicable protections for Garry oak habitat and ensure that lot division does not facilitate its fragmentation, degradation, or loss, which would result in a net loss of critical area within the City, since mitigation of the loss of these very slow-growing trees is in practice impossible due to the temporal loss of habitat. The City should also establish appropriate safeguards and review criteria for lot-split applications involving Garry oak habitat, rather than relying solely on subsequent development review. Until that analysis and those protections are in place, the City should not make the proposed administrative lot-splitting process effective.	
Tichomir Dunlop, Resident	**2026-25**	Opposed to use of parcel 3085002170 as part of Edgewater Park parking lot. Use as open space instead.	Comments noted.

ATTACHMENT A
ORDINANCE NO. 853

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON ADOPTING 2025 AMENDMENTS TO THE LAKEWOOD COMPREHENSIVE PLAN, FUTURE LAND USE MAP AND ZONING MAP, AND CERTAIN TITLES OF THE LAKEWOOD MUNICIPAL CODE.

FINDINGS

WHEREAS, the Washington State Legislature, through Chapter 36.70A RCW, the state Growth Management Act (GMA), intends that local planning be a continuous and ongoing process; and

WHEREAS, the GMA requires that the City of Lakewood adopt a Comprehensive Plan; and

WHEREAS, in accordance with RCW 36.70A.130, the adopted Comprehensive Plan shall be subject to continuing evaluation and review, and amendments to the Comprehensive Plan shall be considered no more frequently that once every year; and

WHEREAS, in compliance with the requirements of the GMA, the Lakewood City Council adopted the City of Lakewood Comprehensive Plan via Ordinance No. 237 on July 10, 2000; and

WHEREAS, the Lakewood City Council, based on review and recommendations of the Lakewood Planning Commission that incorporated public input, has subsequently amended the City of Lakewood Comprehensive Plan, including the most recent periodic update required by law in 2024; and

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

WHEREAS, the Lakewood City Council, based on review and recommendations of the Lakewood Planning Commission following public input, has subsequently amended the City's Land Use and Development Regulations included in the Lakewood Municipal Code periodically, either in conjunction with Comprehensive Plan amendments or on a standalone basis; and

WHEREAS, it is appropriate for a local government to adopt needed amendments to its Comprehensive Plan, Future Land-Use Map and Zoning Map, and related Titles of the Lakewood Municipal Code (LMC) to ensure that they provide appropriate policy and regulatory guidance for growth and development; and

WHEREAS, the Lakewood Planning Commission, acting as the City's designated planning agency per RCW 35A.63.020, reviewed the proposed 2026 amendments to the City of Lakewood Comprehensive Plan, Future Land-Use Map and Zoning Map and related Titles of the Lakewood Municipal Code ("2026 CPA Docket"); and

WHEREAS, public participation opportunities, as required by RCW 36.70A.130(2)(a), appropriate to the level of the amendments being reviewed, was afforded to interested parties via numerous open public meetings, mailings and site

postings, and a public comment/hearing period, and public input received through these channels was duly considered by the Lakewood Planning Commission; and

WHEREAS, environmental review as required under the Washington State Environmental Policy Act (SEPA) resulted in the issuance of a determination of non-significance (DNS); and

WHEREAS, a 60-day notice was provided to state agencies prior to the adoption of this Ordinance, and state agencies were afforded the opportunity to comment per RCW 36.70A.106(1) via SEPA Register #202602709 filed June 6, 2026 and via Commerce submittal 202 6-S-12985 submitted on June 6, 2026; and

WHEREAS, following its duly noticed June 17, 2026 public hearing, on July 15, 2026, the Lakewood Planning Commission forwarded a set of recommendations regarding the 2026 CPA Docket to the Lakewood City Council via Planning Commission Resolution No. 2026-06; and

WHEREAS, following public notice, the Lakewood City Council held a public hearing on August 17, 2026; and

WHEREAS, the Lakewood City Council has reviewed materials relevant to public input and staff and Planning Commission recommendations leading up to the proposed 2026 CPA Docket; and

WHEREAS, the Lakewood City Council has considered the required findings in LMC 18A.30.030 - .050 as related to each independent zoning map amendment, and hereby finds that the requirements of LMC 18A.30.030 -.050 are satisfied; and

WHEREAS, after review of the record and recommendations of the Lakewood Planning Commission, the Lakewood City Council finds that the amendments to the City of Lakewood Comprehensive Plan as identified within this Ordinance comply with the requirements of the state Growth Management Act;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Adoption of City Council Findings.
The Findings of the City Council are adopted as part of this Ordinance.

Section 2. Adoption of Amendments.
The amendments as summarized below and included in full within Exhibit A are adopted:

2026-01	Administrative lot splitting for residential properties
2026-02	Building code/ development regulation reform — setbacks, height, GFA, parking
2026-05	Historic landmark designation restrictions
2026-06	Existing buildings converted to residential use
2026-08	Minimum parking requirement limitations
2026-13	Correcting references in Comprehensive Plan and Development Regulation to “Pierce Transit” vs. “Pierce County Transit”
2026-14	Creating single Open Space and Recreation (OSR) Zone and rezoning all City Parks and Open Space Parcels OSR
2026-18	Zoning and Regulatory Amendments related to Boarding Houses
2026-23	Update Comprehensive Plan Policy LU-10.4 to clarify allowance and regulation of nonconforming uses.
2026-24	Redesignate and rezone Parcel 3085002360 (9102 Edgewater Dr SW) from Residential (R)/ Open Space & Recreation 1 (OSR1) to Open Space & Recreation (OSR)/Open Space & Recreation (OSR)
2026-25	Redesignate and rezone Parcel 3085002170 (9132 Edgewater Dr SW) from Residential (R)/Residential 3 (R3) to Open Space & Recreation (OSR)/Open Space & Recreation (OSR)

Section 3. Continuation of Amendments to 2027.

The amendments as summarized below are continued for inclusion in the 2027 Comprehensive Plan Amendment Docket:

2026-04	Transit-oriented housing development
2026-07	Optional GMA housing element compliance review
2026-17	Allow Permanent Placement of Food Trucks in Certain Land Use Zones
2026-19	Optional Allowance of Pre-approved Accessory Dwelling Unit (ADU) Designs
2026-21	Private application to Rezone Parcel #0220364100 (3615 Steilacoom Boulevard Southwest) from Commercial 2 (C2) to Neighborhood Commercial 2 (NC2)

Section 4. Continuation of Amendment to 2029.

The amendment as summarized below is continued for inclusion in the 2029 Comprehensive Plan Amendment Docket:

2026-20 Update the Downtown Subarea development regulations governing "horizontal mixed-use development."

Section 5. Remainder Unchanged. The rest and remainder of the Lakewood Comprehensive Plan, including the unaffected sections of the Future Land-Use Map and Zoning Map, as well as the Lakewood Municipal Code shall be unchanged and shall remain in full force and effect.

Section 6. Severability. If any portion of this Ordinance or its application to any person or circumstances is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 7. Effective Date. This Ordinance shall be in full force and effect thirty (30) days after final passage.

ADOPTED by the City Council of the City of Lakewood this 21st day of September, 2026.

CITY OF LAKEWOOD

_____

Paul Bocchi, Mayor

Attest:

_____

Briana Schumacher, City Clerk

Approved as to Form:

_____

Heidi Ann Wachter, City Attorney

EXHIBIT A

Sections of the Comprehensive Plan and Lakewood Municipal Code not included below are not affected by the 2026 Comprehensive Plan Amendments and remain unchanged.

2026 Comprehensive Plan Amendments — Redline Code Amendments (Organized by Comprehensive Plan or Municipal Code Section)

The proposed amendments' edits to current policy, maps, and code are organized below by Comprehensive Plan or LMC code section. Each section appears once; where multiple proposed amendments affect the same section, all changes are incorporated into consolidated "redline" underline/strikethrough text. Amendment "tags" identify which proposed amendment drives each specific change.

REDLINE FORMAT LEGEND

Underlined= Proposed addition
~~Strikethrough~~= Proposed deletion
2026-XX= Amendment tag (section header and inline)
⚠ **OVERLAP FLAG:** Multiple amendments modify this section

CROSS-REFERENCE INDEX

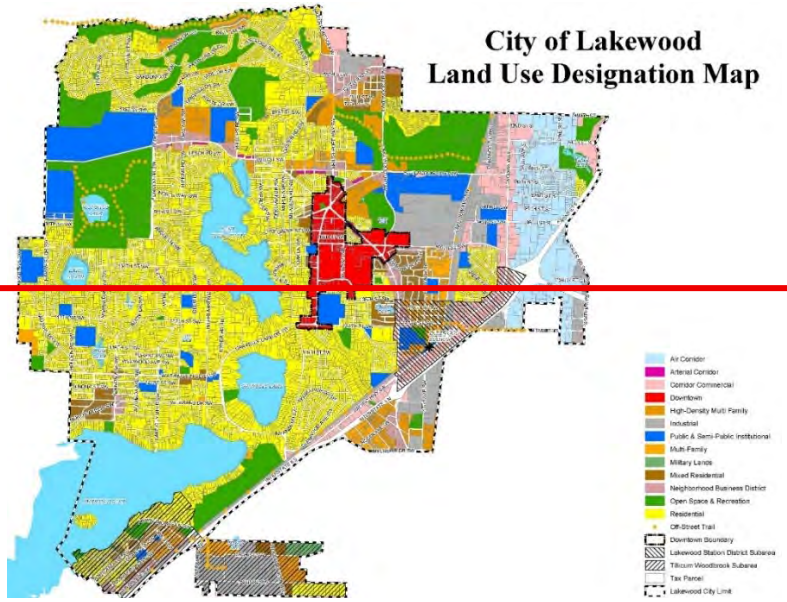
Comprehensive Plan (Maps, Exhibits, or Text) or LMC Section	Subject	Driving Amendment(s)
City Land Use Designation Map	Redesignate parcel for Edgewater Park	2026-25
City Zoning Map	Consolidate OSR1 and OSR2 into single OSR Zone; rezone two parcels for inclusion in Edgewater Park	2026-14 l 2026-24 l 2026-25
Comprehensive Plan Exhibits 2-1, 9-1	Consolidate OSR1 and OSR2 into single OSR Zone	2026-14
Comprehensive Plan Exhibits 3-2 and 12-4 and Text	Correct reference to "Pierce Transit"	2026-13
Comprehensive Plan Policy LU-10.4	Nonconforming use policy	2026-23
2.48.040	Landmark designation criteria	2026-05
2.48.060	Landmark designation procedure	2026-05
17.25 (new)	Administrative lot split (new chapter)	2026-01
18A.10.180	Definitions	2026-01 | 2026-02 | 2026-03 | 2026-06 l 2026-18

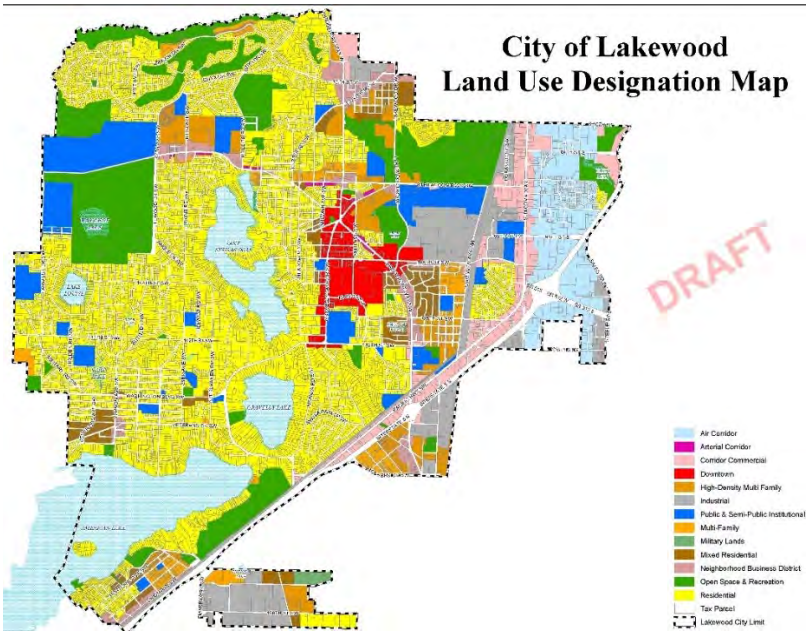
Comprehensive Plan (Maps, Exhibits, or Text) or LMC Section	Subject	Driving Amendment(s)
18A.20.080	Review and approval authorities	2026-01
18A.20.228	Nonconforming uses	2026-02 | 2026-06
18A.20.230	Nonconforming structures	2026-02 | 2026-06
18A.40.100	Open Space	2026-14
18A.40.110	Residential uses	2026-02 | 2026-03 l 2026-06 l 2026-18
18A.40.130	Existing buildings for residential Uses in Air Corridor Zones and Clear Zone	2026-06
18A.60.090	General standards — projection exceptions	2026-02
18A.70.020	Community design applicability	2026-02 l 2026-06
18A.80.030	Parking requirements	2026-02 | 2026-06 l 2026-08
18B.200.230	Downtown district-wide standards	2026-02 | 2026-06
18B.600.610	Downtown parking	2026-06 l 2026-08
18C.200.230	Station District standards	2026-02 | 2026-06
18C.600.610	Station District parking	2026-06 l 2026-08

COMPREHENSIVE PLAN

Land Use Designation Map	
Amendments: 2026-24 l 2026-25	⚠ **OVERLAP FLAG:** Multiple amendments modify this section.

Three amendments require a new Land Use Designation Map (LUDM) at Exhibit 2-2 to depict the redesignation of two parcels to OSR for inclusion in Edgewater Park.

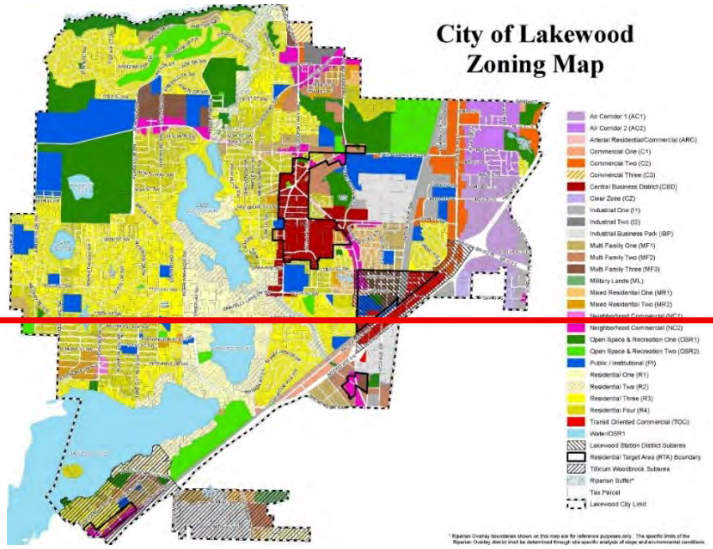


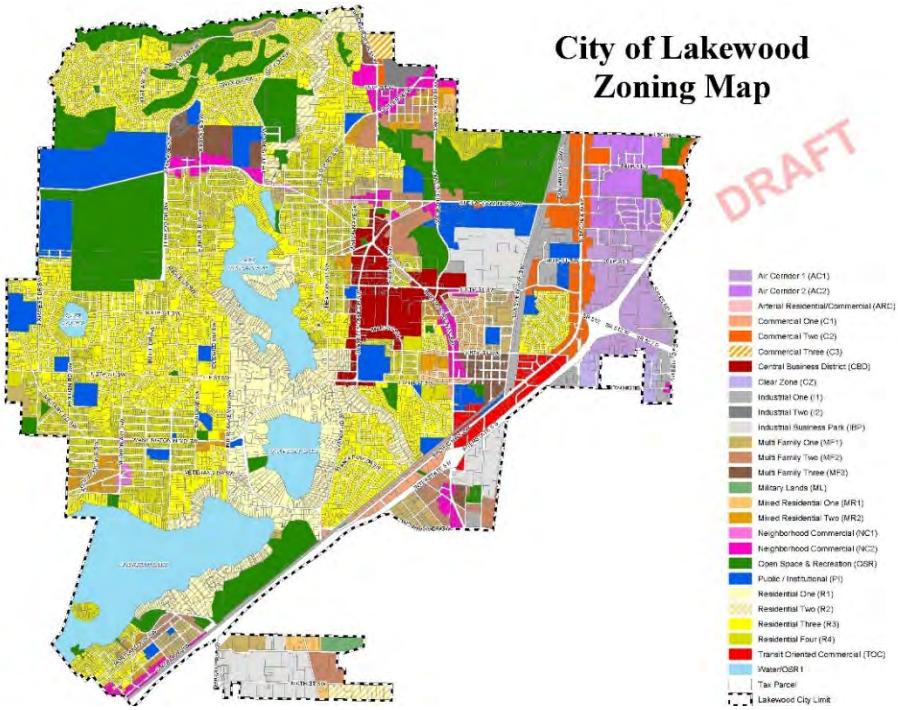


[2026-24, 2026-25]

Land Use Zoning Map	
Amendments: 2026-14 I 2026-24 I 2026-25	**⚠ OVERLAP FLAG:** Multiple amendments modify this section.

This amendment replaces the Zoning Map at Exhibit 2-3 to reflect the creation of a new Open Space and Recreation (OSR) zone that replaces OSR1 and OSR2 as well as the rezoning of two parcels for inclusion in Edgewater Park.





[2026-14, 2026-24, 2026-25]

Exhibits

Amendment: 2026-14

Lakewood currently has two open space and recreation zones, OSR1 and OSR 2 in its zoning code. Per 18A.10.120 (D)(9):

> The OSR1 zoning district may be applied to publicly or privately owned or controlled property used for natural open space and passive recreation. The

OSR2 zoning district may be applied to privately and publicly owned active recreational uses and cemeteries.

Currently, all city parks are zoned OSR1 except for Primley, Ponders, and Springbrook Parks.

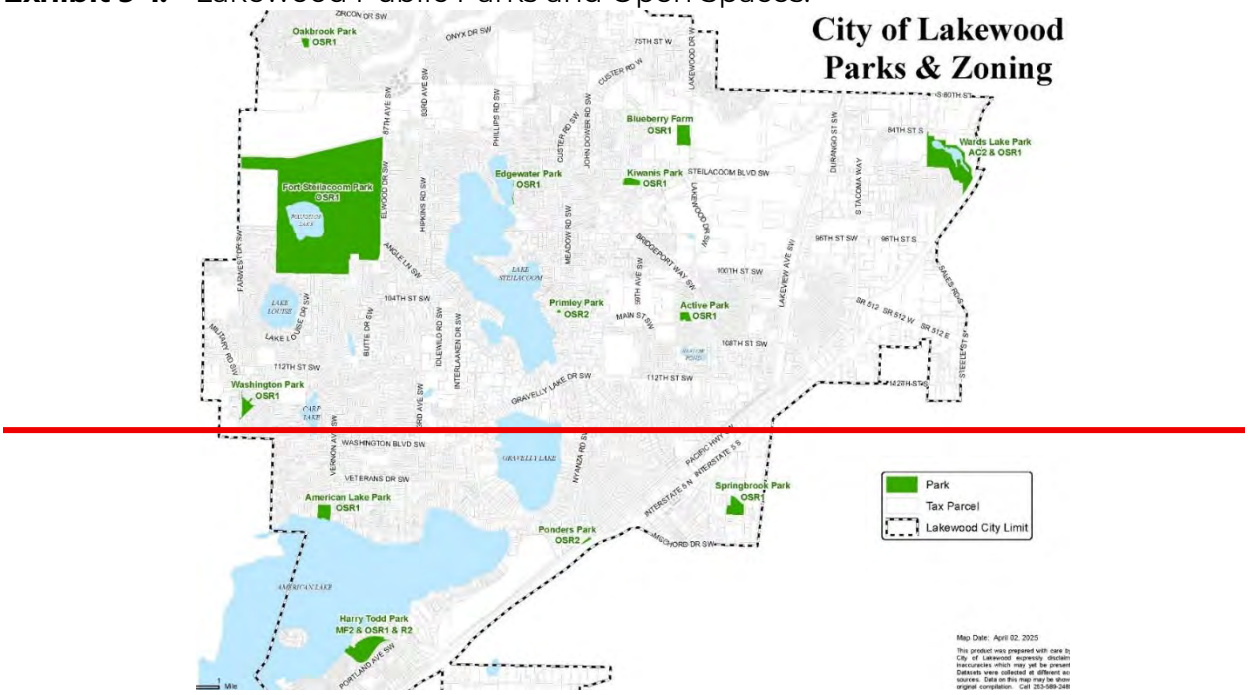
This amendment updates Comprehensive Plan Exhibits 2-1 and 9-1 to reflect the creation of a new consolidated Open Space and Recreation (OSR) land use zone, eliminating problems regarding improving and maintaining parks that have occurred per current zoning distinctions between the OSR1 and OSR2 zones.

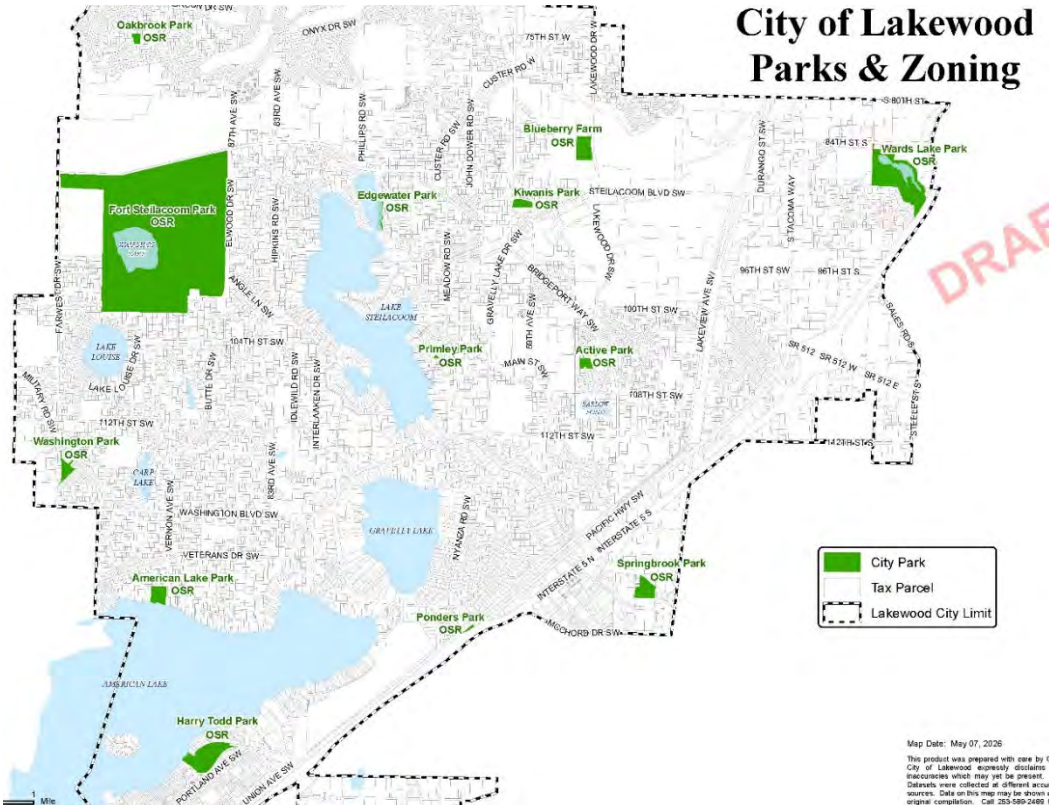
Exhibit 2-1 Lakewood Land Use Designations and Zoning.

Land Use Designation	Land Use Zoning District
Air Corridor 1 (AC1) **Air Corridor 2 (AC2)**	▪ Clear Zone (CZ) ▪ Air Corridor 1 (AC1) ▪ Air Corridor 2 (AC2)
Arterial Corridor (ARC)	▪ Arterial Residential/Commercial (ARC)
Corridor Commercial (CC)	▪ Transit-Oriented Commercial (TOC) *(within Lakewood Station District)* ▪ Commercial 1 (C1) ▪ Commercial 2 (C2) ▪ Commercial 3 (C3)
Downtown	▪ Central Business District (CBD)
High-Density Multifamily (HD)	▪ Multifamily 2 (MF2) ▪ Multifamily 3 (MF3)
Industrial (I)	▪ Industrial Business Park (IBP) ▪ Industrial 1 (I1) ▪ Industrial 2 (I2)
Public and Semi-Public Institutional (PI)	▪ Public Institutional (PI)
Multifamily (MF)	▪ Multifamily 1 (MF1)
Military Lands (ML)	▪ Military Lands (ML)
Mixed Residential (MR)	▪ Mixed Residential 1 (MR1) ▪ Mixed Residential 2 (MR2)
Neighborhood Business District (NBD)	▪ Neighborhood Commercial 1 (NC1) ▪ Neighborhood Commercial 2 (NC2)
Open Space and Recreation (OSR)	▪ Open Space and Recreation (OSR) ~~1 (OSR1)~~ ▪ ~~Open Space and Recreation 2 (OSR2)~~

Land Use Designation	Land Use Zoning District
Residential (R)	▪ Residential 1 (R1) ▪ Residential 2 (R2) ▪ Residential 3 (R3) ▪ Residential 4 (R4)

Exhibit 9-1. Lakewood Public Parks and Open Spaces.





Exhibits and Text

Amendment: 2026-13

During the 2024 periodic update to the Lakewood Comprehensive Plan, Pierce Transit was erroneously referenced as "Pierce County Transit." This amendment would amend the Comprehensive Plan in 15 places to correctly reference Pierce Transit throughout the Plan.

Exhibits

* * *

Exhibit 12-4. Pierce ~~County~~ Transit Service in Lakewood.
23

* * *

Exhibit 3-2. Type 2 Service/Utility Providers.

Service / Utility	Agency	City Regulatory Authority	Planning Responsibility	Funding Responsibility	Who Sets LOS?	Project Review
Public Schools	Clover Park School District	land use	provider	provider	provider	provider
Fire& Medical	West Pierce Fire & Rescue (WPFR)	land use	provider	provider	provider	provider

Service / Utility	Agency	City Regulatory Authority	Planning Responsibility	Funding Responsibility	Who Sets LOS?	Project Review
Libraries	Pierce County Library District	land use	provider	provider	provider	provider
Transit	Pierce ~~County~~ Transit and Sound Transit	land use	provider	provider	provider	provider

* * *

4.2.1 Competitive Economic Position

As part of maintaining and expanding the local economy, Lakewood is in a strong situation to take advantage of different opportunities. These benefits can help boost current opportunities as well as attracting new economic activity into the community. Significant local resources include the following:

* * *

- **Local and regional transit.** The Pierce ~~County~~ Transit bus system and Sound Transit commuter rail are accessible at Lakewood Station, which is near the Pacific Highway/SR512/I-5 interchange. Planned investment in these systems will also improve connectivity to Sea-Tac International Airport and employment centers in Tacoma and Seattle over the long term.

* * *

5

* * *

Finding 3: Lakewood can improve upon its active modes of travel.

Private automobiles remain the primary mode of travel in the city. Public transit, pedestrian and bicycle facilities can be improved to ensure that transit and active modes of travel become more viable options. Climate-friendly vehicles can also make a significant contribution to emissions reduction. The city can promote climate friendly and efficient transportation options by:

- Coordinating with and supporting Pierce ~~County~~ Transit's efforts toward expanding public transit service to improve mobility and reduce reliance on the private automobile;
- Promoting walking and bicycling as a safe and convenient mode of transportation;
- Supporting safe routes to schools and improving bicycle, pedestrian, and transit access;
- Advocating for a local long distance passenger rail system to serve the community;
- Reducing reliance on private automobiles as a primary mode of transportation to decrease emissions from vehicle trips; and
- Committing to acquiring fuel efficient vehicles and equipment.

* * *

11 Subareas

* * *

LS-5.3 Enhance non-motorized connections to Lakewood Station and Pierce ~~County~~ Transit facilities to encourage the use of regional and local transit.

* * *

12.2.1 Overview

* * *

- **Alternative Transportation Modes.** There are few realistic alternatives to driving for most people in Lakewood. The city's current bicycle and pedestrian network does not provide safe links to all commercial areas, schools, community facilities, and residential neighborhoods. Alternative motorized modes include local and regional transit connections provided by Pierce ~~County~~ Transit, Intercity Transit, and Sound Transit systems will improve connectivity as commuter rail and BRT service is established.

* * *

12 Transportation

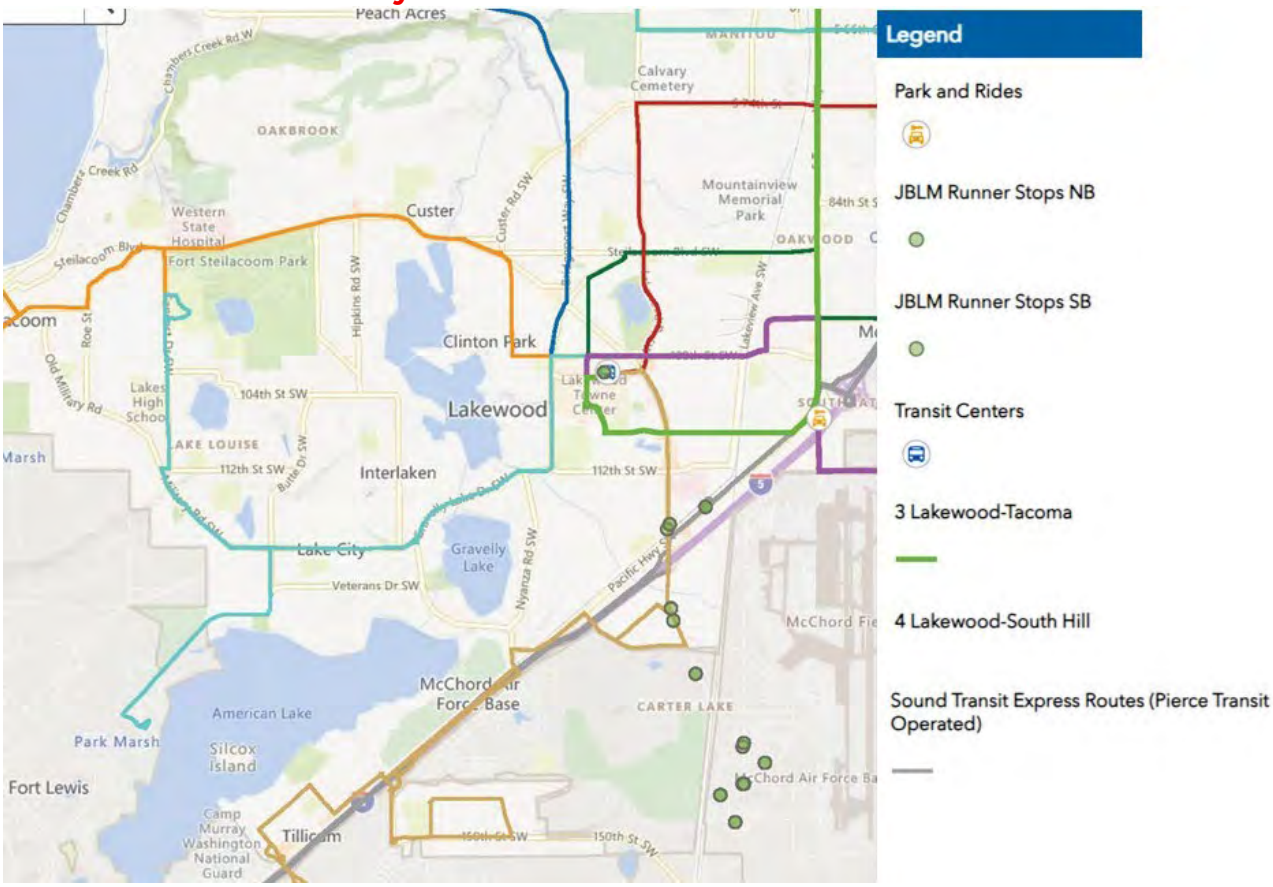
Transit

A map of current and proposed transit services in Lakewood are provided in Exhibit 12.4~~XX~~. Transit service in Lakewood is provided by two agencies:

- **Pierce ~~County~~ Transit**, managed by Pierce County, provides local bus service and is coordinating the development of a future bus rapid transit (BRT) system that may include alignments in Lakewood. Current service is outlined in Exhibit 12.4~~XX~~. Routes 2, 3, and 4, providing connections to Tacoma and Puyallup, are frequent lines that converge at the Lakewood Transit Center. Other bus lines include the 206 and 214, which also service JBLM, and the 212, which provides a connection to the Anderson Ketron Ferry in Steilacoom.

* * *

Exhibit 12-4. Pierce ~~County~~ Transit Service in Lakewood.



Sources: Pierce Transit, 2024.

* * *

12 Transportation

* * *

Transit

A challenging aspect of providing city Level of Service measures for transit is that while levels of transit service can affect the feasibility of growth and the ability for the city to keep pace with transportation demands, other agencies, specifically Pierce ~~County~~ Transit and Sound Transit, oversee the management of services. However, while the city is not in direct control of managing transit, there is a significant role for the city to play in supporting transit and highlighting areas where the city should coordinate with service providers.

The transit Level of Service standard for transit access in Lakewood includes measuring the capacity and use of transit stops in the city, and categorizing them as follows:

- **Adequate facilities.** Under the current system, this would represent functional transit stops in the network that can meet local and city-wide needs with current and planned service and include sufficient pedestrian and bicycling connections to link the stops with the surrounding area.

- **High priority.** This would include transit stops that are currently operating and require significant improvements to provide pedestrian and bicycling connections for access, as well as planned transit stops that would be required to support expected increases in density over the short term.

- **Moderate priority.** Other transit stops may be operating and serving the surrounding community, but identified improvements may be necessary by the city to improve transit use. In other cases, longer-term density increases may be planned in certain areas that would require an increase in transit services. While still a priority, these facilities would not be the most essential in addressing immediate concerns with the system.

- **No facilities.** Some parts of the city might not have convenient access to current or planned transit stops, which needs to be considered in this standard. In these instances, potential or existing developments might not generate necessary ridership, or the available rights-of-way could pose difficulties for transit facility accommodation. While these services might not be immediately accessible, the city should support initiatives by agencies like Pierce ~~County~~ Transit to offer micro-transit solutions and other alternative transit modes where feasible.

* * *

Transportation

* * *

TR-8.7 Expand park-and-ride facilities for commuter rail and other transit in partnership with Pierce ~~County~~ Transit, Sound Transit, and other potential parking providers.

* * *

15.4.5 Energy and Climate Change

Actions		Related Elements	Lead/Partners	Timeline
EC-A	Increase community awareness about climate change through educational campaigns and local sustainability efforts through workshops and partnerships with local organizations.	Implementation (Public Engagement)	PPW (Long Range Planning); PWE (Engineering Services)	Short-term/ongoing

Actions		Related Elements	Lead/Partners	Timeline
EC-B	Develop a hazards management plan that includes strategies for both pre-incident and post-incident management to enhance community resilience.	Public Services	City Manager; West Pierce Fire & Rescue; Lakewood Police Department; neighboring communities	Moderate-term
EC-C	Work with transportation agencies on ongoing programs to improve and enhance public transit services and reduce the community's reliance on private vehicles.	Transportation	PWE (Transportation); WSDOT; Sound Transit; Pierce ~~County~~ Transit; neighboring communities	Ongoing
EC-D	Increase the use of renewable energy sources like solar and wind power by the city.	Capital Facilities and Essential Public Facilities	PPW (Long Range Planning); PWE (Engineering Services); PRCS (Property Management)	Short-term
EC-E	Promote energy and water conservation practices in the design, construction, and maintenance of city-owned buildings.	Capital Facilities and Essential Public Facilities	PWE (Engineering Services); PRCS (Property Management)	Short-term/ongoing
EC-F	Provide public information about conservation practices.	Implementation (Public Engagement)	PPW (Long Range Planning); PWE (Engineering Services)	Short-term
EC-G	Review the feasibility of installing EV charging stations and implement installations where possible.	Transportation	PPW (Long Range Planning); PWE (Transportation)	Short-term

Actions		Related Elements	Lead/Partners	Timeline
EC-H	Develop an Energy & Climate Change Implementation Plan to guide the actions to carry out energy, climate change, and resilience policies from this Element.	Natural Environment, Transportation, Capital Facilities and Essential Public Facilities; Land Use	City Manager; PPW (Long Range Planning); all departments	Short-term
EC-I	Provide for ongoing monitoring and reporting of the city's carbon emissions and reduction efforts.	Natural Environment, Transportation, Capital Facilities and Essential Public Facilities; Land Use; Implementation (Public Engagement)	City Manager; PPW (Long Range Planning); all departments	Short-term/Ongoing

* * *

15.4.2 Transportation

Actions		Related Elements	Lead/Partners	Timeline
TR-A	Amend and regularly update the Lakewood Engineering Design Standards to ensure alignment with desired improvements to streetscapes and local transportation improvements.	Capital Facilities and Essential Public Facilities	PWE (Transportation)	Moderate-term
TR-B	Regularly update and amend the city's six-year Transportation Improvement Program according to the priorities included in the Comprehensive Plan.	Capital Facilities and Essential Public Facilities	PWE (Transportation)	Regular/yearly

Actions		Related Elements	Lead/Partners	Timeline
TR-C	Implement a traffic safety program aimed at achieving zero fatalities and serious injuries using a Safe System Approach, with regular reviews and updates based on data analysis.	Public Services	PWE (Transportation); Lakewood Police Department	Moderate-term/ongoing
TR-D	Revise and enforce design standards for pedestrian and bicycle facilities to align with national guidelines and local needs	Parks, Recreation, and Open Space; Capital Facilities and Essential Public Facilities	PWE (Transportation); PRCS (Capital Projects)	Short-term
TR-E	Continue collaborations with county and regional entities to fund and implement significant multimodal transportation improvements	Capital Facilities and Essential Public Facilities	PWE (Transportation); City Manager	Ongoing
TR-F	Develop and implement an ADA Transition Plan for city facilities and transportation infrastructure.	(all)	City Manager; all departments	Short-term
TR-G	Provide guidance for Transportation Demand Management (TDM) strategies used by development projects as impact mitigation.	Land Use	PWE (Transportation); PPW (Long Range Planning)	Moderate-term
TR-H	Coordinate a commute trip reduction plan with local businesses, transit agencies, and other entities to decrease traffic.	Land Use; Economic Development	PWE (Transportation)	Moderate-term

Actions		Related Elements	Lead/Partners	Timeline
TR-I	Implement and regularly update the Non-Motorized Transportation Plan to highlight pedestrian and bicycle infrastructure as integral components of the local multimodal transportation system.	Capital Facilities and Essential Public Facilities	PWE (Transportation); PRCS (Capital Projects)	Moderate-term
TR-J	Implement a street light placement policy focused on enhancing pedestrian safety through better lighting, especially in newly developed or redeveloped areas.	Capital Facilities and Essential Public Facilities	PWE (Transportation)	Short-term
TR-K	Coordinate a review of the potential for local micro-transit and "first mile last mile" services with Pierce ~~County~~ Transit.		PWE (Transportation); Sound Transit; Pierce ~~County~~ Transit; neighboring communities	Moderate-term
TR-L	Work closely with WSDOT, neighboring jurisdictions, and regional transit authorities to ensure coherent transportation planning.	Capital Facilities and Essential Public Facilities	PWE (Transportation); WSDOT; Sound Transit; Pierce ~~County~~ Transit; neighboring communities	Ongoing

Text

Amendment: 2026-23

When setting the 26CPA docket, the City Council directed that a review of policy LU-10.4 be conducted for its consistency with the rest of LU-10 and with how the City wishes to address nonconforming uses over time. This amendment removes LU-10.4 given the specificity with which the City regulates nonconforming uses and the intent under Washington and Lakewood land use law.

LU-10 Encourage the transition of nonconforming uses and structures towards compliance with current standards.

LU-10.1 Allow for the continued operation, maintenance, and minor repair of nonconforming uses that were legally established but are no longer in compliance with development regulations.

LU-10.2 Prohibit any expansion in the scale or intensity of existing nonconforming uses or structures.

LU-10.3 Require nonconforming uses and structures to be brought into compliance if they cease to operate or site improvements are significantly damaged.

~~LU-10.4 Allow for flexibility with the management of nonconforming uses if compliance would prohibit the productive use of the property, especially if these activities support important community functions.~~

MUNICIPAL CODE
TITLE 2 — ADMINISTRATION AND PERSONNEL

LMC Chapter 2.48 PROTECTION AND PRESERVATION OF LANDMARKS

Amendment: 2026-05

This amendment incorporates required changes from HB 1576 and edits LMC Chapter 2.48 for improved readability.

Sections:

2.48.010 Purpose.
2.48.020 Definitions.
~~*2.48.030 Repealed.*~~
~~*2.48.035 Repealed.*~~
~~*2.48.036 Repealed.*~~
2.48.040 Designation criteria.
2.48.050 Nomination procedure.
2.48.060 Designation procedure.
2.48.070 Certificate of appropriateness procedure.
2.48.080 Evaluation of economic impact.
2.48.090 Appeal procedure.
2.48.110 Penalties for violating this chapter.
2.48.120 Special valuation for historic properties.
2.48.130 Severability.
2.48.140 Retroactive approval of acts.

2.48.010 Purpose.

The purposes of this chapter are to:

A. Designate, preserve, protect, enhance, and perpetuate those sites, buildings, districts, structures and objects which reflect significant elements of the City's, county's, state's and nation's cultural, aesthetic, social, economic, political, architectural, ethnic, archaeological, engineering, historic and other heritage;

B. Foster civic pride in the beauty and accomplishments of the past;

C. Stabilize and improve the economic values and vitality of landmarks;

D. Protect and enhance the City's tourist industry by promoting heritage-related tourism;

E. Promote the continued use, exhibition and interpretation of significant sites, districts, buildings, structures, objects, artifacts, materials and records for the education, inspiration and welfare of the people of Lakewood;

F. Promote and continue incentives for ownership and utilization of landmarks;

G. Assist, encourage and provide incentives to public and private owners for preservation, restoration, rehabilitation and use of landmark buildings, sites, districts, structures and objects;

H. Assist, encourage, and provide technical assistance to public agencies, public and private museums, archives and historic preservation associations and other organizations involved in the preservation, exhibition, protection and interpretation of Lakewood's heritage;

I. Work cooperatively to identify, evaluate and protect historic resources in furtherance of the purposes of this chapter. [Ord. 251 § 1, 2000.]

2.48.020 Definitions.

The following words and terms shall, when used in this chapter, be defined as follows unless a different meaning clearly appears from the context:

"Alteration" means any construction, demolition, removal, modification, excavation, restoration or remodeling of a landmark.

"Building" means a structure created to shelter any form of human activity, such as a house, barn, church, hotel, or similar structure. "Building" may refer to a historically related complex, such as a courthouse and jail or a house and barn.

"Certificate of appropriateness" means written authorization issued by the Planning and Public Works Department permitting an alteration to a significant feature of a designated landmark.

"Community landmark" means a historic resource which has been designated pursuant to this chapter but which may be altered or changed without application for or approval of a certificate of appropriateness.

"Council" means the Lakewood City Council.

"Designation" means the act of the Planning and Public Works Department determining that a historic resource meets the criteria established by this chapter.

"Designation report" means a report issued by the Planning and Public Works Department after a public hearing setting forth its determination to designate a landmark and specifying the significant feature or features thereof.

"District" means a geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history.

"Heritage" means a discipline relating to history, ethnic history, traditional cultures, folklore, archaeology and historic preservation.

"Historic Preservation Officer" ("HPO" or "Officer") means the Lakewood Historic Preservation Officer. The Planning and Public Works Director ("PPW Director" or "Director") or their designee, shall serve as the Historic Preservation Officer.

"Historic resource" means a district, site, building, structure or object significant in American and/or local history, architecture, archaeology and/or culture.

"Incentives" means such compensation, rights or privileges or combination thereof, which the Council or other local, state or federal public body or agency, by virtue of applicable present or future legislation, may be authorized to grant to or obtain for the owner(s) of designated landmarks. Examples of economic incentives include but are not limited to tax relief, conditional use permits, rezoning, street, vacation, planned unit development, transfer of development rights, facade easements, gifts, preferential leasing policies, private or public grants-in-aid, beneficial placement of public improvements or amenities, or the like.

“Interested person of record” means any individual, corporation, partnership or association which notifies the Planning and Public Works Department or the Council in writing of his/her/its interest in any matter before the Planning and Public Works Department.

“Landmark” means a historic resource designated as a landmark pursuant to this chapter.

“Nomination” means a proposal that a historic resource be designated a landmark.

“Object” means a material thing of functional, aesthetic, cultural, historical, or scientific value that may be, by nature or design, movable yet related to a specific setting or environment.

“Owner” is a person having a fee simple interest, a substantial beneficial interest of record or a substantial beneficial interest known to the Planning and Public Works Department in a historic resource. Where the owner is a public agency or government, that agency shall specify the person or persons to receive notices hereunder.

“Person” means any individual, partnership, corporation, group or association.

“Person in charge” means the person or persons in possession of a landmark, including, but not limited to, a mortgagee, or vendee in possession, an assignee of rents, a receiver, executor, trustee, lessee, tenant, agent, or any other person directly or indirectly in control of the landmark.

“Preliminary determination” means a decision of the Planning and Public Works Department determining that a historic resource which has been nominated for designation is of significant value and is likely to satisfy the criteria for designation.

“Significant feature” means any element of a landmark which the Planning and Public Works Department has designated pursuant to this chapter as important to the historic, architectural or archaeological value of the landmark.

“Site” means the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself maintains a historical or archaeological value regardless of the value of any existing structures.

“Structure” means any functional construction in addition to that which is described as a “building” hereinabove.

~~**2.48.030 Landmarks and Heritage Advisory Board created.**~~
~~*Repealed by Ord. 825.*~~
~~**2.48.035 Powers of Lakewood Landmarks and Heritage Advisory Board.**~~
~~*Repealed by Ord. 825.*~~ ~~**2.48.036 Removal.**~~
~~*Repealed by Ord. 825.*~~

2.48.040 Designation criteria.

A. An historic resource may be designated as a Lakewood landmark if it is more than 40~~50~~ years old or, in the case of a landmark district, contains resources that are more than 40~~50~~ years old, and possesses integrity of location, design, setting, materials, workmanship, feeling and association, and:

1. Is associated with events that have made a significant contribution to the broad patterns of national, state or local history; or
2. Is associated with the lives of persons significant in national, state or local history; or
3. Embodies the distinctive characteristics of a type, period, style or method of design or construction, or that represents a significant and distinguishable entity whose components may lack individual distinction; or
4. Has yielded or may be likely to yield information important in prehistory or history; or
5. Is an outstanding work of a designer or builder who has made a substantial contribution to the art.

B. A historic resource may be designated a community landmark because it is an easily identifiable visual feature of a neighborhood or city and contributes to the distinctive quality or identity of such neighborhood or the City or because of its association with significant historical events or historic themes, association with important or prominent persons in the community or county, or recognition by local citizens for substantial contribution to the neighborhood or community. An improvement or site qualifying for designation solely by virtue of satisfying criteria set out in this section shall be designated a community landmark.

C. Cemeteries, birthplaces or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 40 years shall not be considered eligible for designation. However, such a property shall be eligible for designation if it is:

1. An integral part of districts that meet the criteria set out in this chapter; or

2. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or

3. A building or structure removed from its original location but which is significant primarily for its architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

4. A birthplace, grave or residence of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his or her productive life; or

5. A cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

6. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner or as part of a restoration master plan, and when no other building or structure with the same association has survived; or

7. A property commemorative in intent of design, age, tradition, or symbolic value has invested it with its own historical significance; or

8. A property achieving significance within the past 40 years if it is of exceptional importance.

D. No property may be designated as a historic landmark if the designation would restrict the use, alteration or demolition of the property unless the written consent of the property owner has been obtained prior to approval of the designation. This section does not affect the validity of any landmark designation made through this chapter prior to the effective date of this section.

E~~D~~. A tree may be designated as a heritage tree due to its historical, cultural, or environmental significance to the community. The purpose of the heritage tree designation is to ensure additional measures of protection and maintenance for trees with unique characteristics, historical importance, or cultural significance. The nomination and designation process shall follow LMC 2.48.050 and 2.48.060. Heritage trees are not subject to LMC 2.48.070. All heritage trees shall be retained unless allowed to be removed per Chapter 18A.70 LMC, Article III, Tree Preservation.
A complete application for heritage tree nomination and designation shall include the following information:

1. A short description of the tree(s), including the address or location, species, and size (height, crown spread, and DBH);

2. Reason for designation as a heritage tree(s) including special characteristics of the tree and/or site; and

3. A report completed by an ISA certified arborist to identify the tree's characteristics, current condition, and maintenance needs.

2.48.050 Nomination procedure.

A. Application. Any person~~, including any member of the Planning and Public Works Department~~ may nominate a historic resource for designation as a landmark or community landmark. Procedures set forth herein may be used to amend existing designations or to terminate an existing designation based on changes which affect the applicability of the criteria for designation. The nomination or designation of a historic resource as a landmark shall include the land occupied by the historic resource unless the nomination or designation expressly provides otherwise. This nomination must include whether the property owner agrees or not with the nomination.

Nominations shall be made on an application form provided by the City of Lakewood PPW ~~Historic Preservation Officer (HPO~~), shall be filed with the City PPW, and shall include all data required and payment of applicable fees prior to going under review.

The Historic Preservation Officer (HPO) may issue a Notice of Incomplete nominations that does not include sufficient information for review. The applicant submitting the nomination are responsible for conducting the research necessary for consideration by the HPO and PPW.

B. Request for Information. Following review of a complete application, the HPO shall review the nomination, consult with the applicant, the property owner, and recommend request additional information deemed necessary for review.

C. Notice of Hearing. When the HPO determines that a nomination contains sufficient information and complies with this chapter, the HPO shall provide electronic notice through the permitting system/email, that a preliminary determination will be considered pursuant to this chapter. Notice shall be provided to the owner of the property or object, the applicant, and any interested persons of record.

The notice shall include:

1. The date, time, and place of the public hearing before the Planning Commission to receive testimony regarding the proposed nomination;

2. The address, description, and boundaries of the nominated historic resource;

3. A statement that, preliminary determination the certificate of appropriateness procedures set forth in this chapter will apply;

4. A statement that, upon preliminary determination, no significant feature may be altered without first obtaining a certificate of appropriateness from PPW, regardless of whether a building permit or other permits are required; and

5. A statement that any review of PPWs action on a preliminary determination shall be limited to the record submitted as part of the application, at the public hearing, and that no additional evidence on the issue of preliminary determination may be presented under this chapter.

D. Planning Commission Review. After sending the required notice, the HPO shall transmit the nomination application, all supporting information to the Planning Commission for consideration on the hearing date specified in the notice. Notice of the hearing must also be published in a local newspaper at least 10 days before the hearing. The hearing may be continued from time to time at the discretion of the Planning Commission or HPO.

E. Owner Consent Required. Before referring a nomination involving private property to the Planning Commission, the HPO shall obtain confirmation that the owner of the private property agrees with the nomination. If the owner does not agree with the nomination, the nomination shall not be forwarded to the Planning Commission for public hearing or consideration.

F. Preliminary Determination. Following the public hearing and within 14 calendar days, the HPO shall issue their preliminary determination of approval, denial or approval with conditions. The preliminary determination shall identify the boundaries of the nominated resource, its significant features, and any other description of the historic resource deemed appropriate. The HPO shall notify the applicant, property owner and interested parties of record of the preliminary determination.

2.48.060 Designation procedure.

A. Transmission to City Council. The HPO shall transmit their preliminary determination of designation and any testimony received at the Planning Commission's public hearing to the City Council. Upon receipt, the City Council shall render final determination of whether the landmark shall be designated.

B. Required Statutory Findings. Prior to making a final decision, the City Council shall make written findings that:

1. Whether historic resource meets the applicable designation criteria set forth in

this chapter; and

2. The historic resource is at least forty (40) years old at the time of designation; and

3. If the designation would restrict the use, alteration, or demolition of the property, the written consent of the property owner has been obtained. ~~If the City approves or amends a landmark designation, the provisions of this chapter shall apply as approved or amended. A copy of the Planning and Public Works Department's designation report or designation amendment shall be filed with the appropriate City office together with a legal description of the designated resource and notification that the provisions of this chapter apply. If the City terminates the designation of an historic resource, the provisions of this chapter shall no longer apply to said historic resource.~~

C. Statutory exemptions.

1. Historic districts. The age and owner consent requirements of subsection (D)(2) and (D)(3) of this section do not apply to properties located within a historic district established through a local preservation ordinance.

2. Aged properties. The age and owner consent requirements of subsection (D)(2) and (D)(3) of this section do not apply if the nominator provides written documentation demonstrating that the property is more than one hundred twenty-five (125) years old and the City makes a written determination that the property is in fact more than 125 years old.

D. Prohibition on designation. The Planning and Public Works Department shall not recommend, and the City Council shall not approve, the designation of a historic resource as a landmark or community landmark if the requirements of subsection (B) of this section are not satisfied.

E. Effect of noncompliance. Any designation made in violation of the age or owner consent requirements of this section is void and of no force or effect.

F. If the City terminates the designation of an historic resource, the provisions of this chapter shall no longer apply to said historic resource.

2.48.070 Certificate of appropriateness procedure.

A. At any time after a designation report and notice have been filed with the City Manager and for a period of six months after notice of a preliminary determination of significance has been mailed to the owner and filed with the City Manager, a

certificate of appropriateness must be obtained from PPW ~~the Planning and Public Works Department~~ before any alterations may be made to the significant features of the landmark identified in the preliminary determination report or thereafter in the designation report. The designation report shall supersede the preliminary determination report. This requirement shall apply whether or not the proposed alteration also requires a building or other permit.

B. Ordinary repairs and maintenance which do not alter the appearance of a significant feature and do not utilize substitute materials do not require a certificate of appropriateness. Repairs to or replacement of utility systems do not require a certificate of appropriateness; provided, that such work does not alter a significant exterior feature.

C. There shall be three types of certificates of appropriateness, as follows:

1. Type I, for restorations and major repairs which utilize in-kind materials.

2. Type II, for alterations in appearance, replacement of historic materials and new construction.

3. Type III, for demolition, moving and excavation of archaeological sites.

D. The ~~Historic Preservation Officer~~ HPO may approve Type I certificates of appropriateness administratively without public hearing, subject to procedures adopted by PPW ~~the Planning and Public Works Department~~. Alternatively the ~~Historic Preservation Officer~~ HPO may refer applications for Type I certificates of appropriateness to PPW ~~the Planning and Public Works Department~~ for decision.

E. Type II and III certificates of appropriateness shall be decided by PPW ~~the Planning and Public Works Department~~ and the following general procedures shall apply to such PPW ~~Planning and Public Works Department~~ actions:

1. Application for a certificate of appropriateness shall be made by filling out an application for such certificate with the HPO ~~Historic Preservation Officer~~ on forms provided by PPW ~~the Planning and Public Works Department~~.

~~2. If an application is made to the City Manager or designee for a permit for any action which affects a landmark, the City Manager shall promptly refer such application to the Historic Preservation Officer and such application shall be deemed an application for a certificate of appropriateness. The City Manager or designee may continue to process such permit application, but shall not issue any such permit until the time has expired for filing with the City Manager the notice of denial of a certificate of appropriateness or a certificate of appropriateness has been issued pursuant to this chapter.~~

2.~~3.~~ After PPW ~~the Planning and Public Works Department~~ has commenced proceedings for the consideration of any application for a certificate of appropriateness by giving notice of a hearing pursuant to LMC 2.48.050(C), no other application for the same or similar alteration may be made until such proceedings and all administrative appeals therefrom pursuant to this chapter have been concluded.

3~~4~~. Within 45 calendar days after the filing of an application for a certificate of appropriateness with PPW ~~the Planning and Public Works Department or the referral of an application to PPW the Planning and Public Works Department by the City Manager,~~ except those decided administratively by the HPO ~~Historic Preservation Officer~~ pursuant to subsection D of this section, the Planning Commission ~~Planning and Public Works Department~~ shall hold a public hearing thereon ~~on behalf of PPW~~. The ~~Historic Preservation Officer~~ HPO shall mail notice of the hearing to owner, the applicant, and parties of record at the designation proceedings, not less than 10 calendar days before the date of the hearing. No hearing shall be required if PPW ~~the Planning and Public Works Department~~, the owner and the applicant agree in writing to a stipulated certificate approving the requested alterations thereof. ~~This agreement shall be ratified by PPW the Planning and Public Works Department in a public meeting and reflected in the meeting minutes.~~ If PPW ~~the Planning and Public Works Department~~ grants a certificate of appropriateness, such certificate shall be issued within 10 calendar days. ~~forthwith and the Historic Preservation Officer shall promptly file a copy of such certificate with the City Manager.~~

4~~5~~. If PPW ~~the Planning and Public Works Department~~ denies the application for a certificate of appropriateness, in whole or in part, it shall so notify the applicant, the owner, and interested persons of record setting forth the reasons why approval of the application is not warranted within 10 calendar days.

5~~6~~. PPW ~~the Planning and Public Works Department~~ shall adopt such other supplementary procedures consistent with the City Code as it determines are necessary to carry out the intent of this section.

2.48.080 Evaluation of economic impact.

A. At the public hearing on any application for a Type II or Type III certificate of appropriateness, or Type I if referred to PPW ~~the Planning and Public Works Department~~ by the HPO ~~Historic Preservation Officer~~, PPW ~~the Planning and Public Works Department~~ shall, when requested by the property owner, consider evidence of the economic impact on the owner of the denial or partial denial of a certificate. In no case may a certificate be denied, in whole or in part, when it is established that the denial or partial denial will, when available incentives are utilized, deprive the owner

of a reasonable economic use of the landmark and there is no viable and reasonable alternative which would have less impact on the features of significance specified in the preliminary determination section of the designation report.

B. To prove the existence of a condition of unreasonable economic return, the applicant must establish, and PPW ~~the Planning and Public Works Department~~ must find, both of the following:

1. The landmark is incapable of earning a reasonable economic return without making the alterations proposed. This finding shall be made by considering, and the applicant shall submit to PPW ~~the Planning and Public Works Department~~ evidence establishing, each of the following factors:
    a. The current level of economic return on the landmark as considered in relation to the following:
        i. The amount paid for the landmark, the date of purchase, and party from whom purchased, including a description of the relationship, if any, between the owner and the person from whom the landmark was purchased;
        ii. The annual gross and net income, if any, from the landmark for the previous five years; itemized operating and maintenance expenses for the previous five years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period;
        iii. The remaining balance on any mortgage or other financing secured by the landmark and annual debt service, if any, during the prior five years;
        iv. Real estate taxes for the previous four years and assessed value of the landmark according to the two most recent valuations;
        v. All appraisals obtained within the previous three years by the owner in connection with the purchase, financing or ownership of the landmark;
        vi. The fair market value of the landmark immediately prior to its designation and the fair market value of the landmark (in its protected status as a designated landmark) at the time the application is filed;
        vii. Form of ownership or operation of the landmark, whether sole proprietorship, for profit or not-for-profit corporation, limited partnership, joint venture, or both;
        viii. Any state or federal income tax returns on or relating to the landmark for the past two years.

    b. The landmark is not marketable or able to be sold when listed for sale or lease. The sale price asked, and offers received, if any, within the previous two years, including testimony and relevant documents, shall be submitted by the property owner. The following also shall be considered:

i. Any real estate broker or firm engaged to sell or lease the landmark;
ii. Reasonableness of the price or lease sought by the owner;
iii. Any advertisements placed for the sale or lease of the landmark.

c. The unfeasibility of alternative uses that can earn a reasonable economic return for the landmark as considered in relation to the following:

i. A report from a licensed engineer or architect (each with experience in historic restoration or rehabilitation) as to the structural soundness of the landmark and its suitability for restoration or rehabilitation;
ii. Estimates of the proposed cost of the proposed alteration and an estimate of any additional cost that would be incurred to comply with the recommendation and decision of the Planning and Public Works Department concerning the appropriateness of the proposed alteration;
iii. Estimated market value of the landmark in the current condition after completion of the proposed alteration; and, in the case of proposed demolition, after renovation of the landmark for continued use;
iv. In the case of proposed demolition, the testimony of an architect, developer, real estate consultant, appraiser or other real estate professional experienced in historic restoration or rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing landmark;
v. The infeasibility of new construction around, above, or below the historic resource.

d. Potential economic incentives and/or funding available to the owner through federal, state, county, City or private programs.

2. The owner has the present intent and the secured financial ability, demonstrated by appropriate documentary evidence, to complete the alteration.

C. Notwithstanding the foregoing enumerated factors, the property owner may demonstrate other appropriate factors applicable to economic return.

D. Upon reasonable notice to the owner, and subject to the availability of funds budgeted for that purpose and approval of the expenditure by the City Council, PPW ~~the Planning and Public Works Department~~ may appoint and hire an expert or experts to provide advice and/or testimony concerning the value of the landmark, the availability of incentives and the economic impacts of approval, the potential for public acquisition, denial or partial denial of a certificate of appropriateness.

E. Any adverse economic impact caused intentionally or by willful neglect shall not constitute a basis for granting a certificate of appropriateness.

2.48.090 Appeal procedure.

A. Any person aggrieved by a decision of PPW ~~the Planning and Public Works Department~~ or of the HPO ~~Historic Preservation Officer~~ relative to a certificate of appropriateness may, within 14 calendar days of mailing of notice of such decision, appeal such decision in writing to the Hearing Examiner. The written notice of appeal shall be filed with the City Clerk, and shall be accompanied by a statement setting forth the grounds of the appeal, supporting documents and argument, and an appeal fee in accordance with the City's fee schedule as set forth in LMC 3.20.010.

B. If after examination of the written appeal and the record, the Hearing Examiner determines that an error in fact exists in the record, it may remand the proceeding to PPW ~~the Planning and Public Works Department~~ or HPO ~~Historic Preservation Officer~~ for reconsideration. Otherwise, it shall accept the facts as determined by PPW ~~the Planning and Public Works Department~~ or HPO ~~Historic Preservation Officer~~. If the Hearing Examiner determines that the decision of PPW ~~the Planning and Public Works Department~~ or HPO ~~Historic Preservation Officer~~ is based on an error in the application of City Code provisions, it may modify or reverse the decision.

C. The Hearing Examiner's decision shall be based solely upon the closed record; provided, that the Hearing Examiner may at his/her discretion permit the appellant and PPW ~~the Planning and Public Works Department~~ or HPO ~~Historic Preservation Officer~~, or their representatives, to submit arguments and statements explaining their positions, either in writing or orally at a public hearing held for the purpose, or both.

D. A final action under this chapter shall be final unless within 21 calendar days from the date of the action an aggrieved person seeks review by a court of competent jurisdiction.

2.48.110 Penalties for violating this chapter.

A. The performance of alterations, replacement, demolitions, repairs, moving or excavation of a landmark without a required certificate of appropriateness shall be designated as an infraction.

B. Any person cited for violation of this chapter, shall be subject to a penalty amount not to exceed $500.00 per day. Each day for which a violation or failure to comply occurs may constitute a separate offense; provided, however, that no penalty shall be imposed for any violation or failure to comply which occurs during the pendency of legal proceedings filing in any court challenging the validity of the provision or provisions of this chapter as to which such violation or failure to comply is charged.

C. Infraction under this chapter may be issued by a holder of a limited commission under LMC 2.14.110 and 2.14.120.

D. All violations of this chapter are detrimental to the public health, safety and welfare and are public nuisances. All conditions that are determined after review by the City to be in violation of this chapter are subject to abatement.

2.48.120 Special valuation for historic properties.

A. There is hereby established and implemented a special valuation for historic properties as provided in Chapter 221, 1986 Laws of Washington, and Chapter 84.26 RCW.

B. ~~The Lakewood Planning and Public Works Department~~ PPW is hereby designated as the "Local Review Board" for the purposes related to Chapter 221, 1986 Laws of Washington, and is authorized to perform all functions required by Chapter 221, 1986 Laws of Washington, Chapter 84.26 RCW, and Chapter 254-20 WAC.

C. All Lakewood landmarks designated and protected under authority of City ordinance shall be eligible for special valuation as set forth in Chapter 221, 1986 Laws of Washington, and Chapter 84.26 RCW. Community landmarks are not eligible for special valuation.

2.48.130 Severability.

A. If any provisions of this chapter or its application to any person or circumstance is held invalid, the remainder of the chapter or the application of the provision to other persons or circumstances is not affected.

2.48.140 Retroactive approval of acts.

Actions undertaken by the Landmarks and Heritage Advisory Board before the effective date of the ordinance codified in this chapter are hereby ratified.

TITLE 17 - SUBDIVISIONS

LMC Chapter 17.25 (NEW) — Administrative Lot Split

Amendment: 2026-01

This amendment introduces Chapter LMC 17.25 to regulate "administrative lot splits" that Lakewood must allow per E2SHB 1096 (codified at RCW 36.70A.635 and RCW 58.17.) No underlining/strikeout is included in the amendment since it is an entirely new code chapter.

Chapter 17.25
ADMINISTRATIVE LOT SPLIT

Sections:

17.25.010 Purpose.
17.25.020 Applicability.
17.25.030 General requirements.
17.25.040 Application procedure.
17.25.050 Approval criteria.
17.25.060 Recording.
17.25.070 Conflicts.

17.25.010 Purpose.

The purpose of this chapter is to establish an administrative lot split process for residentially zoned property consistent with RCWs 58.17.145, 36.70A.635, and 36.70B.110. This chapter authorizes the division of one existing, legally established residential lot into a maximum of two lots, provided each resulting complies with applicable zoning, access, environmental, frontage, utility, and other applicable development standards.

It is the intent of this chapter to provide a clear, objective, and non-discretionary review process that does not require a public notice or public hearing. This administrative review process is intended to increase housing opportunities while ensuring newly created lots remain safe, buildable, and adequately served by infrastructure and public services.

17.25.020 Applicability.

A. The provisions of this chapter apply exclusively to properties located within zoning districts where residential uses are allowed.

B. Lots that are not buildable according to Lakewood's development regulations including, but not limited to, critical areas, shorelines, stormwater, setbacks, impervious surface areas, and building coverage standards, are not eligible for an administrative lot split.

C. An administrative lot split may divide one existing residential lot into no more than two total lots, including the parent lot.

D. Administrative lot splits shall be processed in accordance with this chapter and hall not be subject to the procedures for short plats or subdivisions unless otherwise required by state law.

E. Both the parent lot and the newly created lot shall be required to meet the applicable development standards of the zoning district in which they are located.

F. Administrative lot splits shall be processed in accordance with this chapter and shall not be subject to the procedures for short plats or subdivisions unless otherwise required by state law.

17.25.030 General requirements.

A. Parent and unit lots are subject to all applicable requirements of LMC Titles 12 (Public Works), 13 (Public Utilities) 14 (Environmental Protection), 15 (Buildings and Construction), 16 (Shoreline Protection), 17 (Subdivisions), 18A (Land Use and Development Code), 18B (Downtown Development Code), and 18C (Station District Development Code), except as modified by this section.

B. Development on both the parent lot and the newly created lot shall conform to applicable minimum lot area, parking, density, design, frontage, and dimensional requirements of the underlying zoning district. The parent lot must be brought into compliance with these standards as a condition of the lot split.

D. Required parking for a dwelling unit may be located on either the parent lot or the newly created lot, provided that shared use of the parking is secured by a recorded easement.

E. Ingress, egress, emergency services, and utilities must be provided by recorded easements in accordance with applicable sections of the LMC. All shared access, utility joint use agreements, and maintenance agreements shall be recorded. All required easements shall be clearly shown on the recorded lot split survey prior to application approval by the city.

17.25.040 Application procedure.

Applicants shall submit in accordance with the procedures outlined in Chapter 18A.20 LMC. The Director may allow concurrent review of this application and the associated building permit(s) to streamline the review process.

In addition to the application requirements set forth in Chapter 18A.20 LMC, the submitted survey consistent with standards in RCWs 18.43, 58.09 and recording requirements with the Pierce County Auditor. The face of the survey shall include the following conditions: meet the following standards:

A. "This lot split survey was approved by the City of Lakewood on [date], File No. [___].

B. "Future lot splits of the lots shown hereon are prohibited pursuant to RCW 58.17.145(2)(i) and (10)."

C. "Access and utility easements necessary to serve the maximum number of dwelling units permitted on Lot B are shown hereon and were conveyed of record prior to recording of this survey, as required by RCW 58.17.145(2)(g). Said easement rights may be modified through subsequent permit approval consistent with City of Lakewood development regulations."

D. "Development of the lots shown hereon is subject to all applicable City of Lakewood development regulations in effect at the time of complete application. Approval of this lot split does not constitute approval of other related permits."

E. "Lot dimensions, setbacks, impervious surface limits, and building coverage standards applicable to each lot are governed by the underlying zoning district in effect at the time of complete application.

F. If right-of-way dedication is required by LMC Title 12, this must also be recorded on the survey "Right-of-way dedication required as a condition of this lot split approval is shown hereon and dedicated to the City of Lakewood for public use, pursuant to RCW 58.17.145(2)."

G. Consistent with RCW 58.17.145(2)(E), if rental displacement is triggered by the proposed lot split, this must also be recorded on the survey, "Displacement mitigation required as a condition of this approval."

H. A vicinity map drawn to a scale of four inches equals one mile or other approved scale of sufficient detail to orient the location of the original tract.

I. Name and address of the owner of record of the "original tract," scale of the drawing, and north directional arrow.

J. All lots shall be identified by numerical designation. The dimensions of each lot shall be shown.

K. Width and location of access to both lots.

L. The location and use of all existing buildings on the original tract.

M. Space shall be reserved the Planning and Public Works Director or designee approval signature.

17.25.050 Approval criteria.

An administrative lot split shall be approved only if all of the following are met:

A. The parent lot is located within a zoning district that allows residential uses.

B. Both the parent lot and newly created lot meets the minimum lot size required by the underlying zoning.

C. Each resulting lot is legally buildable and capable of development in compliance with all applicable City development regulations, including but not limited to critical areas, shoreline regulations, stormwater, setbacks, lot coverage, and impervious surface limits.

D. The split does not reduce the total number of dwelling units permitted on the parent lot under existing zoning.

E. The newly created lot complies with any applicable minimum density requirements under the existing zoning.

F. Water and sewer service is available to each lot, as demonstrated by written confirmation from the applicable service providers.

G. Legal access and utility service necessary to serve each lot are provided by recorded easements or other legal instruments prior to recording of the lot split.

H. Where the proposal would displace existing renters, the applicant shall submit a displacement mitigation plan. If no displacement will occur, the applicant shall provide written certification.

I. A survey prepared by a Washington state licensed land surveyor in accordance with Chapters RCW 18.43 and 58.09 is submitted, approved, and recorded, and includes all required notes and easements.

The Department Director may also require additional conditions of approval such as right-of-way dedication and frontage improvement in accordance with LMC Title 12.

17.25.060 Recording procedure.

A. No lot split shall be recorded with the Pierce County Auditor until City application approval and survey signature.

B. All easements required as conditions of approval shall be recorded with the Pierce County Auditor prior to or concurrent with recording of the lot split survey.

C. A copy of the final survey and applicable easement recordings shall be submitted to the City within 20 calendar days or the recording.

D. The lot split is not effective and no building permit for the newly created lot may be issued until the recordings have been provided to the City.

17.25.070 Conflicts.

As a Type I decision under LMC 18A.20.050 (D)(1), any conflicts between administrative lot split provisions of this chapter and other sections of this code shall be shall be subject to Director's Interpretation.

TITLE 18A - LAND USE AND DEVELOPMENT CODE

LMC 18A.10.120 - Establishment of zoning districts.

Amendment: 2026-14

Lakewood currently has two open space and recreation (OSR) land use zones, OSR1 and OSR 2. Currently, all city parks are zoned OSR1 except for Primley, Ponders, and Springbrook Parks.

This amendment replaces the OSR1 and OSR2 zones with a single OSR zone, eliminating problems regarding establishing and maintaining parks that have occurred under current zoning distinctions.

18A.10.120 Establishment of zoning districts.

* * *

B. Each zoning district and the abbreviated designation suffix are listed below. See subsections C and D of this section and Chapter 18A.40 LMC for more details about each zoning district.

Residential Zoning Districts

Name	**Symbol**
Residential 1	R1
Residential 2	R2
Residential 3	R3
Residential 4	R4

Mixed Residential Zoning Districts

Name	**Symbol**
Mixed Residential 1	MR1
Mixed Residential 2	MR2

Multifamily Zoning Districts

Name	**Symbol**
Multifamily 1	MF1

Residential Zoning Districts

Name	**Symbol**
Multifamily 2	MF2
Multifamily 3	MF3

Neighborhood Business Zoning Districts

Name	**Symbol**
Arterial Residential/Commercial	ARC
Neighborhood Commercial 1	NC1
Neighborhood Commercial 2	NC2

Commercial Zoning Districts

Name	**Symbol**
Transit-Oriented Commercial	TOC
Central Business District	CBD
Commercial 1	C1
Commercial 2	C2
Commercial 3	C3

Industrial Zoning Districts

Name	**Symbol**
Industrial Business Park	IBP
Industrial 1	I1
Industrial 2	I2

Military-Related Zoning Districts

Name	**Symbol**
Military Lands	ML
Air Corridor 1	AC1
Air Corridor 2	AC2
Clear Zone	CZ

Public/Institutional Zoning District

Name	**Symbol**
Public/Institutional Zoning District	PI

Open Space/Recreation Zoning Districts

Name	**Symbol**
Open Space and Recreation ~~1~~	OSR~~1~~
~~Open Space and Recreation 2~~	~~OSR2~~

C. *Relationship Between Comprehensive Plan Future Land Use Map Designations and Zoning Districts.*

Land Use Designation	**Land Use Zoning District**
Air Corridor 1 (AC1)	Clear Zone (CZ)
	Air Corridor 1 (AC1)
	Air Corridor 2 (AC2)
Air Corridor 2 (AC2)	Clear Zone (CZ)
	Air Corridor 1 (AC1)
	Air Corridor 2 (AC2)
Arterial Corridor (ARC)	Arterial Residential/Commercial (ARC)
Corridor Commercial (CC)	Transit-Oriented Commercial (TOC) only within Lakewood Station District
	Commercial 1 (C1)
	Commercial 2 (C2)
	Commercial 3 (C3)
Downtown	Central Business District (CBD)
High-Density Multifamily (HD)	Multifamily 2 (MF2)
	Multifamily 3 (MF3)
Industrial (I)	Industrial Business Park (IBP)
	Industrial 1 (I1)
	Industrial 2 (I2)
Public and Semi-Public Institutional (PI)	Public Institutional (PI)
Multifamily (MF)	Multifamily 1 (MF1)
Military Lands (ML)	Military Lands (ML)
Mixed Residential (MR)	Mixed Residential 1 (MR1)
	Mixed Residential 2 (MR2)
Neighborhood Business District (NBD)	Neighborhood Commercial 1 (NC1)
	Neighborhood Commercial 2 (NC2)
Open Space and Recreation (OSR)	Open Space and Recreation ~~1~~ (OSR~~1~~)
	~~Open Space and Recreation 2 (OSR2)~~
Residential (R)	Residential 1 (R1)
	Residential 2 (R2)

Land Use Designation	Land Use Zoning District
	Residential 3 (R3)
	Residential 4 (R4)

D. *Purpose and Applicability of Zoning Districts.*

* * *

9. *Open Space/Recreation Zoning Districts.*

a. *Purpose.* The Open Space and Recreation ~~1~~ (OSR~~1~~) ~~and Open Space and Recreation 2 (OSR2)~~ zoning district~~s~~ provides for open space and public or semi-public recreational activities ~~throughout the City~~.

b. *Applicability.* The OSR~~1 and OSR2~~ zoning district~~s are~~ is applicable to lands designated as Open Space and Recreation (OSR) in the comprehensive plan. Unless otherwise shown on the official zoning map, all open bodies of water, including, but not limited to, American Lake, Lake Steilacoom, Gravelly Lake, Lake Louise, Waughop Lake, Wards Lake, Seeley Lake, Boyles Lake, Carp Lake, Lost Lake, Mud Lake and Barlow Pond, shall be zoned ~~considered to be within the~~ OSR~~1 zoning district~~.

In addition, the OSR~~1 and OSR2~~ zoning district~~s are~~ is considered compatible with, and may be applied to, areas within all other comprehensive plan land use designations. The OSR~~1~~ zoning district ~~zoning district~~ may be applied to publicly or privately owned or controlled property used for natural open space and passive recreation, ~~. The OSR2 zoning district may be applied to~~ privately and publicly owned active recreational uses, and cemeteries.

LMC 18A.10.180 - Definitions

Amendments: 2026-01 | 2026-02 | 2026-03 | 2026-06 | 2026-18	**⚠ OVERLAP FLAG:** Multiple amendments modify this section.

Five amendments propose to add definitions to this section. Each definition is tagged with its driving amendment.

18A.10.180 Definitions.

* * *

"Administrative Lot Split" means the division of an existing residential lot into two separately owned lots processed administratively under the procedures established in LMC 17.25 and RCW 58.17. **[2026-01]**

* * *

"Boarder" means a patron of a ~~boarding house or~~ rooming house who is provided meals, with or without lodging, for compensation. **[2026-18]**

~~"Boarding house" means a dwelling or part of a dwelling where lodging is furnished for compensation to three (3) or more persons living independently from each other. Meals may also be included.~~[2026-18]

* * *

~~"Existing building" means a building that received a certificate of occupancy at least three (3) years prior to the permit application to add housing units.~~[2026-02, 2026-06]

"Existing Building" for purposes of residential conversions subject to RCW 35A.21.440, means a building that received a certificate of occupancy, or for residential structures, a final building inspection approval on an issued permit, at three years prior to the date of the permit application to add housing units.
This definition applies solely for new housing in existing buildings associated with RCW 35.A.21.440 and does not modify the meaning of "existing building" or "existing structure" as used elsewhere in this title or Title 15. [2026-02, 2026-06]

* * *

"Gross Floor Area" means the total horizontal area of all floors of the building, measures from the interior finished surface of exterior walls, including all enclosed spaces used or intended for use by occupants including but not limited to mezzanines and basements.
Gross floor area shall exclude unenclosed areas (e.g, balconies, breezeways, porches exterior walkways, areas used exclusive for parking, loading or circulation, mechanical and service spaces and areas less than five feet in height.[2026-02, 2026-06]

* * *

"Self-Certified ADU" means a detached accessory dwelling unit for which the building permit application has been submitted under the City's self-certification program, and for which a Washington-registered architect has certified that the unit complies with all applicable building codes. [2026-03]

* * *

LMC 18A.20.080 - Review and Approval Authorities

Amendment: 2026-01

This amendment adds "administrative lot splits" to the section's table for consistency with how other application types' review and appeal authorities are regulated in the LMC.

Application Type	Review and Approval Authority	Type I	Type II	Type III	Type IV	Type V
Planning (LMC Titles 17, 18A, 18B and 18C)						
Administrative Conditional Use	PPW		X			

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Application Type	Review and Approval Authority	Type I	Type II	Type III	Type IV	Type V
Administrative Lot Split	**PPW**	**X**				
Administrative Nonconforming Determination	D	X				
Preliminary Binding Site Plan	PPW		X			
Binding Site Plan Major Modification	PPW		X			
Binding Site Plan Minor Modification	PPW	X				
Boundary Line Adjustment	PPW	X				
Comprehensive Map Amendment, Area-Wide	PC/CC					X
Comprehensive Map Amendment, Site-Specific	PC/CC					X
Conditional Use	HE			X		
Cottage Housing	PPW		X			
Design Review	PPW	X				
Development Agreement	CC					X
Director's Interpretation	D	X				
Emergency Housing	PPW	X				
Emergency Shelter	PPW	X				
Essential Public Facilities	HE			X		
Final Subdivision Plat (10 lots or more)	PPW	X				
Final Short Plat (unit lot and binding site plan)	PPW	X				
Foster Care Facility	PPW	X				
Home Occupation	PPW	X				
Land Use Variance (less than 15% deviation to standards)	PPW	X				
Land Use Variance (greater than15%, less than 25% deviation to standards)	PPW		X			
Land Use Variance (greater than 25% deviation to standards)	HE			X		
Permanent Supportive Housing	PPW	X				
Planned Development District	HE			X		
Plat Alteration	HE			X		

Application Type	Review and Approval Authority	Type I	Type II	Type III	Type IV	Type V
Preliminary Plat (10 lots or more)	HE			X		
Preliminary Plat Major Modification	HE			X		
Preliminary Plat Minor Modification	PPW		X			
Preliminary Short Plat (9 lots or less)	PPW		X			
Preliminary Short Plat Major Modification	PPW		X			
Preliminary Short Plat Minor Modification	PPW	X				
Public Facilities Master Plan	HE			X		
Public Facilities Master Plan Major Modification	HE			X		
Public Facilities Master Plan Minor Modification	PPW		X			
Rezone, Area-Wide	PC/CC					X
Rezone, Site-Specific	PC/CC					X
RV Use in Manufactured Home Park	PPW	X				
Short-Term Rental	PPW		X			
Similar Use Determination	D	X				
Small Cell Wireless	PPW	X				
Temporary Use	PPW	X				
Time Extension	PPW	X				
Transfer of Development Rights	PPW	X				
Transitional Housing	PPW	X				
Tree Removal/Emergency Tree Removal	PPW	X				
Preliminary Unit Lot Subdivision	PPW		X			
Preliminary Unit Lot Subdivision Major Modification	PPW		X			
Preliminary Unit Lot Subdivision Minor Modification	PPW	X				
Zoning Amendment (text only)	CC					X
Zoning Certification	PPW	X				
Zoning Interpretations	D	X				

Application Type	Review and Approval Authority	Type I	Type II	Type III	Type IV	Type V
* * * [Remainder of table unchanged]						

LMC 18A.20.228 - Nonconforming Uses

Amendments: 2026-02 | 2026-06

OVERLAP FLAG: Multiple amendments modify this section.

Proposed amendments 2026-02 (per HB 1183) and 2026-06 (per HB 1757) both modify this code section: HB 1183 adds a cross-reference for residential conversion treatment; HB 1757 modifies nonconforming use standards for the same context. This amendment consolidates the proposed changes into a single redline.

18A.20.228 Nonconforming uses.

A. Where a lawful structure exists at the effective date of adoption of the ordinance codified in this title that could not be built under the terms of this title by reason of restrictions on area, lot coverage, height, yards or other characteristics of the structure, it may be continued so long as the structure remains otherwise lawful subject to the following provisions:

1. Whenever a nonconforming use has been abandoned, discontinued, or changed to a conforming use for a continuous period of twelve (12) months or more, the nonconforming use shall not be reestablished, and thereafter the use of the structure or site wherein it was located shall be in conformity with the regulations for its zoning district.

See LMC 18A.40.110(B)(15) for provisions governing the addition of residential units within existing buildings pursuant to state law.**[2026-02, 2026-06]**

If any nonconforming use ceases for any reason for a period of more than twelve (12) consecutive months, any subsequent use shall conform to the regulations specified by this title for the district in which such use is located.

Abandonment or discontinuance shall include cessation of a use regardless of intent to resume the use.

* * *

LMC 18A.20.230 - Nonconforming Structures

Amendments: 2026-02 | 2026-06	⚠ OVERLAP FLAG: Multiple amendments modify this section.

Proposed amendments 2026-02 (per HB 1183) and 2026-06 (per HB 1757) both modify this section: HB 1183 requires addition of a residential conversion exception to 18A.20.230 (A)(1); HB 1757 required modification of nonconforming use standards for the same context. This amendment consolidates the two bills' proposed changes into a single redline.

18A.20.230 Nonconforming structures.

A. Where a lawful structure exists at the effective date of adoption of the ordinance codified in this title that could not be built under the terms of this title by reason of restrictions on area, lot coverage, height, yards or other characteristics of the structure, it may be continued so long as the structure remains otherwise lawful, subject to the following provisions:

1. No such structure may be enlarged or altered in a way that increases its degree of nonconformity. Alterations, additions or enlargements may be allowed as long as the work done does not extend further into any required yard or violate any other portion of this title. Complete plans shall be required of all work contemplated under this section.

Notwithstanding the foregoing, the conversion of an existing building to residential use shall not be considered an enlargement or alteration that increases nonconformity, provided that:

a. All new units are constructed entirely within the existing building envelope;

b. The building complies with applicable building, fire, and life-safety codes;

c. Any projections, height exceptions, or setback modifications comply with LMC 18A.60.090; and

d. For purposes of this exception, "existing building" means a building that received a certificate of occupancy at least three (3) years prior to the permit application to add housing units.[2026-02, 2026-06]

2. Work may be done in any period of twelve (12) consecutive months on ordinary repairs, or on repair or replacement of nonbearing walls, fixtures, wiring or plumbing to an extent not exceeding twenty-five (25) percent of the current replacement value of the building. Replacement values shall be determined by the Director ~~City's Building Official~~.

3. Should such structure be destroyed by any means to an extent of more than fifty (50) percent of its replacement cost at time of destruction, in the judgment of the Director ~~City's Building Official~~, it shall not be reconstructed except in conformity with provisions of this title.

* * *

LMC 18A.40.100 - Open Space Use

Amendments: 2026-14

This amendment edits the Open Space Land Use Table at LMC 18A.40.100 to add a new Open Space and Recreation (OSR) Zone to better reflect current or planned uses for the City's open spaces and parks. The two current zones, OSR1 and OSR 2, would be eliminated. Currently, all city parks and open spaces are zoned OSR1 except for Primley, Ponders, and Springbrook Parks.

18A.40.100 Open space and recreation.

A. *Open Space Land Use Table*. See LMC 18A.10.120(D) for the purpose and applicability of zoning districts. See subsection B of this section for operating and development conditions for uses other than health/fitness facilities. See subsection C of this section for operating and development conditions for health/fitness facilities.

	~~Zoning Classifications~~		Zoning Classification
Open Space and Recreation Land Uses	~~OSR 1~~	~~OSR 2~~	OSR
Arboretums and community gardens ~~more than two (2) acres in size~~.	~~C~~	~~P~~	P
Above-ground and below-ground electrical distribution lines, poles, and associated facilities and appurtenances with voltages of 55,000 volts and under.	~~P~~	~~P~~	P
Accessory caretaker's quarters and accessory structures related thereto.	~~P~~	~~–~~	C
Active recreation structures, playgrounds, dog parks, skateparks, sport courts, amphitheaters, picnic tables and shelters			P
Antennas and satellite dishes for subject to specific standards, including siting criteria, set forth in Chapter 18A.95 LMC, Wireless Service Facilities.	~~P~~	~~P~~	P
Bus shelters.	~~P~~	~~P~~	P
Cable, fiber optics, traffic control, or telephone transmission lines, poles, or apparatus, not including antennas, wireless services facilities, structures, or private antenna and satellite dishes.	~~P~~	~~P~~	P
Camping or recreational lodging units			C

	~~Zoning Classifications~~		Zoning Classification
Open Space and Recreation Land Uses	~~OSR 1~~	~~OSR 2~~	OSR
Community center (all types).	~~–~~	~~C~~	P
Constructed wetlands.	~~P~~	~~P~~	P
Docks and piers ~~mooring facilities~~ as regulated by applicable shoreline management regulations.	~~P~~	~~P~~	P
Eating and drinking establishment (Level 1/2) or permanent concessions building.	~~P~~	~~–~~	C
Equestrian facilities~~clubs~~.	~~C~~		C
~~Facilities used in on-site grounds maintenance.~~	~~P~~	~~P~~	
Fish hatcheries.	~~P~~	~~–~~	P
Funeral facilities, funeral chapels, crematories, and monuments ~~such as preparation and display facilities, funeral chapels, cemeteries, crematories~~, subject to state air quality standards and intensity limits when situated within the military-related zoning districts~~, and affiliated offices~~.	~~–~~	~~C~~	C
"Health/fitness facility," Commercial	~~–~~	~~P~~	C
"Health/fitness facility," Public or Non-Profit	~~–~~	~~P~~	P
Historical cemeteries.	~~P~~	~~–~~	P
~~Hotels and motels associated with a sports complex facility.~~		~~C~~	
Local water distribution systems, wellheads, and pump stations.	~~P~~		P
Maintenance and storage buildings and outdoor storage, subject to the provisions of LMC 18A.60.190, outdoor storage and commercial yard surfacing standards, for maintenance of equipment and goods utilized in the primary use.			P
Marinas, including those with fuel stations and vessel launches.	~~C~~	~~C~~	C
Multi-use shared use paths (paved and unpaved) ~~linear trails~~.	~~C~~	~~C~~	P
Natural gas distribution lines.	~~P~~	~~P~~	P
~~Natural open space and passive recreation.~~	~~P~~	~~P~~	
Neighborhood-scale active recreation and limited accessory structures: Parks, playgrounds, arboretums, and community gardens two (2) acres or less in size; open sports fields two (2) acres or less in size, with no spectator seating; improved trail systems; paved multi-use areas and bridle trails within defined park areas; public restrooms; playground equipment; and picnic tables and shelters.	~~P~~	~~–~~	P

	~~Zoning Classifications~~		Zoning Classification
Open Space and Recreation Land Uses	~~OSR 1~~	~~OSR 2~~	OSR
Office and administrative uses related to the operations of park facilities ~~not to exceed five thousand (5,000) square feet~~.	~~P~~	~~–~~	P
~~On-site soil reclamation treatment in accordance with state regulations.~~	~~P~~	~~P~~	
Open sports fields with unenclosed seating for up to four hundred (400) spectators.	~~C~~	~~P~~	P
~~Parks and playgrounds from two (2) to twenty (20) acres in size.~~	~~C~~	~~C~~	
Performing arts theaters.		~~C~~	C
Pipelines engaged in the transmission of water, petroleum, oil, natural gas, or other substance, where lines do not serve as local distribution lines but may serve as a single regional facility.	~~–~~	~~C~~	C
~~Playgrounds over twenty (20) acres in size, open sports fields with unenclosed seating for more than four hundred (400) spectators, and regional recreational facilities.~~	~~C~~	~~C~~	
~~Protected open space areas in a natural state, together with~~ L~~l~~ow-impact passive recreational facilities including ~~single-track hiking trails,~~ beaches, viewing areas, interpretive signage, and public art~~fences~~.	~~P~~	~~P~~	P
Public and private golf courses and associated driving ranges.	~~C~~	~~C~~	C
Public and private outdoor recreational facilities.		~~C~~	C
Regional cable, fiber optics, traffic control, or telephone transmission lines, poles, or apparatus, not including antennas or wireless service facilities.	~~–~~	~~P~~	C
~~Retaining walls, freestanding walls, and fences.~~	~~P~~	~~P~~	~~P~~
Restrooms, parking, and support facilities for day use			P
~~Senior center.~~		~~C~~	
Sewage collection facilities including distribution lines, such as wastewater transfer facilities, odor control structures, pump stations and lift stations.	~~P~~	~~P~~	P
Sports complex engaged in the provision of physical sports, entertainment, or recreational services to the general public or members~~, which may or may not~~ includinge associated eating and drinking establishments, and without alcohol sales.	~~–~~	~~C~~	C
~~Maintenance and storage buildings and outdoor storage, subject to the provisions of LMC 18A.60.190, outdoor storage and commercial~~	~~P~~	~~P~~	~~P~~

	~~Zoning Classifications~~		Zoning Classification
Open Space and Recreation Land Uses	~~OSR 1~~	~~OSR 2~~	OSR
~~yard surfacing standards, for maintenance of equipment and goods utilized in the primary use.~~			
Storm water collection pond and local conveyance systems and facilities.	~~P~~	~~P~~	P
~~Storm water pond facilities that are also developed to allow uses such as parks, or for recreational purposes.~~	~~P~~	~~P~~	
Swimming pools ~~for community or regional use~~.	~~C~~	~~P~~	C
Water storage facilities.	~~P~~	~~P~~	P

LMC 18A.40.110 - Residential Uses

Amendments: 2026-02 | 2026-03 | 2026-06 | 2026-18

OVERLAP FLAG: Multiple amendments modify this section.

Four proposed amendments would change LMC 18A.40.110. 2026-02 and 2026-06 change subsection (B)(15) regarding existing buildings for residential use; if adopted, 2026-03 would add a new subsection at (B)(1)(o) regarding ADU self-certification; 2026-18 changes the table at section A and deletes LMC 18A.40.110 (B)(2).

NOTE: Reason for PPW's NO RECOMMENDATION for 2026-03

PPW provides no recommendation for amendment 2026-03. The issue of voluntarily adopting a self-certification of accessory dwelling units (ADUs) is a policy decision for the City Council. Under HB 1353's provisions, when a permit application has been self-certified as required by the program and after the City determines the application to be complete, the City may deem the application to be in compliance with applicable code requirements as well as with local building, electric, plumbing, mechanical, and fire code requirements.

The ADU self-certification process opens the potential for life safety liability for the City if the ADU fails code requirements over time. In addition, the required resources for establishing, administering, and tracking a self-certification program would put undue burden on the City when compared to the number of ADUs that might be submitted under it. Two ADU permits have been issued in Lakewood between January 1, 2025 and April 28, 2026.

18A.40.110 Residential uses.

A. *Residential Land Use Table*. See subsections B, C, and D of this section for development and operating conditions. See LMC 18A.10.120(D) for the purpose and applicability of zoning districts.

	Zoning Classifications																				
Residential Land Uses	**R1**	**R2**	**R3**	**R4**	**MR1**	**MR2**	**MF1**	**MF2**	**MF3**	**ARC**	**NC1**	**NC2**	**TOC**	**CBD**	**C1**	**C2**	**C3**	**IBP**	**I1**	**I2**	**PI**
~~Boarding house (B)(2)~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~–~~	~~–~~	~~–~~	~~–~~	~~–~~	~~–~~	~~–~~	~~–~~	~~–~~	~~–~~	~~–~~	~~–~~	~~–~~	~~–~~	~~–~~
[Remainder of table unchanged][2026-18]																					

LMC 18A.40.110 (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:

* * *

o. Self-Certification Program for Detached ADUs.

a. Purpose. The purpose of this section is to implement RCW 36.70A.683 by providing an optional self-certification program for detached ADU permit applications to streamline permit review while maintaining compliance with applicable codes.

b. Applicability. This program applies to any detached ADU located on a lot with a primary residential dwelling that otherwise complies with Lakewood Municipal Codes.

c. Eligibility. Only architects registered under chapter 18.08 RCW who meet any additional City qualifications may self-certify ADU permit applications.

d. Program Requirements

i. Self-Certification Form

The City shall adopt a standardized form requiring:

A. Architect attestation that the ADU complies with all applicable building codes.

B. Owner acknowledgement that the ADU will be constructed as certified and that any deficiencies discovered will be corrected at the owner's expense.

C. Indemnification of the City from any claims arising from the ADU constriction or certification.

ii. Audits

The City shall randomly audit at least 20 percent of self-certified ADU application annually or a minimum of five applications, whichever is fewer.

iii. Penalties

Architects failing audits may be suspended from program participation for at least one year. Architects who fail two audits within five years may be permanently barred from the program.

iv. Insurance

Participating architects shall maintain professional liability insurance as determined by the City.

e. Permit Processing

i. Application submitted under this program shall be reviewed administratively to confirm completeness and supporting documentation.

ii. If administratively complete, the permit shall be approved without further building code review.

iii.The permit shall have the same legal effect as a standard building permit issued following full review.

f. Reporting

i. The city shall report any penalties or suspensions to the Department of Commerce.

ii. The City shall annually report program metrics to the Department of Commerce, including total self-certified applications, audits results, and average review times.[2026-03]

~~2. Standards – Boarding House.~~

~~a. Parking Requirements. At a minimum, there must be one (1) off-street parking stall per occupant, or three-quarters (3/4) space per room if the lot is within one-quarter (1/4) mile of a commuter rail or bus rapid transit stop. An owner may reduce the off-street parking requirement if an affidavit is signed that an occupant does not own a vehicle.~~

~~b. Solid Waste Management Regulations.~~

~~i. All occupied units shall have minimum garbage service as prescribed by the City pursuant to LMC Title 13.~~

~~ii. The owner is responsible to provide each occupant with the solid waste collection schedule and that schedule is to be posted within the unit as approved by the City.~~

~~c. International Property Maintenance Code. Pursuant to LMC Title 15, International Property Maintenance Code occupancy requirements are~~

~~applicable to a boarding house regardless of the number of individuals living in the residence.~~

~~d. Amortization Schedule. Existing boarding houses have until December 31, 2015, to become compliant with the regulations outlined in this title and LMC Title 5 as it pertains to boarding houses.~~

~~e. Additional Standards. The following additional standards are required to be met for any boarding house housing over four (4) unrelated individuals excluding Types 1, 2, 3, 4, and 5 group homes in LMC 18A.10.040; hotels and motels as defined in LMC 18A.40.040; and excluding state-licensed foster homes, in addition to the criteria for a conditional use permit under Chapter 18A.30 LMC, Article II:~~

~~i. Adequate living space based on the International Residential Code standards will be taken into account when a request for more than four (4) unrelated individuals is requested.~~

~~ii. A designated property manager that is available twenty-four (24) hours a day, seven (7) days a week, is required.~~

~~iii. The request for more than four (4) unrelated individuals will not adversely impact the surrounding community.~~

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

~~v. The applicant must adhere to the provisions of the City's noise control regulations found in Chapter 8.36 LMC.~~**[2026-18]**

* * *

15. Use of "existing buildings," as defined in LMC 18A.10.180, for residential purposes in commercial, mixed-use, and residential zones:

a. The addition of housing units at a density up to fifty (50) percent more than what is allowed in the underlying zone may be permitted if constructed entirely within an existing building envelope; provided, that generally applicable health and safety standards, including but not limited to building code standards and fire and life safety standards, can be met within the building;

Conversion of an existing building to residential use may exceed the maximum density permitted by the underlying zoning district up to 50 percent provided the development is located entirely within the existing building envelope per RCW 35A.21.440(2)(a). The number of dwelling units shall comply with applicable building, fire and life/safety requirements. Nothing in this subsection authorizes a reduction in standards required for public safety or accessibility.

Nothing in this section allows existing buildings to be converted fully or partially to residential uses within the Air Corridor 1 (AC1), Air Corridor 2 (AC2), or Clear Zone (CZ) land use zones.

b. Sufficient existing parking must be retained to satisfy the number required for existing residential units and ~~nonresidential~~ uses that remain after the new residential units are added;

c. If an existing building is a designated landmark or is within a historic district established through a local preservation ordinance, applicable exterior design or architectural requirements beyond those necessary for health and safety of the use of the interior of the building or to preserve character-defining streetscapes will be enforced on the residential use in the building;

d. Design Standards Applicability-Existing Building Conversations. For residential units added within an existing building pursuant to RCW 35A.21.440, the City shall not impose exterior design or architectural requirements beyond those:

i. Necessary for health and safety of the use of the interior of the building;
ii. Necessary for streetscape improvements and ADA accessibility; or
iii. Required due to the building is designated a landmark or located within a historic district established by federal, state or local laws.

Generally applicable residential design standards for the zoning district may be applied only to the extent consistent with this section and RCW 35A.21.440(2)(e).

* * *

j. Parking Requirements for Residential Units Within Existing Buildings. Consistent with RCW 35A.21.440(2)(b), the City shall not impose parking requirements on the addition of dwelling units or living units added within an existing building. The City may require retention of existing parking that is required to satisfy existing residential and nonresidential parking requirements under Title 18A if those uses remain in the building after the new units are added.[2026-02, 2026-06]

LMC 18A.40.130 - Air corridor and clear zones.

Amendment: 2026-06

This amendment updates regulations for the Air Corridor 1 and 2 (AC1 and AC2) land use zones following adoption of HB 1757.

18A.40.130 Air corridor and clear zone.

* * *

D. *Air Corridor and Clear Zone 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	**AC1**	**AC2**	**CZ**	**Density**
* * *				
Residential Uses				
Accessory caretaker's unit	–	–	–	N/A
Accessory dwelling unit	–	–	–	N/A
Cottage housing	–	–	–	N/A
Cohousing (dormitories, fraternities and sororities)	–	–	–	N/A
Detached single-family structure(s) on lot less than 20,000 square feet	–	–	–	N/A
Detached single-family structure(s) on lot greater than 20,000 square feet	–	P	–	N/A
Foster care facilities	–	–	–	N/A
Two-family residential structure(s), attached or detached dwelling units	–	–	–	N/A
Three-family residential structure(s), attached or detached dwelling units	–	–	–	N/A
Multifamily structure(s), 4 or more residential units	–	–	–	N/A
Mixed use	–	–	–	N/A
Home occupation	P	P	–	N/A
Mobile home parks	–	–	–	N/A
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
Use of existing buildings for residential use	–	–	–	N/A

Land Use Categories	AC1	AC2	CZ	Density
* * *				
[Remaining table sections remains unchanged]				

Director: Department of Planning and Public Works (PPW) Director
HE: Hearing Examiner
P: Permitted Use C: Conditional Use "–": Not Allowed N/A: Not Applicable

Applications for all uses must comply with subsection E of this section's general requirements.

* * *

4. *Nonconforming Buildings and Structures.*
   a. Any residential use group building, and any assembly, business, educational, institutional or mercantile use group building or structure or portion thereof, which lawfully existed on the date of adoption of this section and which is not in conformity, shall be deemed nonconforming and subject to Chapter 18A.20 LMC, Article II, Nonconforming Uses and Structures.
      i. Exceptions to residential use group buildings. A one-time addition/expansion of no more than two hundred (200) square feet of conditioned space shall be permitted.

   b. Any extension, enlargement, relocation, reconstruction or substantial alteration of a nonconforming residential use group building, and any assembly, business, educational, institutional or mercantile use group building or structure or portion thereof, shall be subject to the acoustical performance standards as set forth in LMC Title 15 unless otherwise modified by the Building Official pursuant to applicable provisions of the Washington State Building Code.

   c. Notwithstanding RCW 35A.21.440, conversion of existing buildings to residential uses is prohibited within the Air Corridor 1 (AC1), Air Corridor 2 (AC2), and Clear Zones.

LMC 18A.60.090 - General Standards — Projection Exceptions

Amendment: 2026-02

This amendment adds language to subsection 11 for consistency with HB 1183.

11. *Projection Exception.*
    a. Fireplace structures, cornices, eaves, canopies, sunshades, gutters, chimneys, sills, lintels, bay or garden windows, ornamental features or similar

architectural elements may project into any setback, provided such projections are:

i. Not wider than ten (10) feet for each wall projection.
ii. Not more than two (2) feet into an interior, front, or rear yard setback.

b. Porches, decks, and other structures which do not exceed thirty (30) inches height from the finished lot grade may project into any setback, provided such projections do not extend more than three (3) feet into a front, rear, or interior yard setback.

c. Steps may project into any setback, provided such projections do not extend more than three (3) feet into the setback.

d. A wheelchair ramp may project up to half of the distance into any required setback; provided, that it does not obstruct the sight distance of a driveway or a street.

e. For an existing building, exterior insulation, weather-resistive cladding, or similar energy-efficiency retrofit components may project up to eight (8) inches into required zoning setback. Such projections shall not be considered structural encroachments.

f. For retrofit roof assemblies that increase roof thickness for energy-efficiency purposes may project up to eight (8") inches above the maximum building height otherwise permitted. Such projection shall be limited solely to insulation or roof assembly thickness and shall comply with applicable building and fire code provisions.

g. Solar photovoltaic or solar thermal panels may project up to forty-eight (48) inches above the maximum building height otherwise permitted in the zoning district, provided the installation complies with applicable building and fire code requirements.

* * *

LMC 18A.70.020 - Community Design — Applicability

Amendment: 2026-02

This amendment adds text regarding "residential dwelling units added entirely within an existing building envelope" to the list of items exempt from Chapter 18A.70.

18A.70.020 Applicability.

A. This article shall apply to all new development, except single-family dwellings, in any zoning district in the City.

B. Additions and exterior remodels associated with existing buildings and site redevelopment projects are subject to those provisions of this article that are determined by the Director to be reasonably related and applicable to the development project.

C. Projects that modify parking and landscaping areas shall be subject to site design standards for pedestrian access, safety and landscaping standards.

D. The Director may, at his/her sole discretion, determine which, if any, additional design standards apply to projects that modify an existing building or site.

E. Proposals that will not modify a building exterior or the site, such as interior tenant improvements and interior remodels, are exempt from the community design standards.

F. Residential dwelling units added entirely within an existing building envelope, as authorized by LMC 18A.40.110(15) and consistent with RCW 35A.21.440, the city shall not impose exterior design requirements beyond:

i. Those necessary for health and safety of the use of the interior of the building; Necessary for health and safety of the use of the interior of the building;
ii. Necessary for streetscape improvements and ADA accessibility; or
iii. Required due to the building is designated a landmark or located within a historic district established by federal, state or local laws.

* * *

LMC 18A.80.030 - Zoning District Parking Requirements

Amendments: 2026-02 | 2026-08	⚠ **OVERLAP FLAG:** Multiple amendments modify this section.

Two proposed amendments change this section: 2026-02 adds a no-parking provision for units added within existing building envelopes; 2026-08 adds a new subsection F (minimum parking exemptions) and revises the parking standards matrix.

F. *Minimum Parking Exemptions*. Notwithstanding any other provision of this chapter, no minimum off-street parking requirements shall apply for:

1. Residences under 1,200 square feet of gross floor area;
2. Commercial spaces under 3,000 square feet of gross floor area;
3. Affordable housing;

4. Senior housing;
5. Child care facilities licensed or certified under RCW 43.216.010;
6. Ground-level nonresidential spaces in mixed-use buildings; and
7. A building undergoing change of use from nonresidential to residential uses, or change of use for a commercial use.

Parking exemptions in this subsection do not apply to parking spaces permanently marked and required for compliance with the Americans with Disabilities Act (ADA). **[2026-08]**

~~F~~G. *Parking Standards*. Note that the parenthetical numbers in the matrix identify specific requirements or other information which is set forth following the matrix in subsection G of this section.

PARKING STANDARDS TABLE				
Use	**Unit measure**	**Optional Minimum; see 18A.80.060(H)).**	**Max**	**Required bicycle parking spaces**
BUSINESS PARK				
General business park	Per 1,000 square feet	2	4	See offices
COMMERCIAL				
Banks	Per 1,000 gross square feet	2	3	~~See offices~~ 1 per 15 auto stalls. Minimum of 2
Billiard halls	Per table	1	2	1 per 20 auto stalls. Minimum of 4
Bowling alleys	Per alley	3	5	1 per 20 auto stalls. Minimum of 4
Brewery, winery, tasting rooms and distillery	Per 500 gross square feet	2		1 per 20 auto stalls
Commercial recreation	Per 1,000 square feet	3	5	1 per 20 auto stalls. Minimum of 4
Day care, preschools, nursery schools (1)	~~Per staff member~~ Exempt per LMC 18A.80.030(F)	~~0.5~~	~~1~~	1 per 25 auto stalls. Minimum of 1
Hotels, motels (2)	Per room or suite	1	~~2~~	See retail
	Per 1,000 square feet of seating area of banquet and meeting rooms	6	~~N/A~~	See places of assembly without fixed seats
Medical and dental clinic and offices	Per 1,000 square feet of GFA	2	~~4~~	See offices
Mini storage	Per 100 units	1; or a minimum of 3 spaces plus 2 for	~~N/A~~	None

PARKING STANDARDS TABLE				
Use	**Unit measure**	**Optional Minimum; see 18A.80.060(H)).**	**Max**	**Required bicycle parking spaces**
		permanent on-site managers		
Mortuaries, funeral homes	Per 4 seats	1	2	None
~~Neighborhood commercial shopping area~~	~~Per 1,000 square feet~~	~~1~~	~~2~~	~~See retail~~
Office building	Per 1,000 square feet of GFA			1 per 15 auto stalls. Minimum of 2
	~~- With on-site customer service~~	~~2~~	~~4~~	
	~~- Without on-site customer service~~	~~1.5~~	~~3~~	
~~Regional shopping centers, food and drug stores~~	~~Per 1,000 square feet of GFA~~	~~3~~	~~6~~	~~See retail~~
~~Restaurants~~	~~Per 100 square feet of dining area~~	~~1~~	~~4~~	~~See retail~~
Retail, General Merchandise	Per 1,000 gross square feet	~~3~~2	~~6~~	1 per 20 auto stalls. Minimum of 2
Ground-level Retail in mixed-use development	~~Per 1,000 gross square feet~~ Exempt per 18A.80.030(F)(1)	~~2~~	~~4~~	~~See retail~~ 1 per 20 auto stalls. Minimum of 2
~~Service stations (mini marts are retail uses)~~	~~Per employee plus per service bay~~	~~0.5~~	~~1~~	~~None~~
Wholesale	Per 1,000 gross square feet	2		1 per 20 auto stalls. Minimum of 2
INDUSTRIAL				
General industrial	Greatest number of employees on a single shift plus one space for each vehicle owned, leased or operated by the company	0.5	~~1~~	See offices
Warehouse	Per 2,000 square feet of GFA plus per 400 square feet of GFA used for office or display area	1	~~N/A~~	None
INSTITUTIONAL				
Convalescent facilities, nursing homes	Per 2 patient beds	1	~~3~~	See offices

PARKING STANDARDS TABLE				
Use	**Unit measure**	**Optional Minimum; see 18A.80.060(H)).**	**Max**	**Required bicycle parking spaces**
Hospital	Per bed	0.5	~~1~~	See offices
Libraries	Per 200 square feet of GFA	0.5	~~1~~	1 per 20 auto stalls. Minimum of 2
Schools, elementary and junior high	Per classroom and office	1	~~1.5~~	1 per classroom
Schools, senior high	Per classroom and office plus per each 5 students of designated capacity	1	~~2~~	1 per 5 auto stalls. Minimum of 2
PLACES OF ASSEMBLY				
Places of assembly without fixed seats	Per 1,000 square feet of GFA	10	~~11~~	1 per 25 auto stalls. Minimum of 2
Places of assembly with fixed seats	Per 4 seats	1	~~2~~	1 per 40 auto stalls. Minimum of 4
Stadiums, auditoriums, gymnasiums, theaters	Per 4 seats of the permitted assembly occupants. (School and/or public facility parking spaces may be used provided the facilities are on the same or contiguous parcels within 300 feet of the theater or auditorium.)	1	~~1.5~~	1 per 25 auto stalls. Minimum of 4
RESIDENTIAL (See also subsection G of this section)				
Accessory dwelling unit (3)	~~Per dwelling unit~~ Exempt per 18A.80.030(F)(1)	~~1~~	~~N/A~~	~~None~~
	~~Per dwelling unit within 1/2 mile of a major transit stop (3)~~	~~0/1~~	~~N/A~~	~~None~~
Affordable housing units ~~within 1/2 mile of a major transit stop~~	~~Per dwelling unit within 1/2 mile of a major transit stop~~ Exempt per 18A.80.030(F)(1)	~~Studio – 0~~ ~~1 bedroom – 0~~ ~~2+ bedroom – 0~~	~~N/A~~	~~None~~
Single-family	Per dwelling unit	~~2~~1	~~N/A~~	None
Duplexes on lots no greater than 6,000 square feet (5)	Per dwelling unit	1	~~N/A~~	None
	Per dwelling unit within 1/2 mile of a major transit stop	0	~~N/A~~	None

PARKING STANDARDS TABLE				
Use	**Unit measure**	**Optional Minimum; see 18A.80.060(H)).**	**Max**	**Required bicycle parking spaces**
Duplexes on lots greater than 6,000 square feet (5)	Per dwelling unit	~~2~~1	~~N/A~~	None
	Per dwelling unit within 1/2 mile of a major transit stop (5)	0	~~N/A~~	None
Triplex	Per dwelling unit	1		None
Multifamily structures with four to six units on lots no greater than 6,000 square feet (5)	Per dwelling unit	0.5 ~~Studio – 1~~ ~~1 bedroom – 1~~ ~~2+ bedroom – 1~~	~~N/A~~	None
	Per dwelling unit within 1/2 mile of a major transit stop	0	~~N/A~~	None
Multifamily structures with four to six units on lots greater than 6,000 square feet (5)	Per dwelling unit	0.5 ~~Studio – 1~~ ~~1 bedroom – 1.25~~ ~~2+ bedroom – 1.5~~	~~N/A~~	None
	Per dwelling unit within 1/2 mile of a major transit stop	0	~~N/A~~	None
Multifamily structures with seven or more units (6)	Per dwelling unit	0.5 ~~Studio – 1~~ ~~1 bedroom – 1.25~~ ~~2+ bedroom – 1.5~~	~~N/A~~	1 per 10 auto stalls. 2 minimum per building
	Per dwelling unit within 1/2 mile of a major transit stop	0.5 ~~Studio – 0.75~~ ~~1 bedroom – 1~~ ~~2+ bedroom – 1.5~~	~~N/A~~	1 per 7.5 auto stalls. 3 minimum per building
Mobile home subdivision	Per dwelling unit	2	N/A	None
Mobile home parks (7)	Per dwelling unit	1.5	N/A	None
Rooming houses, lodging houses, bachelor or efficiency units (6)	Per occupant	1	3	See multifamily
	Per room within 1/2 mile of a major transit stop	0.75	3	See multifamily
Senior Citizen Apartments	Exempt per 18A.80.030(F)(1)	1		See multifamily
~~Senior citizen apartments and h~~Housing for people with disabilities	Per 3 dwelling units	1	2	See multifamily
	Per dwelling unit within 1/4 mile of frequent transit service	0	~~N/A~~	0.25 per unit

[Remainder of table unchanged] **[2026-08]**

~~G~~H. *Additional Provisions.*

1. For day care, preschools, and nursery schools, one (1) drop-off loading area must be provided per seven (7) students.

2. Consistent with RCW 35A.21.440(2)(b), the City shall not impose parking requirements on the addition of dwelling units or living units added within an existing building. Existing parking required to satisfy residential and nonresidential parking requirements that remain in the building after the new units are added shall be retained.

[Remainder of sub-subsections renumbered through (H)(19).][2026-02]

* * *

TITLE 18B - DOWNTOWN DEVELOPMENT CODE

LMC 18B.200.230 - Downtown District-Wide Development Standards

Amendments: 2026-02 | 2026-06	⚠ **OVERLAP FLAG:** Multiple amendments modify this section.

Two amendments change this section: 2026-02 adds subsection M for existing building interior-only modifications per HB 1183; 2026-06 addresses the same context per HB 1757.

18B.200.230 District-wide development standards.

Unless otherwise specifically modified by an adopted development agreement or master plan, in addition to the regulations and requirements contained in other sections of this title, the following property development standards apply to all land and buildings in the Downtown District:

* * *

M. Existing Buildings. Existing buildings undergoing interior-only modifications shall be regulated pursuant to LMC 18A.40.110(B)(15). Where exterior modifications, additions, or site changes are proposed in connection with conversion to residential use, applicable development and design standards of this chapter shall apply unless specifically exempted.[2026-02, 2026-06]

* * *

LMC 18B.600.610 - Downtown Parking

Amendment: 2026-08

This amendment adds minimum parking exemptions per SB 5184.

18B.600.610 Parking.

* * *

B. *Minimum Parking Exemptions*. Notwithstanding any other provision of this chapter, no minimum off-street parking requirements shall apply for:

1. Residences under 1,200 square feet of gross floor area;
2. Commercial spaces under 3,000 square feet of gross floor area;
3. Affordable housing;
4. Senior housing;
5. Child care facilities licensed or certified under RCW 43.216.010;
6. Ground-level nonresidential spaces in mixed-use buildings; and
7. A building undergoing change of use from nonresidential to residential uses, or change of use for a commercial use.

18B-600-1. Off-Street Parking Requirements.

Land Use	Parking Requirement	Required Bicycle Parking Spaces
~~Residential~~ Accessory Dwelling Unit	~~1 per dwelling unit~~ Exempt per 18B.600.610(B)	None
Multifamily structures with four to six units	0.5 per dwelling unit	None
Multifamily structures with seven or more units	0.5 per dwelling unit	1 per 10 auto stalls; 2 minimum per building
Senior Citizen Apartments	Exempt per 18B.600.610(B)	Meet rates and standards of: Chapter 18A.80 LMC
Office, Retail, Services, General Merchandise, Restaurants	2 per 1,000 GSF minimum; ~~3 per 1,000 GSF maximum~~	1 per 15 auto stalls; minimum of 2
~~Office~~	~~2 per 1,000 GSF minimum; 3 per 1,000 GSF maximum~~	~~1 per 15 auto stalls; minimum of 2~~
Street level retail ~~3,000 sq. ft. or less per business~~	~~None where there is available public parking within 500' or abutting on street parking designed to serve street level retail~~ Exempt per 18B.600.610(B)	1 per 8,000 GSF of total retail; minimum of 2

* * *

TITLE 18C - STATION DISTRICT DEVELOPMENT CODE

LMC 18C.200.230 - Station District Development Standards

Amendments: 2026-02 | 2026-06

OVERLAP FLAG: Multiple amendments modify this section.

Two amendments change this section: 2026-02 adds subsection L for existing building interior-only modifications per HB 1183; 2026-06 addresses the same context per HB 1757.

18C.200.230 District-wide development standards.

Unless otherwise specifically modified by an adopted development agreement or master plan, in addition to the regulations and requirements contained in other sections of this title and LMC Title 15, the following property development standards apply to all land and buildings in the Station District:

* * *

L. Existing Buildings. Existing buildings undergoing interior-only modifications shall be regulated pursuant to LMC 18A.40.110(B)(15). Where exterior modifications, additions, or site changes are proposed in connection with conversion to residential use, applicable development and design standards of this chapter shall apply unless specifically exempted.

[2026-02, 2026-06]

LMC 18C.600.610 - Station District Parking

Amendment: 2026-08

This amendment adds minimum parking exemptions per SB 5184.

18C.600.610 Parking.

* * *

B. *Minimum Parking Exemptions*. Notwithstanding any other provision of this chapter, no minimum off-street parking requirements shall apply for:

1. Residences under 1,200 square feet of gross floor area;
2. Commercial spaces under 3,000 square feet of gross floor area;
3. Affordable housing;
4. Senior housing;
5. Child care facilities licensed or certified under RCW 43.216.010;
6. Ground-level nonresidential spaces in mixed-use buildings; and
7. A building undergoing change of use from nonresidential to residential uses, or change of use for a commercial use.

Table 18C.600-1. Off-Street Parking Requirements

Land Use	Vehicular Parking Requirement	Bicycle Parking Requirement
Residential	Single-family: ~~2 per dwelling unit~~ 1 per dwelling unit Duplex: 1 per dwelling unit Triplex : 1 per dwelling unit Accessory dwelling: ~~1 per dwelling unit; or zero when located within 1/2 mile of the Sounder Station or a bus rapid transit stop. (RCW 36.70A.698)~~ Exempt per 18C.600.610(B) Senior citizen apartments: ~~1 per 3 dwelling units*~~ Exempt per 18C.600.610(B) Multifamily ~~housing:~~ structures with four to six units: 0.5 per dwelling unit* Multifamily structues with seven or more units : 0.5 per dwelling unit* ~~Studio – 1 per unit~~ ~~1+ bedroom – 1.25 per unit~~ (At least 10% of the total parking spaces must be set aside for unreserved guest parking)* **See process in subsection B of this section to prepare parking study to reduce further near station.*	Meet rates and standards of: Chapter 18A.80 LMC
Office, Retail, Services, General Merchandise, Restaurants	2 per 1,000 GSF minimum; ~~3 per 1,000 GSF maximum~~	Meet rates and standards of: Chapter 18A.80 LMC
~~Office~~	~~2 per 1,000 GSF minimum;~~ ~~3 per 1,000 GSF maximum~~	~~Meet rates and standards of: Chapter 18A.80 LMC~~
Street-Level Retail ~~3,000 sq. ft. or less per business~~	~~None where there is available public parking within 500' or abutting on-street parking designed to serve street level retail~~ Exempt per 18C.600.610(B)	Meet rates and standards of: Chapter 18A.80 LMC

B. Parking Reductions or Increases. The amount of required parking may be reduced or eliminated, or increased above the maximum, based on a site-specific parking study that demonstrates one (1) or more of the following:

* * *

~~*4. Reduction for Housing in Proximity to Sounder Station or Bus Rapid Transit (RCW 36.70A.620).* When located within one-quarter (0.25) mile of the Sounder~~

~~Station, a bus rapid transit stop, or a fixed route transit stop receiving transit service at least four (4) times per hour for twelve (12) or more hours per day, an applicant may apply for an exception allowing minimum parking requirements to be reduced at least to one (1) parking space per bedroom or three-quarters (0.75) space per unit, as justified through a parking study prepared to the satisfaction of the Planning and Public Works (PPW) Director or their designee. At the discretion of the Director, this may require evidence that there is sufficient on-street capacity to accommodate parking requirements.~~

~~This exemption can apply to the following residential uses:~~

- ~~a. Housing units that are affordable to very low-income or extremely low-income individuals, which may be exempted from parking requirements if serviced by a fixed route transit stop receiving transit service at least twice per hour for twelve (12) or more hours per day;~~
- ~~b. Housing units that are specifically for seniors or people with disabilities, which may be provided with an exemption for all parking requirements;~~
- ~~c. Market rate multifamily housing.~~

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To: The Lakewood City Council

Re: Public hearing on the 2026 Comprehensive Plan Amendments

Date: August 17, 2026

I am commenting behalf of the Garry Oak Coalition, an environmental non-profit based in Lakewood. We are concerned about the potential environmental impact of **amendment 2026-01** to the Comprehensive Plan, particularly to Garry oaks (Oregon white oaks) and their habitat.

While we understand that the underlying lot-splitting requirement is mandated by state law, the City has made an affirmative environmental finding that is much broader than simply saying, "state law requires us to do this."

The staff finding for Amendment 2026-01 actually says:

> “Would the proposed amendment cause little or no adverse environmental impacts...?” Yes.

And the staff’s conclusion is “Non-project action; SEPA exempt.”

While state law may require that Lakewood establish an administrative lot-split process, state law does not make the environmental consequences of that process disappear.

This concerns us because administrative lot splitting makes subdivision **easier and faster**, with no public hearing and no discretionary city design review. The City's own description says the process is to be non-discretionary and handled administratively. (page 5 of 75: https://cityoflakewood.us/wp-content/uploads/2026/06/PC_AGENDA_PACKET_2026_06_17_TS.pdf)

Lakewood's **Priority White Oak Woodland** definition specifically includes **forested pure-oak or oak/conifer areas of one acre or larger**, with at least 25% oak canopy, and the City recognizes these as critical areas. Therefore, facilitating the division of residential parcels can have consequences

for **one-acre-plus Garry oak groves**, including the potential for development to fragment a grove or make subsequent development of portions of it easier.

The City's own earlier environmental planning recognizes that **cumulative impacts to Garry oaks matter**, even where an individual action may appear insignificant. In a 2024 staff response to our Comp Plan update comment, Lakewood specifically acknowledged the concern that actions affecting individual properties can have a cumulative negative effect on Garry oaks and other critical areas. (p. 14, https://cityoflakewood.us/wp-content/uploads/2024/09/090924-Staff-Report-CC-24CPPR-SS.pdf)

We ask how exactly did the City determine that administrative lot splitting will cause "little or no adverse environmental impacts" when the amendment will make it easier to divide residential properties, including properties containing Priority White Oak Woodlands and Garry oak groves of one acre or more?

What analysis did the City perform specifically regarding the potential cumulative effects of lot splitting on Garry oak habitat, including habitat fragmentation, increased development footprints, driveways, impervious surfaces, root-zone disturbances and loss of associated oak habitat?

The City has not demonstrated that its administrative lot-splitting process will preserve the protections for Priority White Oak Woodlands when parcels containing one-acre-or-larger oak groves are divided.

Lakewood is currently developing an urban forestry program and says its tree assessment will be used as the basis for the creation of an urban forestry program “as directed by City Council priorities and Comprehensive Planning Goals.” (https://cityoflakewood.us/trees/) It is therefore reasonable to ask why the City is simultaneously adopting a new process that can facilitate parcel division without demonstrating its implications for what is arguably Lakewood's most important remaining native tree habitat.

Conclusion:

The Garry Oak Coalition asks the City Council to postpone adoption of Amendment 2026-01 until the City has adequately evaluated and demonstrated its potential direct and cumulative impacts on Garry oaks and their habitat, including Priority White Oak Woodlands and oak groves of one acre or

more, including impacts to stormwater infiltration, air pollution mitigation, carbon sequestration, wildlife habitat (including that of federally protected neotropical migrants and local bird species) and other ecosystems services.

Before adopting the amendment, the City should identify how the administrative lot-splitting process will preserve all applicable protections for Garry oak habitat and ensure that lot division does not facilitate its fragmentation, degradation, or loss, which would result in a net loss of critical area within the City, since mitigation of the loss of these very slow-growing trees is in practice impossible due to the temporal loss of habitat.

The City should also establish appropriate safeguards and review criteria for lot-split applications involving Garry oak habitat, rather than relying solely on subsequent development review.

Until that analysis and those protections are in place, the City should not make the proposed administrative lot-splitting process effective.

Sincerely,

Christina Manetti, Ph.D.

President, Garry Oak Coalition

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REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED:	TITLE: Approving the 2027-2028 City Council Goals and Priorities	TYPE OF ACTION:
September 21, 2026	**ATTACHMENTS:** 2027-2028 City Council Goals and Priorities, Agenda Memo from August 10, 2026, 2025-25 Goal Document	__ ORDINANCE NO.
REVIEW: April 18, 2026 August 10, 2026		__ RESOLUTION NO.
		X MOTION NO. 2026-71
		__ OTHER

SUBMITTED BY: Doug Russell, City Manager

RECOMMENDATION: It is recommended that the City Council adopt the 2027-2028 Biennium City Council Goals and Priorities.

DISCUSSION: The City Council held a goal setting retreat on April 18, 2026, with a follow-up meeting on August, 2026, to identify, discuss and prioritize key goals for the 2027-2028 biennium.

The Council elected to maintain the exisintg goals and areas of commitments from the previous biennium with some additional inclusions incorporated. An updated goal document is attached that incoproates the components from the April 18 retreat, focusing on the four goals below:

1. Downtown Park(s) and Multi-Generational Community Center Development
2. Public Safety
3. Parks and Lake Access
4. Downtown and Lakewood Station District Subareas Revitalization for Sustainable Growth

The agenda memo from August 10, 2026, which identifies the inclusions from the April 18 meeting, is attached, as is the previous Biennium Goal Document.

ALTERNATIVE(S): The City Council may elect to not adopt the 2027-2028 City Council Goals as presented, make amendments, or further workshop the goals.

FISCAL IMPACT: No direct fiscal impact.

Doug Russell	Doug Russell
Prepared by	City Manager Review

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Lakewood City Council Goals

2027 - 2028

Website
CityofLakewood.Us

Adopted
INSERT NEW DATE

Acknowledgement

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City Council
Paul Bocchi, Mayor
Patti Belle, Deputy Mayor
Dr. Philip Lindholm, Councilmember
Ellen Talbo, Councilmember
Mike Brandstetter, Councilmember
J. Trestin Lauricella, Councilmember
Ryan Pearson, Councilmember

City Manager
Doug Russell, City Manager

Department Directors
Tho Kraus, Deputy City Manager
Jeff Rimack, Planning & Public Works
Heidi Wachter, City Attorney
Vacant, Police Chief
Tim Lewis, Judge Lakewood Municipal Court
Roxanne Miles, Parks, Recreation & Community Services
Nicole Camus, Human Resources Director

Facilitation Team
Michael Vargas, Assistant to the City Manager/Policy Analyst
Michael Pendleton, President at Pendleton Consulting

About Lakewood

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Lakewood is a thriving, urban, South Puget Sound City, possessing the core values of family, community, education, economic prosperity, and the equitable delivery of municipal services.

We will advance these values by recognizing our past, taking action in the present, and pursuing a dynamic future.

Vision

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The City Council's vision for Lakewood at its 30 Year Anniversary is a community:

- Inspired by its own sense of history and progress;
- Known for its safe and attractive neighborhoods, vibrant downtown, active arts and cultural communities;
- Sustained by robust economic growth and job creation;
- Recognized for the excellence of its public and private schools, and its community and technical colleges;
- Characterized by the beauty of its lakes, parks and natural environment;
- Acknowledged for excellence in the delivery of municipal services;
- That actively cultivates, embraces, and continually strives to create a more inclusive community with the equitable delivery of City services; and
- Supportive of Joint Base Lewis McChord (JBLM), Camp Murray, service members and their families.

Goals

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The purpose of the City Council Goals is to direct our community toward positive change and serve as the policy direction for City government as well as the policy guide for developing and implementing the City's 2027-2028 biennial budget.

City Council goals guide the allocation of resources through the budget and capital improvement program to assure that organizational work plans and projects are developed and achieved that move the community forward.

Goal 1
Downtown Park(s) & Multi-Generational Community Center Development

Goal 2:
Public Safety

Goal 3:
Parks & Lake Access

Goal 4:
Downtown & Lakewood Station District Subareas Revitalization for Sustainable Growth

Commitment

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In addition to specific goals, the City Council maintains its commitment to the following:

- Financial stewardship
- Community engagement and transparency in an effort to meet people where they are
- Regional and statewide leadership and partnership
- Ensuring a safe city
- Economic development to attract and create jobs
- Environmental protection and preservation
- Supporting human services, housing and homelessness, emphasizing:
  - Homeownership through new and existing partnerships and revenue sources,
  - Housing development leveraging city-owned property in Tillicum, and
  - Shelter beds paired with appropriate services that make sense for our community.
- Commitment to diversity, equity, inclusion and belonging
- Recognizing the value and importance of JBLM and Camp Murray
- Rebuilding our roadway system and adding sidewalks for pedestrian and bicycle access
- The City's strong leadership to improve parks
- Providing a wide range of community events and youth programming

Operational Values

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Operational values improve and optimize the functional performance of the City to achieve adopted goals.

Regional Partnerships
The City encourages and participates in regional approaches to service delivery to the extent that a regional model produces efficiencies and cost savings, and ultimately improves service to our community members.

Efficiency
The City is committed to providing public services in the most operationally efficient manner possible and maximizing the public's return on its investment. The City will concentrate efforts on data-driven decisions that optimize available resources and strategic decision making that prioritize grant funding for projects that are aligned with city plans.

Accountability
The City is accountable to the community for the achievement of City goals. The City will identify meaningful metrics and determine a series of benchmarks to convey City efforts within goal areas. The City will track performance over the next four years, adjusting, when necessary, to optimize services and efforts.

Proactive Focus
The City proactively focuses on the entire condition of the City. The City will promote long-term financial and strategic planning backed by quantifiable data and analysis.

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The City proactively focuses on the entire condition of the City. The City will promote long-term financial and strategic planning backed by quantifiable data and analysis.

Goal 1: Downtown Park(s) & Multi-Generational Community Center Development

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By 2030, Lakewood will boast a vibrant and inclusive downtown park(s) and multi-generational community center that serves as a central hub for recreation, culture, and community engagement. This space will reflect our commitment to enhancing quality of life, promoting diversity and inclusivity, fostering a sense of belonging for all residents, regardless of age, background or circumstances, and provides a welcoming space for all to enjoy.

Phase 1: Land Acquisition (2027-2028)

- Complete the acquisition of the parcel that may fulfill the location for the development of an urban park.
- Take a focused approach on determining the best location and configuration for multi-generational community center, maximizing public access, operations efficiency, and alignment with long-term goals. This could include partnerships with existing government facilities or a new facility.

Phase 2: Planning, Design and Permitting (2027-2029)

- Develop a downtown master park plan that incorporates multi-generational recreational activities and gathering spaces, that may include a splash pad, play areas, walking and connector pathways and seating areas.
- Engage architects, landscape designers, community stakeholders, and residents.
- Ensure the park(s) design is inclusive, accessible, and sustainable, with green spaces, shaded areas, and eco-friendly features.
- Design the multi-generational community center space to be welcoming and accessible to individuals of all ages, backgrounds, and economic conditions, promoting social cohesion and community pride.
- Integrate public art and areas that celebrate the City's history and cultural heritage, such as public art installations, festival areas, and historical exhibits.

Phase 3: Project Financing and Construction (2028-2029)

- Identify and secure funding.
- Begin construction of the urban park(s).
- Construct a state-of-the-art multi-generational community center adjacent to the urban park(s), providing facilities for diverse activities such as sports, senior programs, teen activities, arts, education, and community events.

Phase 4: Community Engagement and Programming (2028-2030)

- Develop partnerships to ensure sustainability of operations.
- Launch community programs and events to activate the new space.
- Gather feedback for continuous improvement and future initiatives.

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Goal 2: Public Safety

Continue to reduce crime and create a safer City by implementing comprehensive public safety strategies, fostering community partnerships, and investing in people and resources that support crime prevention, emergency response, accountability, and community well-being. Public Safety is a collaborative effort that encompasses community policing, court, and social and human services.

Focus on Community Engagement to Increase Community-Based Policing

- Promote community policing initiatives that build trust and cooperation between residents and law enforcement and enhances visibility to include neighborhood patrols, regular community events and meetings and surveys to gather input on safety concerns and suggestions.
- Maintain open communication with schools, community groups and businesses to encourage dialogue and partnership with the police department.
- Promote and encourage cooperation between city departments, the community and other public entities to create a positive environment.
- Provide education to the community in every way possible; to include the Citizen's Police Academy, Youth Council, during a Ride-Along, and Community Group Meetings to emphasize crime reduction successes.
- Empower police employees to evaluate and take the necessary steps to improve dire situations affecting the safety of its residents.

Reduce Crime and Fear of Victimization

- Reduce violent crime by 5%.
- Utilize data-driven approaches to identify and address crime hotspots and emerging trends.
- Ensure efficient deployment of law enforcement resources to maximize overall effectiveness.
- Work effectively to solve crime while prosecuting those responsible.
- Increase public safety education and prevention measures for residents.
- Share information with local, state and federal agencies to address public safety.
- Maintain effective staff levels to reduce response times.

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Goal 2: Public Safety (Cont'd)

Reduce Traffic Collisions to Create Safer Communities

- Use new techniques to reduce traffic eludes.
- Enforce traffic laws with emphasis on speed reduction and community safety measures.
- Use of Automated Traffic Safety Cameras in critical areas.

Increase Use of Technological Advancements in Public Safety

- Increase Emergency Alert participation among Lakewood residents to enhance city emergency management preparedness.
- Advance the use of technology to reduce stolen vehicles.
- Explore and increase technological use for better efficiencies in patrol.

Enhance Police Officer Training, Wellness and Support

- Create a positive learning environment to promote best practices and advancements in law enforcement.
- Ensure sound and timely training and communication for officers.
- Increase mental health training and individual wellness.
- Promote and encourage involvement in wellness activities.
- Work to create a positive work environment to support officer development and fairness in the workplace.

Other Public Safety goals

- Foster a supportive environment for residents experiencing crises, ensuring they have access to necessary resources such as mental health, substance abuse to include opioids, homelessness, and domestic violence.
- Evaluate, and if feasible, transition municipal court operations from in-house to a contracted service.

Goal 3: Parks & Lakes Access

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Ensure equitable water access by prioritizing acquisition, development and protection of public open spaces along Lakewood shorelines.

Edgewater Park Master Plan Implementation

Phase 1 (2025-2026): Funding and Timeline

- Secure funding through grants and budget allocations to implement Edgewater Park improvements.
- Establish a project timeline with key milestones and deliverables.

Phase 2 (2027-2030): Implementation

- Begin phased implementation of the master plan to include design and permitting. Project enhancements will include access and safety improvements, environmental restoration, roadway improvements, a fishing pier and a new boat launch.
- Continue to engage with the community to ensure improvements align with adopted Master Plan goals.

Street End Pilot Projects

Phase 1 (2025): Funding and Design

- Identify funding sources to implement street end pilot projects as recommended by the Parks and Recreation Advisory Board (PRAB).
- Develop design for selected street end and obtain necessary permits.

Phase 2 (2026): Implementation and construction of Westlake Steet End

Phase 3 (2027): Begin Funding Identification and Design for Second Street End Development

Goal 3: Parks & Lakes Access (Cont'd)

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Camp Murray Boat Launch Improvements

Phase 1 (2025-2026): Camp Murray Boat Launch Joint Master Plan

- Enter into a Memorandum of Understanding (MOU) with Camp Murray to develop a Camp Murray Boat Launch Joint Master Plan for improvements at the boat launch on American Lake.
- Develop a Camp Murray Boat Launch Joint Master Plan to increase equitable access to American Lake via the Camp Murray Boat Launch, particularly for the residents of the Tillicum and Woodbrook neighborhoods, who have limited public access to lakes in the City due to geographic and economic conditions.
- Master Plan issues will address the needs of the community and may include the following: ADA-accessible walkways and site amenities, security lighting, parking lot improvements, boat launch improvements, fencing and place-making signage.
- Master Plan will ensure boat launch improvements address City, Lakewood Police Department, West Pierce Fire and Rescue, and Camp Murray operational needs, security, and mission readiness.

Phase 2 (2027-2028): Funding and Timeline

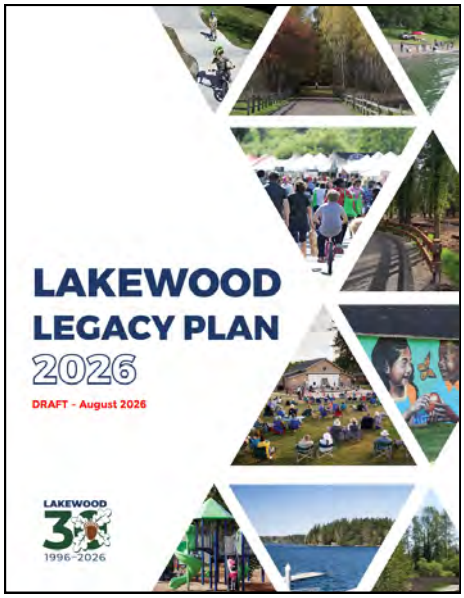
- Pursue state grants and allocations to implement the Camp Murray Boat Launch Master Plan. Funding sources may include Washington Recreation and Wildlife Program (WWRP), Aquatic Lands Enhancement Account (ALEA) and LWCF.
- Establish a project timeline with key milestones and deliverables.

Phase 3 (2028-2030)

- Begin phased implementation to include final design and permitting of the Camp Murray Boat Launch Master Plan.

Legacy Plan

- Future Park improvements are a priority and should complement planning within the Legacy Plan. These improvements should consider:
- Open Space Partnerships for the enhancement of recreational opportunities a existing open space areas, such as the former Lake City Elementary School site.
- Conservation Futures program to enhance open space preservation and enhancements.
- H-Barn efforts to move forward with project design based upon criteria that identified cost savings.



Goal 4: Downtown and Lakewood Station District Subareas Revitalization for Sustainable Growth

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Promote redevelopment incentives of underutilized spaces in key growth areas such as the downtown and station district subareas, ensuring the City's vision is met for sustainable and vibrant urban growth that promotes and supports a dynamic and robust local economy. The revitalization of downtown and the district subareas will create vibrant, sustainable, and economically thriving urban environments that align with the City's long-term vision.

- Bridgeport Drive- Initiate planning for Improvements to Bridgeport Way as an instrumental component of the Downtown Revitalization efforts.
- Update development standards and regulations to accommodate higher population density and incentivize alternative transportation options, to include walkable and bike-friendly infrastructure, to address increased demand and state-mandated changes to parking policy.
- Revisit the Downtown and Lakewood Station District subarea plans to ensure alignment with current City Council goals and vision with a focus on current and future community needs.
- Ensure design standards enhance aesthetic quality and maintain community character.
- Develop strategies to attract investment and encourage redevelopment of underutilized spaces.
- Promote development to create vibrant, livable urban environments.
- Provide and promote incentives for businesses to invest in the downtown and Lakewood Transit subareas.
- Enhance public amenities and cultural attractions to increase the appeal of these areas.
- Advance the Downtown Subarea Plan green street loop project through the awarded $1.1 million RAISE planning grant, which will complete 30% project design for an updated motorized and non-motorized transportation network in the downtown area.

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City of Lakewood

TO:	Mayor, Deputy Mayor, and City Council
FROM:	Doug Russell, City Manager
DATE:	August 10, 2026
SUBJECT:	City Council Retreat Follow-Up
ATTACHMENT:	Lakewood City Council Goals 2025-2026

The City Council held a goal setting retreat on Saturday, April 18, 2026, to identify, discuss and prioritize key goals for the 2027-2028 biennium.

As part of the retreat discussion, the City Council reviewed the four goals from the previous session conducted in March of 2024 and subsequently adopted in August of 2024 to guide activities for the 2025-2026 biennium. The City Council reaffirmed the general intent to maintain the four previously established goals, with some additional areas of interest expressed. The four reaffirmed goals are as follows:

1. Downtown Park and Multi-Generational Community Center Development
2. Public Safety
3. Parks & Lakes Access
4. Downtown and Lakewood Station District Subareas Revitalization for Sustainable Growth

In addition to these four goals, the previously adopted goal program identified a commitment to the following areas. There was no discussion at this year's retreat suggesting removing any of these areas.

- Financial stewardship;
- Community engagement and transparency;
- Regional and statewide leadership and partnership;
- Ensuring a safe city;
- Economic development to attract and create jobs;
- Environmental protection and preservation;
- Supporting human services, housing and homelessness;
- Commitment to diversity, equity, inclusion and belonging;
- Recognizing the value and importance of JBLM and Camp Murray;
- Rebuilding our roadway system and adding sidewalks for pedestrian and bicycle access;
- The City's strong leadership to improve parks; and
- Providing a wide range of community events and youth programming.

At the retreat in April of 2026, the City Council had consensus on the following additional areas of specific areas of interest to incorporate into the goal program:

- **Multi-generational facility/Community Center**- take a focused approach on determining the best location and configuration for a multi-generations community center, maximizing public access, operations efficiency and alignment with long-term goals. This could include partnerships with existing government facilities or a new facility.
- **Bridgeport Drive**- Initiate planning for improvements to Bridgeport Way as an instrumental component of the Downtown Re-development efforts.
- **Legacy Plan-** Future park investments were discussed as a priority and the desire to emphasize discussion of those areas with the 2026 Legacy Plan.
- **Open Space Partnerships**- Investigate and evaluate partnerships with the school district for enhancement of public accessibility and recreational use at existing open space areas, such as the former Lake City Elementary School site.
- **Water Access-** Continue to implement initiatives that address public access to street ends and water access for the community.
- **Conservation Futures-** Explore opportunities to enhance open space preservation and enhancements through the Conservation Futures program.
- **H-Barn**- Provided guidance for moving forward with 60% design based upon criteria that identified cost savings.
- **Community Engagement**- Leverage and expand opportunities to engage with residents in an effort to “meet people where they are”.
- **Housing Development**- Initiate housing development at existing city-owned property in Tillicum.
- **Homeownership**- Leverage new and existing partnerships and revenue sources (CDBG/HOME/Human Services funding) to support home ownership.
- **Operational Efficiency-** The importance of maximizing operational efficiency was noted and supported by the Council.
- **Cannabis**- Present legislation for Council to consider authorization of retail sale of cannabis within the municipality.
- **Grants**- Prioritize grants and grant funded projects that are in alignment with city plans.
- **Shelter Beds**- Council discussed the growing need for emergency shelter beds and the importance of not only creating beds but pairing them with appropriate services in a way that makes sense for our community.

Next steps are for the City Council to review and discuss these proposed goals and areas of interest to provide direction on what to consider for incorporation and adoption at a future City Council meeting.

These goals once adopted by the City Council will serve as the policy direction for developing and implementing the City's Proposed 2027-2028 Biennial Budget and help guide decision-making at all levels of City government.

Return to Agenda

Lakewood City Council Goals

2025-2026

Website
CityofLakewood.Us

Adopted
August 2024

Acknowledgement

City Council

Jason Whalen, Mayor
Mary Moss, Deputy Mayor
Patti Belle, Councilmember
Paul Bocchi, Councilmember
Mike Brandstetter, Councilmember
J. Trestin Lauricella, Councilmember
Ryan Pearson, Councilmember

City Manager

John Caulfield, City Manager

Department Directors

Tho Kraus, Deputy City Manager
Jeff Rimack, Planning & Public Works
Heidi Wachter, City Attorney
Patrick Smith, Police Chief
Lisa Mansfield, Judge Lakewood Municipal Court
Mary Dodsworth, Parks, Recreation & Community Services

Facilitation Team

Michael Vargas, Assistant to the City Manager/Policy Analyst
Michael Pendleton, President at Pendleton Consulting

Return to Agenda

City of
Lakewood

About Lakewood

Lakewood is a thriving, urban, South Puget Sound City, possessing the core values of family, community, education, economic prosperity, and the equitable delivery of municipal services.

We will advance these values by recognizing our past, taking action in the present, and pursuing a dynamic future.

City of Lakewood

City Council

Vision

The City Council's vision for Lakewood at its 30 Year Anniversary is a community:

- Inspired by its own sense of history and progress;
- Known for its safe and attractive neighborhoods, vibrant downtown, active arts and cultural communities;
- Sustained by robust economic growth and job creation;
- Recognized for the excellence of its public and private schools, and its community and technical colleges;
- Characterized by the beauty of its lakes, parks and natural environment;
- Acknowledged for excellence in the delivery of municipal services;
- That actively cultivates, embraces, and continually strives to create a more inclusive community with the equitable delivery of City services; and
- Supportive of Joint Base Lewis McChord (JBLM), Camp Murray, service members and their families.

City of Lakewood

CITY COUNCIL

Goals

The purpose of the City Council Goals is to direct our community toward positive change and serve as the policy direction for City government as well as the policy guide for developing and implementing the City's 2025-2026 biennial budget.

City Council goals guide the allocation of resources through the budget and capital improvement program to assure that organizational work plans and projects are developed and achieved that move the community forward.

Goal 1

Downtown Park(s) & Multi-Generational Community Center Development

Goal 2

Public Safety

Goal 3

Parks & Lake Access

Goal 4

Downtown and Lakewood Station District Subareas Revitalization for Sustainable Growth

City of Lakewood

City Council

Commitment

In addition to specific goals, the City Council maintains its commitment to the following:

- Financial stewardship
- Community engagement and transparency
- Regional and statewide leadership and partnership
- Ensuring a safe city
- Economic development to attract and create jobs
- Environmental protection and preservation
- Supporting human services, housing and homelessness
- Commitment to diversity, equity, inclusion and belonging
- Recognizing the value and importance of JBLM and Camp Murray
- Rebuilding our roadway system and adding sidewalks for pedestrian and bicycle access
- The City's strong leadership to improve parks
- Providing a wide range of community events and youth programming

City of Lakewood

CITY COUNCIL

Operational Values

Operational values improve and optimize the functional performance of the City to achieve adopted goals.

Regional Partnerships

The City encourages and participates in regional approaches to service delivery to the extent that a regional model produces efficiencies and cost savings, and ultimately improves service to our community members.

Efficiency

The City is committed to providing public services in the most efficient manner possible and maximizing the public's return on its investment. The City will concentrate efforts on data-driven decisions that optimize available resources.

Accountability

The City is accountable to the community for the achievement of City goals. The City will identify meaningful metrics and determine a series of benchmarks to convey City efforts within goal areas. The City will track performance over the next four years, adjusting, when necessary, to optimize services and efforts.

Proactive Focus

The City proactively focuses on the entire condition of the City. The City will promote long-term financial and strategic planning backed by quantifiable data and analysis.

City of Lakewood

City Council

Goal 1: Downtown Park(s) & Multi-Generational Community Center Development

By 2030, Lakewood will boast a vibrant and inclusive downtown park(s) and multi-generational community center that serves as a central hub for recreation, culture, and community engagement. This space will reflect our commitment to enhancing quality of life, promoting diversity and inclusivity, fostering a sense of belonging for all residents, regardless of age, background or circumstances, and provides a welcoming space for all to enjoy.

Phase 1: Land Acquisition (2025)

- Identify and acquire suitable real estate within the downtown area for the development of an urban park(s) and multi-generational community center.

Phase 2: Planning, Design and Permitting (2026-2027)

- Develop a downtown master park plan that incorporates multi-generational recreational activities and gathering spaces, that may include a splash pad, play areas, walking and connector pathways and seating areas.
- Engage architects, landscape designers, community stakeholders, and residents.
- Ensure the park(s) design is inclusive, accessible, and sustainable, with green spaces, shaded areas, and eco-friendly features.
- Design the multi-generational community center space to be welcoming and accessible to individuals of all ages, backgrounds, and economic conditions, promoting social cohesion and community pride.
- Integrate public art and areas that celebrate the City's history and cultural heritage, such as public art installations, festival areas, and historical exhibits.

Phase 3: Project Financing and Construction (2028-2029)

- Identify and secure funding.
- Begin construction of the urban park(s).
- Construct a state-of-the-art multi-generational community center adjacent to the urban park(s), providing facilities for diverse activities such as sports, senior programs, teen activities, arts, education, and community events.

Phase 4: Community Engagement and Programming (2028-2030)

- Develop partnerships to ensure sustainability of operations.
- Launch community programs and events to activate the new space.
- Gather feedback for continuous improvement and future initiatives.

City of Lakewood

City Council

Goal 2: Public Safety

Continue to reduce crime and create a safer City by implementing comprehensive public safety strategies, fostering community partnerships, and investing in people and resources that support crime prevention, emergency response, accountability, and community well-being. Public Safety is a collaborative effort that encompasses community policing, court, and social and human services.

Focus on Community Engagement to increase Community-Based Policing

- Promote community policing initiatives that build trust and cooperation between residents and law enforcement and enhances visibility to include neighborhood patrols, regular community events and meetings and surveys to gather input on safety concerns and suggestions.
- Maintain open communication with schools, community groups and businesses to encourage dialogue and partnership with the police department.
- Promote and encourage cooperation between city departments, the community and other public entities to create a positive environment.
- Provide education to the community in every way possible; to include the Citizen's Police Academy, Youth Council, during a Ride-Along, and Community Group Meetings to emphasize crime reduction successes.
- Empower police employees to evaluate and take the necessary steps to improve dire situations affecting the safety of its residents.

Reduce Crime and Fear of Victimization

- Reduce violent crime by 5%.
- Utilize data-driven approaches to identify and address crime hotspots and emerging trends.
- Ensure efficient deployment of law enforcement resources to maximize overall effectiveness.
- Work effectively to solve crime while prosecuting those responsible.
- Increase public safety education and prevention measures for residents.
- Share information with local, state and federal agencies to address public safety.
- Maintain effective staff levels to reduce response times.

City of Lakewood

City Council

Goal 2: Public Safety

Reduce Traffic Collisions to Create Safer Communities

- Use new techniques to reduce traffic eludes.
- Enforce traffic laws with emphasis on speed reduction and community safety measures.
- Use of Automated Traffic Safety Cameras in critical areas.

Increase Use of Technological Advancements in Public Safety

- Increase Code Red participation among Lakewood residents to enhance city emergency management preparedness.
- Advance the use of license plate readers (LPR's - Flock and Axon) to reduce stolen vehicles.
- Explore use and implementation of real time crime center for overall situational awareness.
- Explore and Increase technological use for better efficiencies in patrol.

Enhance Police Officer Training, Wellness and Support

- Create a positive learning environment to promote best practices and advancements in law enforcement.
- Ensure sound and timely training and communication for officers.
- Increase mental health training and individual wellness.
- Promote and encourage involvement in wellness activities.
- Work to create a positive work environment to support officer development and fairness in the workplace.

Other Public Safety goals

- Foster a supportive environment for residents experiencing crises, ensuring they have access to necessary resources such as mental health, substance abuse to include opioids, homelessness, and domestic violence.

- Evaluate, and if feasible transition municipal court operations from in-house to a contracted service.

City of Lakewood

City Council

Goal 3: Parks & Lakes Access

Ensure equitable water access by prioritizing acquisition, development and protection of public open spaces along Lakewood shorelines.

Edgewater Park Master Plan Implementation

Phase 1 (2025-2026): Funding and Timeline

- Secure funding through grants and budget allocations to implement Edgewater Park improvements.
- Establish a project timeline with key milestones and deliverables.

Phase 2 (2027-2030): Implementation

- Begin phased implementation of the master plan to include design and permitting. Project enhancements will include access and safety improvements, environmental restoration, roadway improvements, a fishing pier and a new boat launch.
- Continue to engage with the community to ensure improvements align with adopted Master Plan goals.

Street End Pilot Projects

Phase 1 (2025): Funding and Design

- Identify funding sources to implement street end pilot projects as recommended by the Parks and Recreation Advisory Board (PRAB).
- Develop design for selected street end and obtain necessary permits.

Phase 2 (2026): Implementation

- Construct street end pilot projects.

City of Lakewood

City Council

Goal 3: Parks & Lakes Access

Camp Murray Boat Launch Improvements

Phase 1 (2025-2026): Camp Murray Boat Launch Joint Master Plan

- Enter into a Memorandum of Understanding (MOU) with Camp Murray to develop a Camp Murray Boat Launch Joint Master Plan for improvements at the boat launch on American Lake.
- Develop a Camp Murray Boat Launch Joint Master Plan to increase equitable access to American Lake via the Camp Murray Boat Launch, particularly for the residents of the Tillicum and Woodbrook neighborhoods, who have limited public access to lakes in the City due to geographic and economic conditions.
- Master Plan issues will address the needs of the community and may include the following: ADA-accessible walkways and site amenities, security lighting, parking lot improvements, boat launch improvements, fencing and place-making signage.
- Master Plan will ensure boat launch improvements address City, Lakewood Police Department, West Pierce Fire and Rescue, and Camp Murray operational needs, security, and mission readiness.

Phase 2 (2027-2028): Funding and Timeline

- Pursue state grants and allocations to implement the Camp Murray Boat Launch Master Plan. Funding sources may include Washington Recreation and Wildlife Program (WWRP), Aquatic Lands Enhancement Account (ALEA) and LWCF.
- Establish a project timeline with key milestones and deliverables.

Phase 3 (2028-2030)

- Begin phased implementation to include final design and permitting of the Camp Murray Boat Launch Master Plan.

Interlaaken Bridge (2025)

- Conduct a feasibility study that evaluates future options that includes community input, traffic flow alternatives and impacts, open public spaces, pedestrian access, safety, environmental impact, community needs, and long-term sustainability.

City of Lakewood

City Council

Goal 4: Downtown and Lakewood Station District Subareas Revitalization for Sustainable Growth

Promote redevelopment incentives of underutilized spaces in key growth areas such as the downtown and station district subareas, ensuring the City's vision is met for sustainable and vibrant urban growth that promotes and supports a dynamic and robust local economy. The revitalization of downtown and the district subareas will create vibrant, sustainable, and economically thriving urban environments that align with the City's long-term vision.

- Update development standards and regulations to accommodate higher population density and incentivize alternative transportation options, to include walkable and bike-friendly infrastructure, to address increased demand and state-mandated changes to parking policy.
- Revisit the Downtown and Lakewood Station District subarea plans to ensure alignment with current City Council goals and vision with a focus on current and future community needs.
- Ensure design standards enhance aesthetic quality and maintain community character.
- Develop strategies to attract investment and encourage redevelopment of underutilized spaces.
- Promote development to create vibrant, livable urban environments.
- Provide and promote incentives for businesses to invest in the downtown and Lakewood Transit subareas.
- Enhance public amenities and cultural attractions to increase the appeal of these areas.
- Advance the Downtown Subarea Plan green street loop project through the awarded $1.1 million RAISE planning grant, which will complete 30% project design for an updated motorized and non-motorized transportation network in the downtown area.

Return to Agenda

City of Lakewood

Website **CityofLakewood.Us**

Social Media

Return to Agenda

TO: MAYOR, DEPUTY MAYOR, AND COUNCIL

FROM: DOUG RUSSELL, CITY MANAGER

DATE: SEPTEMBER 21, 2026

SUBJECT: PIERCE CONSERVATION DISTRICT PRESENTATION

ATTACHMENTS: PRESENTATION

At a previous meeting, direction was provided by Council to schedule a presentation from the Pierce Conservation District. The District has provided the attached presentation for Monday night, reviewing their history, purpose, and programs.

Return to Agenda

PIERCE CONSERVATION DISTRICT

Over 70 Years of Conservation

MAKE A DIFFERENCE WITH US

Return to Agenda

LAND ACKNOWLEDGEMENT

Pierce County includes 1,806 square miles of ceded lands of four Federally recognized Tribes: the Puyallup Tribe, the Nisqually Tribe, the Muckleshoot Tribe, and the Squaxin Island Tribe. These Tribes are sovereign governments that predate the founding of the United States, and their sovereignty is an inherent right that has existed since time immemorial, recognized with a government-to-government relationship by the United States.

We recognize that the traditional and current homelands of these Tribes and their territorial lands, waters, and air are contiguous and transcend U.S. government-established boundaries. This means the quality and abundance of the County's natural resources directly affects the quality and abundance of natural resources of Tribal Nations.

Return to Agenda

WHAT ARE CONSERVATION DISTRICTS?

Non-regulatory subdivisions of state government focused on promoting Best Management Practices (BMPs).

Provide technical and financial assistance to local landowners to help conserve natural resources.

Nearly 3,000 Districts nation-wide offer local, incentive-based approaches to environmental conservation.

CONSERVATION DISTRICTS:
A BRIEF HISTORY

A combination of poor farming practices and drought led to the Dust Bowl of the 1930s.

- **~ 100,000,000 acres** of farmland were essentially blown away.
- **~ 500,000 people** were left homeless, hungry, and in poverty.
  - **3.5 million people** took part in the largest migration in United States' history.

In response, Conservation Districts were established in all 50 states to help address local conservation challenges.

Return to Agenda

OUR PURPOSE

Return to Agenda

MISSION:

To equitably support community-driven solutions to our most pressing local environmental challenges.

VISION:

A Pierce County with thriving ecosystems and resilient communities.

1972

1996

2011

2023

OUR CORE PROGRAMS

Return to Agenda

ENVIORNMENTAL EDUCATION

FARM PLANNING & AGICULTURAL ASSISTANCE

WATER QUALITY

CLIMATE RESILIENCY

HARVEST PIERCE COUNTY

HABITAT IMPROVEMENT

AGRICULTURE/ FARM TEAM (AG)

Return to Agenda

Key Goals

- Strengthen and sustain Pierce County's local agricultural economy
- Protect soil, water, and air quality through conservation practices
- Improve farm productivity and resilience
- Support long-term stewardship of working agricultural lands

Core services

- Farm events and Workshops
- Financial Assistance
- Equipment rental
  - 50+ equipment rentals

- Technical Assistance
  - Soil samples
  - Climate-Smart Practices to increase carbon sequestration

WATER QUALITY TEAM (WQ)

Return to Agenda

Key Goals

- Improve water quality
- Encourage water conservation practices
- Reduce stormwater pollution and runoff
- Mobilize volunteers, schools, and community groups in restoration work

Core services

- Green Stormwater mini grants
  - Design and install green stormwater infrastructure such as rain gardens and bioretention systems
- Depave
- Restore streamside vegetation to stabilize banks, reduce erosion, and improve water filtration
- Habitat Stewardship programs to improve aquatic habitat conditions

HABITAT IMPROVEMENT TEAM (HI)

Return to Agenda

NATURAL RESOURCE CONSERVATION IMPLEMENTATION

Key Goals

- Improve water Quality and Stream Health
- Restore and Protect Native Habitat
- Improve the riparian, floodplain, and marine nearshore habitats of Pierce County
- Shoreline restoration
- Engage community stewardship
- Build strategic Partners

Core services

- Restoration Projects
- Floodplain
- Shore Friendly Pierce
- Technical Assistance

Habitat Improvement Program Update August 2025.pptx

Return to Agenda

HARVEST TEAM (HP)

URBAN AND COMMUNITY AGRICULTURE

Key Goals

- Strengthen local food systems
- Increase food security
- Expand equitable access to agricultural land and other resources
- Educate residents about sustainable food production

Core services

- Community Gardens
- Gleaning
- Native plant sale
- New farmer training and land access
- Technical Assistance

Return to Agenda

NATIVE PLANT SALE

Key Goals

- Create affordable access to Native Plants
- Education about the benefits of Native plants for habitat
- Get Native plants into the hands of Pierce County residents
- Engage the community in our largest event
- Support our Native Communities

Core services

- Affordable access to Native plants
- Largest community engagement opportunity

Return to Agenda

10 -YEAR RATE PLAN

Land Use Category	Scenario 2 - Per Parcel Rates - Inflationary + Additions #1									
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
1 Residential	$ 14.8539	$ 15.8305	$ 16.8071	$ 17.7837	$ 18.7603	$ 19.7369	$ 20.7135	$ 21.6901	$ 22.6667	$ 23.6432
2 Commercial	$ 12.3723	$ 13.1858	$ 13.9992	$ 14.8126	$ 15.6261	$ 16.4395	$ 17.2529	$ 18.0664	$ 18.8798	$ 19.6932
3 Agricultural	$ 15.2100	$ 16.2100	$ 17.2100	$ 18.2100	$ 19.2100	$ 20.2100	$ 21.2100	$ 22.2100	$ 23.2100	$ 24.2100
4 Institutional / Public	$ 12.8027	$ 13.6444	$ 14.4862	$ 15.3279	$ 16.1696	$ 17.0114	$ 17.8531	$ 18.6948	$ 19.5366	$ 20.3783
5 Vacant / Undeveloped	$ 13.0151	$ 13.8708	$ 14.7265	$ 15.5822	$ 16.4379	$ 17.2936	$ 18.1493	$ 19.0050	$ 19.8607	$ 20.7164
6 Open Space	$ 14.5616	$ 15.5190	$ 16.4764	$ 17.4337	$ 18.3911	$ 19.3485	$ 20.3058	$ 21.2632	$ 22.2206	$ 23.1779
7 Forested	$ 2.5435	$ 2.5435	$ 2.5435	$ 2.5435	$ 2.5435	$ 2.5435	$ 2.5435	$ 2.5435	$ 2.5435	$ 2.5435
TOTAL										
Revenue Forecast	*$ 4,555,576*	*$ 4,854,897*	*$ 5,154,217*	*$ 5,453,538*	*$ 5,752,859*	*$ 6,052,180*	*$ 6,351,500*	*$ 6,650,821*	*$ 6,950,142*	*$ 7,249,463*
Incremental Annual Funding		*$ 299,321*	*$ 299,321*	*$ 299,321*	*$ 299,321*	*$ 299,321*	*$ 299,321*	*$ 299,321*	*$ 299,321*	*$ 299,321*

Exceptions: All parcels consisting of mineral rights, only; and, parcels consisting of buildings, only, the underlying land of which is subject to Conservation District rates, are exempt from the rates approved herein. In addition, the following parcel classifications, as main tained and identified from time-to-time by the County Assessor-Treasurer: "500 LS" (for structures with a value of $500 or less); "MOBILE" for "Senior A", "Senior B" and/or "Disabled" designations;

Rates Resolution 2026.04.08_0001 (Clean).docx

Return to Agenda

POSSIBLE 10-YEAR OUTCOMES

- Reduce the backlog of Farmer requests for Farm Plans
- Provide funding for more Cost Share opportunities for farmers in need
- Engage more farms in habitat buffers and pollinator hedge row installment
- Expand work with farmers in the Nisqually Watershed
- Expand the successful raingarden programs into 2-4 more priority areas
- Floodplain restoration to help reduce flooding impacts
- Engage more school districts in educational opportunities for salmon in the classroom
- Revive the popular Green Partnership fund to address natural resource concerns by supporting community driven projects

Return to Agenda

POSSIBLE 10-YEAR OUTCOMES

- Meet the community needs for supporting local food security.
- Meet the continued requests for hands on food harvest support.
- Continue the work of habitat restoration along key salmon creeks and rivers and incorporate 10 more creeks to receive direct service.
- Assist local landowners to safeguard their homes against impacts of wildfires.
- Collaborate with the county to support the sustainability 2030 plan
- Continue to support local small Forest Health programs.
- Partner with Jurisdictions to evaluate and support Urban Tree canopy planting and support
- Provide direct on the ground support for invasive plant removal.
- Veterans Conservation Corps support

Return to Agenda

Thank you

“We do not inherit the Earth from our Ancestors, we borrow it from our Children."

First Nations Proverb

PIERCE CONSERVATION DISTRICT
Over 70 Years of Conservation

Return to Agenda

TO: MAYOR, DEPUTY MAYOR, AND COUNCIL

FROM: DOUG RUSSELL, CITY MANAGER

DATE: SEPTEMBER 21, 2026

SUBJECT: PIERCE TRANSIT PRESENATION

ATTACHMENTS: PRESENTATION

At a previous meeting, direction was provided by Council to schedule a presentation from Pierce Transit. Pierce Transit has provided the attached presentation for Monday night, reviewing their proposed sales tax initiative for November 2026.

Return to Agenda

PROPOSITION 1:

MAINTAIN AND IMPROVE LOCAL TRANSIT

PierceTransit

Lakewood City Council:
September 21, 2026

MORE WITHIN REACH

Return to Agenda

STEPS TO EXPAND LOCAL TRANSIT

APRIL 2024	JULY 2024	AUG 2025	NOV 2025	MAY 2026	JULY 2026	JULY 2026	NOV 3 2026	APRIL 1 2027
Long Range Plan development begins	Long Range Plan outreach begins	Long Range Plan developed and adopted	Budget adopted, goals set and continued engagement	First presentation of measure package	Concluded community engagement from Nov 2025	Board vote *If approved, sent to auditor's office*	General election	New sales tax collected *If approved*

Developed for the community, with the community.

14 months of outreach
July '24 – August '25

79 community events and meetings

700 survey responses received

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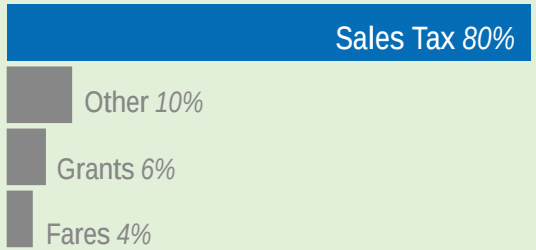
CURRENT SALES TAX

Sales Tax is Our Primary Source of Funding



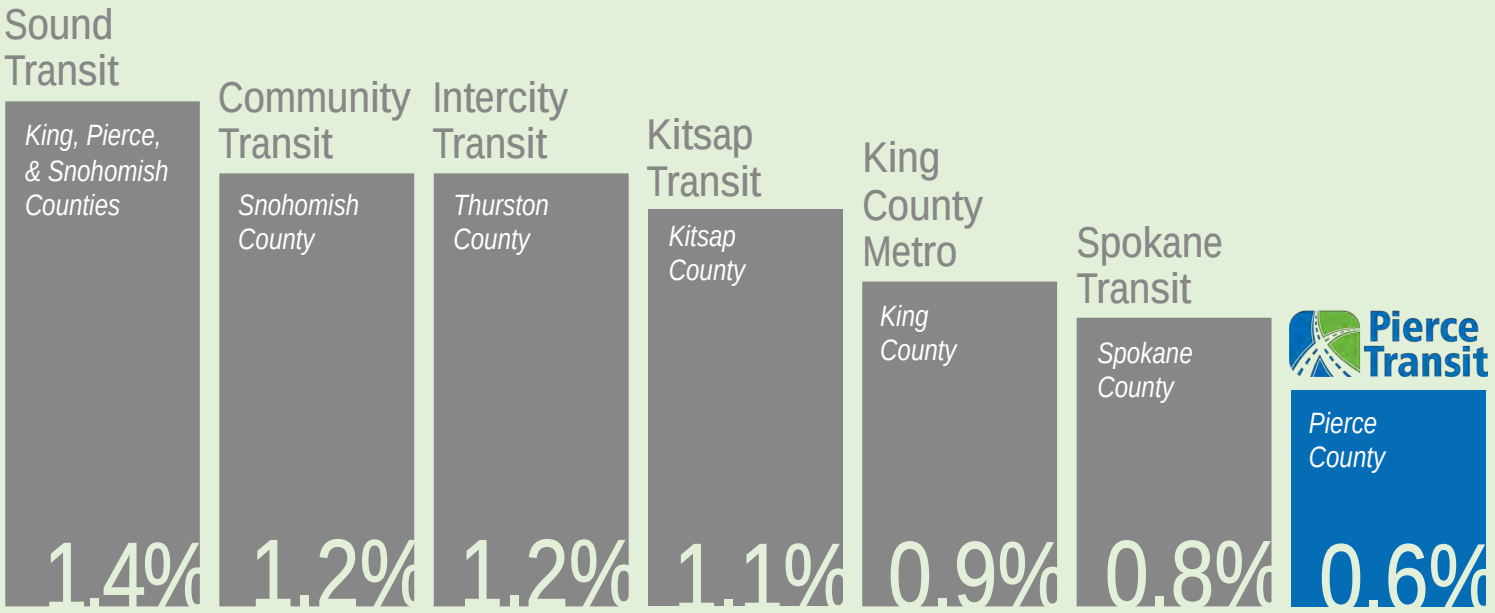
6¢

Of Every $10 Spent

*on qualifying purchases in the PTBA**

**Public Transportation Benefit Area*

Sales Tax Compared to Peer Transit Agencies in Washington



MORE WITHIN REACH

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GROWING NEEDS

Growth

Current projections indicate we'll grow by 275,668 people and see 117,800 new jobs come to our area by 2044.

Congestion

Without more transit, most of these new residents will rely on cars—adding to congestion on our already busy roads.

Economy

Without more transit, access to jobs, schools, doctors, housing, and groceries is reduced and our economy suffers.

PierceTransit

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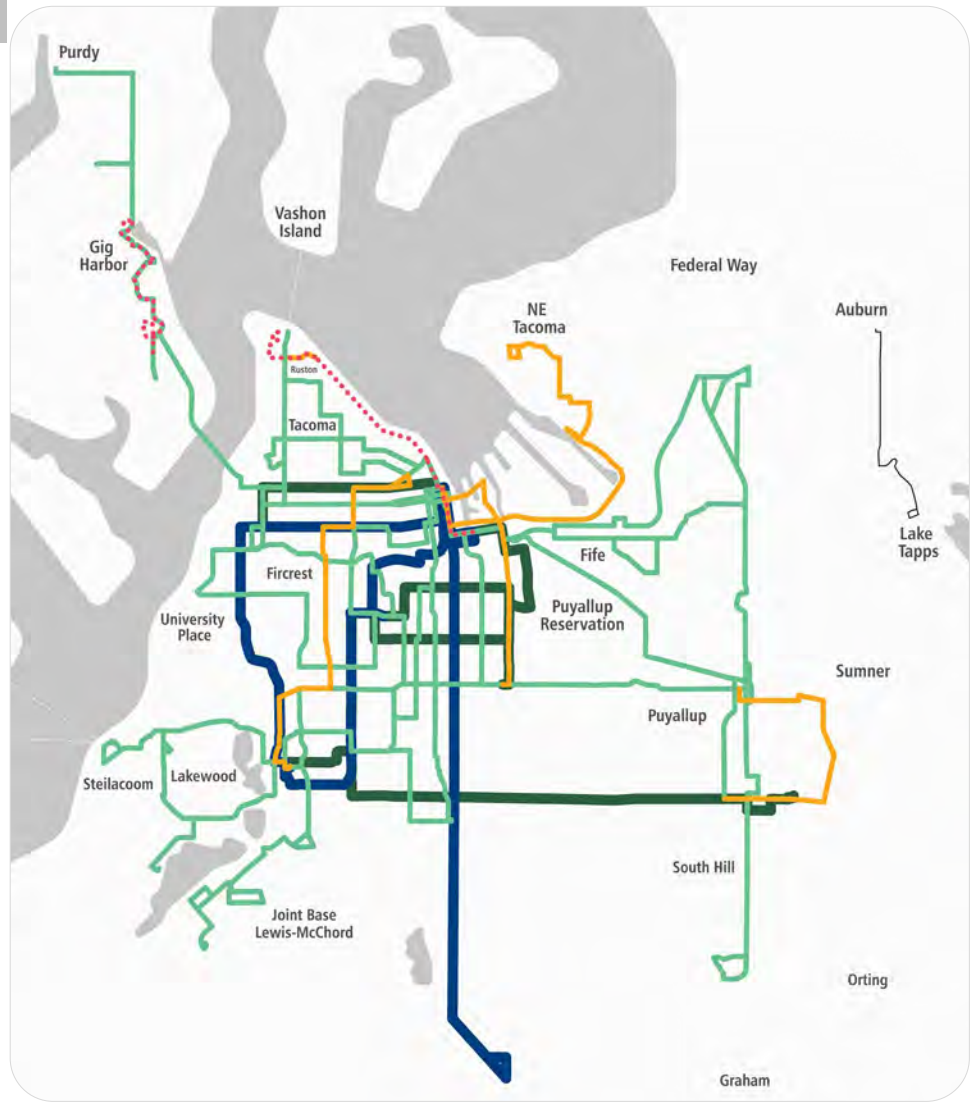
MORE WITHIN REACH



PierceTransit

Return to Agenda

PROPOSED SALES TAX

0.9%	3¢ per $10 spent	47%
Proposed Sales Tax	Proposed Increase	Service Increase

We DON'T Collect Funding From:

- Car Tabs
- Property Tax
- Utilities Tax

You DON'T Pay Sales Tax On:

- Rent or Mortgage
- Groceries
- Most Healthcare

What does a 0.3% sales tax increase look like?

- $10 Book = 3¢
- $20 Sweater = 6¢
- $80 Headphones = 24¢

NEW ROUTES

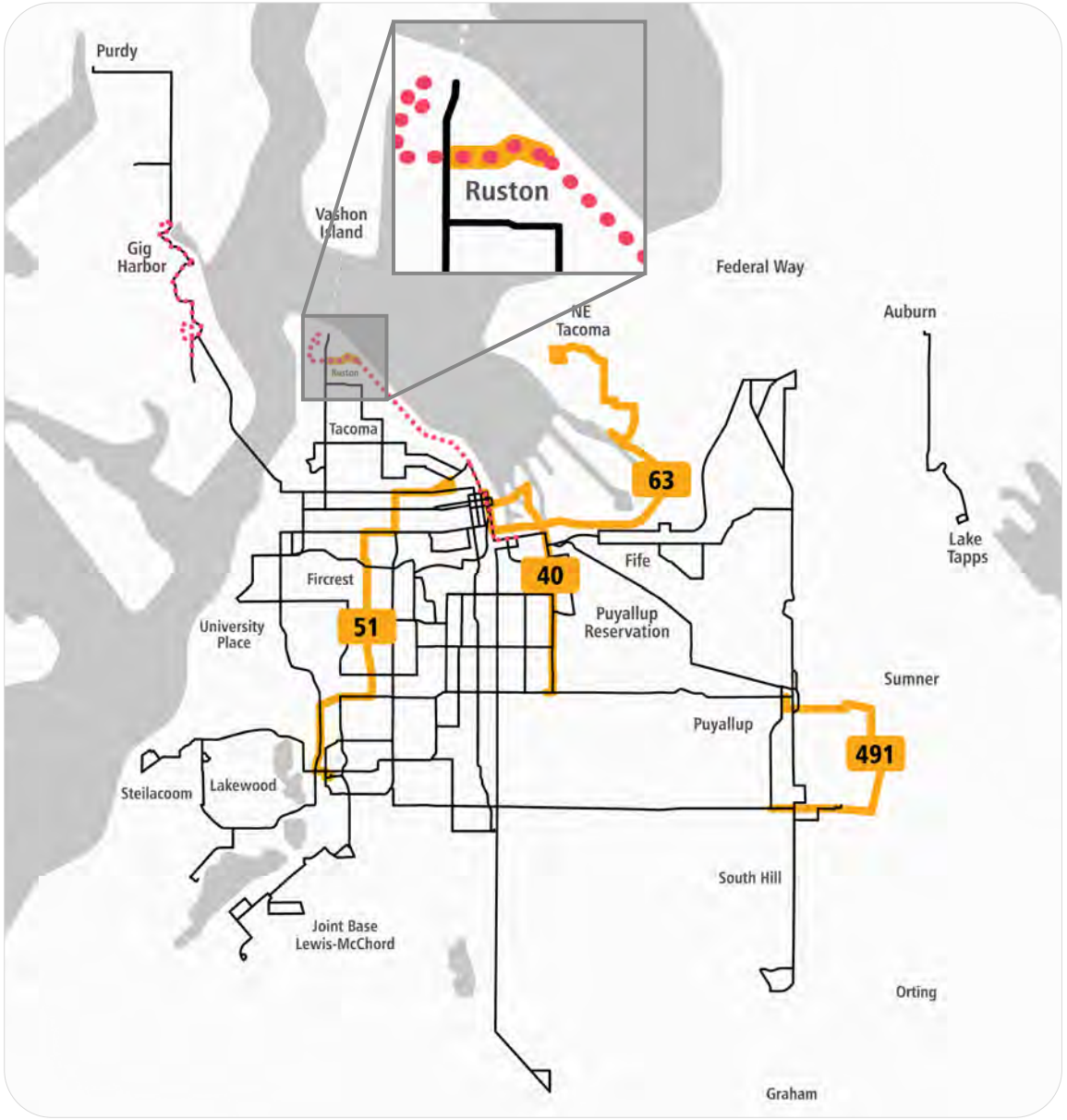
Route 40
Port of Tacoma and East Tacoma

Route 51
Central Tacoma - Lakewood

Route 63
Northeast Tacoma

Route 491
Puyallup

The Result: more places and more possibilities



New Route Seasonal Trolley

SPECIAL SERVICE

Seasonal Waterfront Trolleys

- Gig Harbor
- Ruston/Tacoma

Special Event Service

- Fairs
- Sport Events
- Festivals
- Concerts Series

To be determined annually based on community events

***The Result:** more places and more possibilities*

RAPID ROUTES

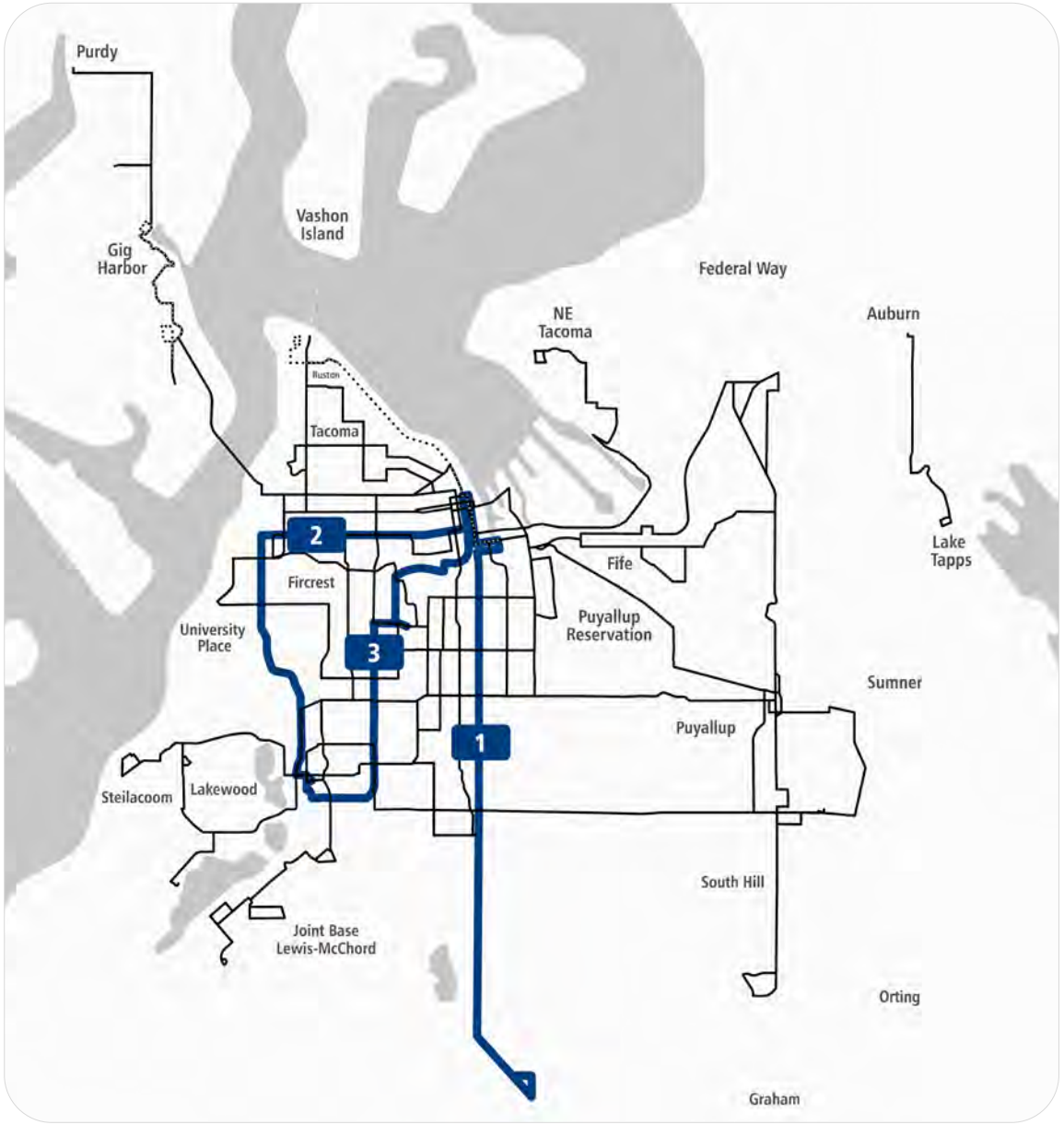
More Frequent
Buses arrive every 15 minutes on Weekdays, and every 20 minutes on Weekends and Evenings

Later Service
Rapid route buses run until 12 a.m. on Weekdays and Saturdays, and until 10 p.m. on Sundays

Fewer Stops
Only serves major bus stops so you can get where you're going sooner

Upgrades
New shelters, benches, solar lighting, and real-time arrival signs

***The Result:** less waiting and more reliable trips*



Rapid Route

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MORE FREQUENT

7 Routes
every 15-20 minutes

currently 3 routes

24 Routes
every 30 minutes

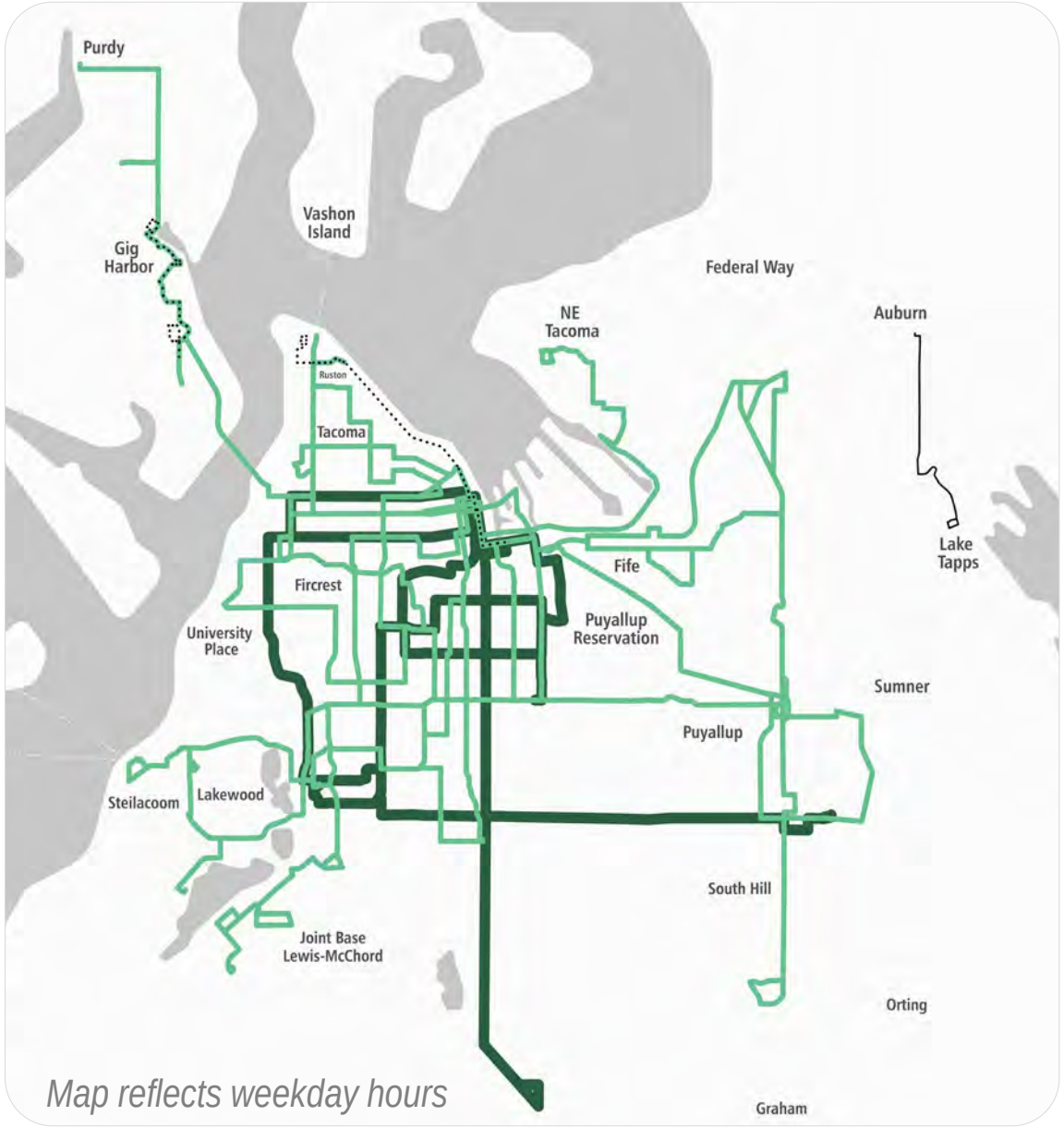
currently 18 routes

0 Routes
every 60 minutes

currently 7 routes

5 routes receive more frequent service or are adapted

***The Result:** less waiting and more reliable trips*



Every 15-20 Minutes Every 30 Minutes

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LATER SERVICE

23 Routes
will run longer hours

5 - 6 a.m.
when most routes start

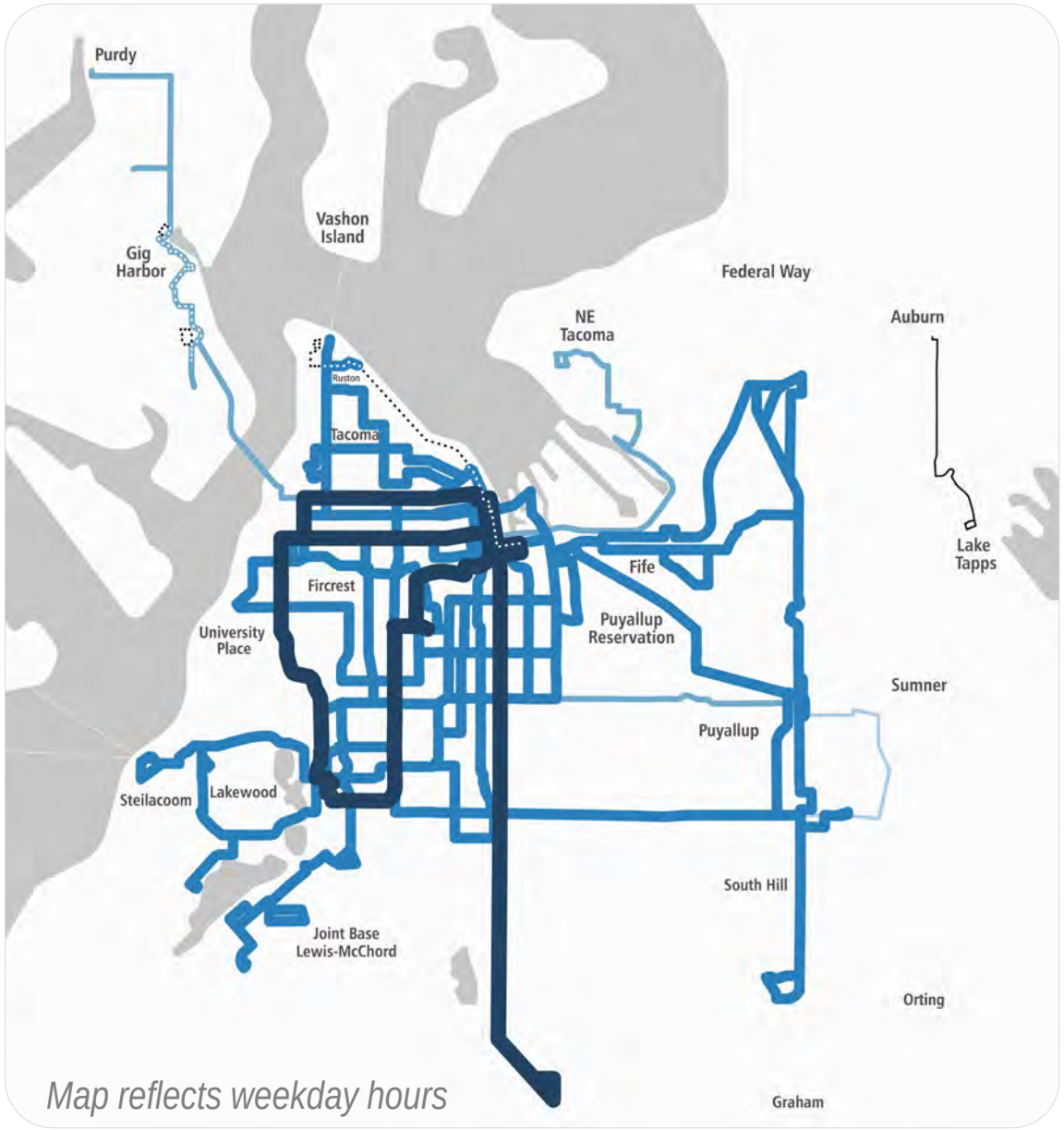
Most Routes

10 p.m.
or later on Weekdays

10 p.m.
or later on Saturdays

8 p.m.
or later on Sundays

The Result: more options for diverse schedules



12 a.m. | 10 p.m. or later | 8 p.m. or later | 6 p.m.

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BETTER CONNECTIONS

2 41 42 63
400 402 500 501

Local bus routes modified to improve connections to regional light rail in Tacoma, Fife, and Federal Way

25

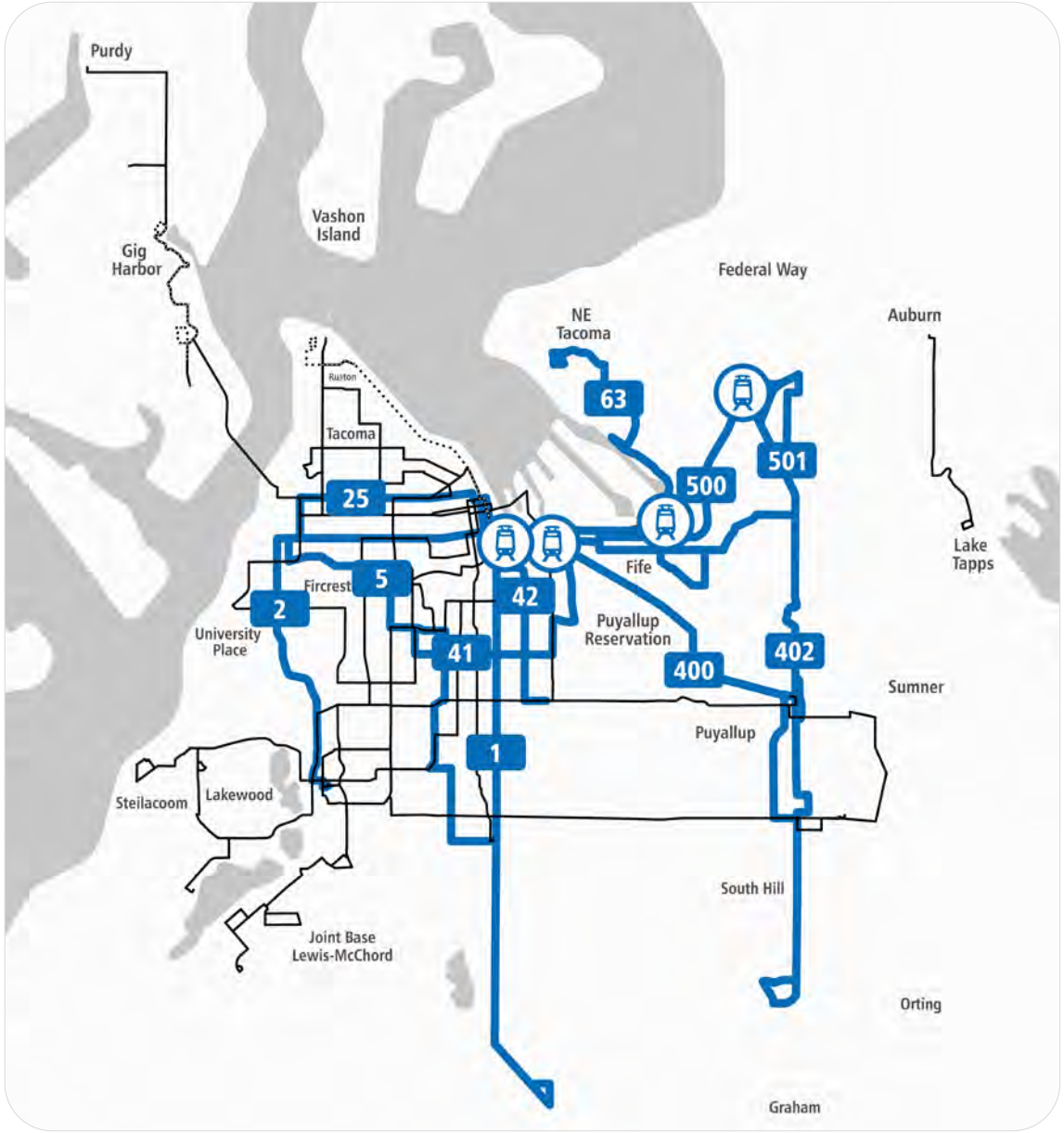
New route added along 6th Avenue every 15 minutes to replace Route 1 between TCC and Commerce St Station

Route 1 upgrades serving Spanaway Transit Center to Commerce Street

5

Routes 52 and 55 combined for simpler, more efficient service

***The Result:** easier transfers and more direct trips*



Route with Better Connections

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EXPANDED PARATRANSIT

SHUTTLE Service Also Increases

- New Places
- More People
- Later Service

Did You Know?

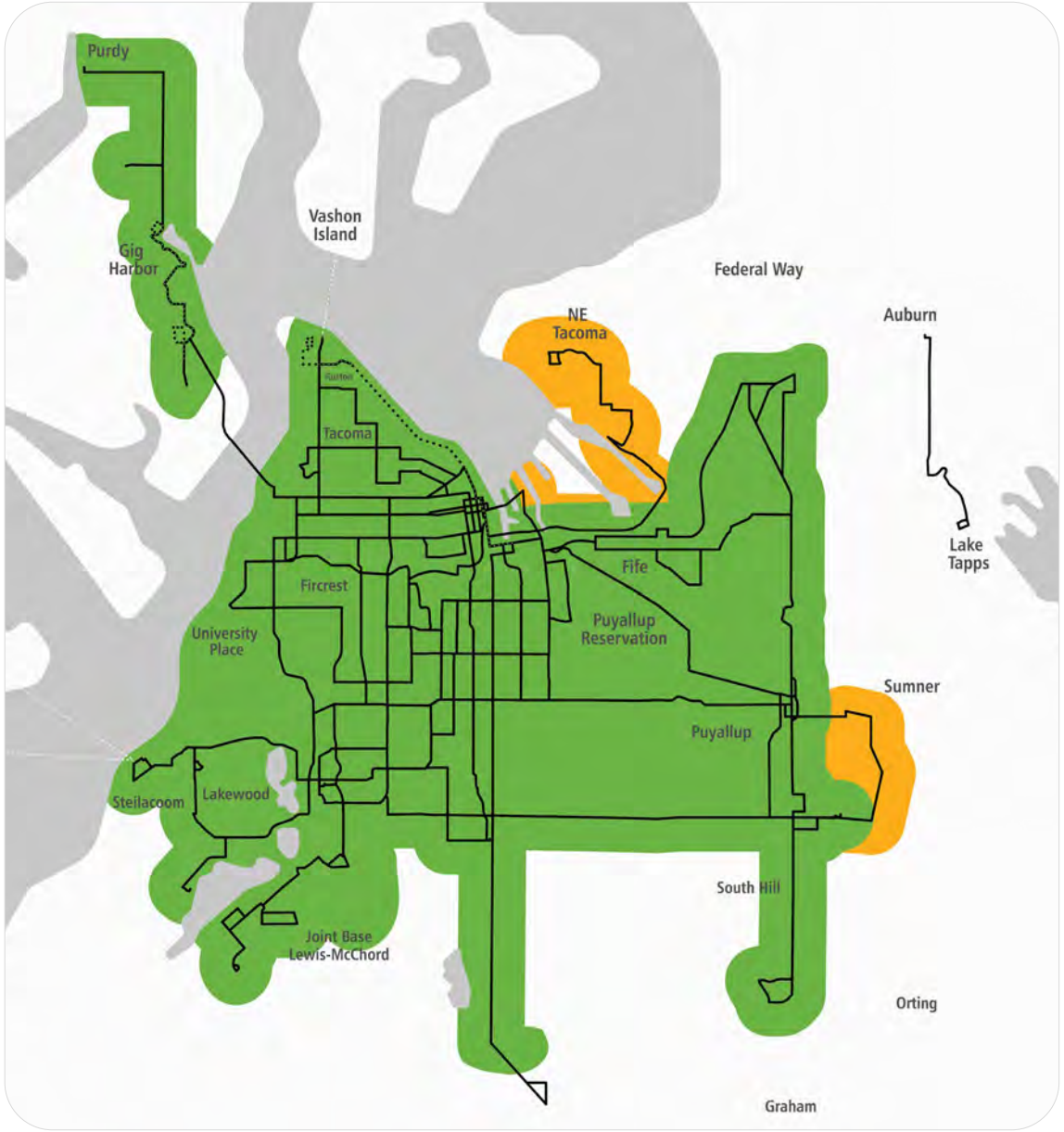
SHUTTLE paratransit service is available within ¾ of a mile of all local bus routes…

¾ of a mile

…and most service vehicles are equipped for accessibility.

- Bus
- SHUTTLE
- Runner

***The Result:** more people and more inclusive*



Current SHUTTLE Buffer

Expanded SHUTTLE Buffer

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FARE FREE BUSES AND PARATRANSIT FOR SENIORS

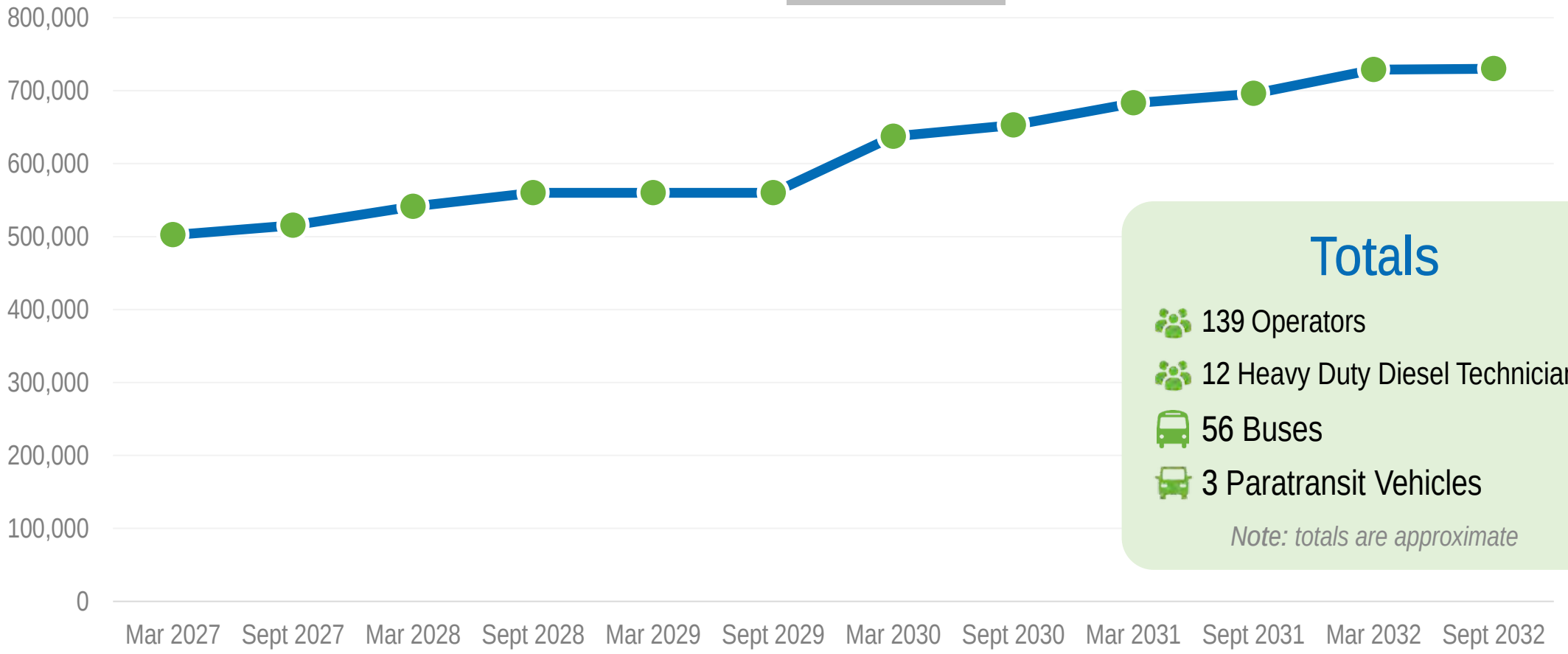
Seniors 65+ ride free on buses and SHUTTLE paratransit.

Youth already ride free on all our services

Continue to offer ORCA LIFT/reduced fare

MORE WITHIN REACH

Return to Agenda



Totals

- 139 Operators
- 12 Heavy Duty Diesel Technicians
- 56 Buses
- 3 Paratransit Vehicles

Note: totals are approximate

IMPLEMENTATION TIMELINE

Annual Service Hours

MORE WITHIN REACH

Pierce Transit

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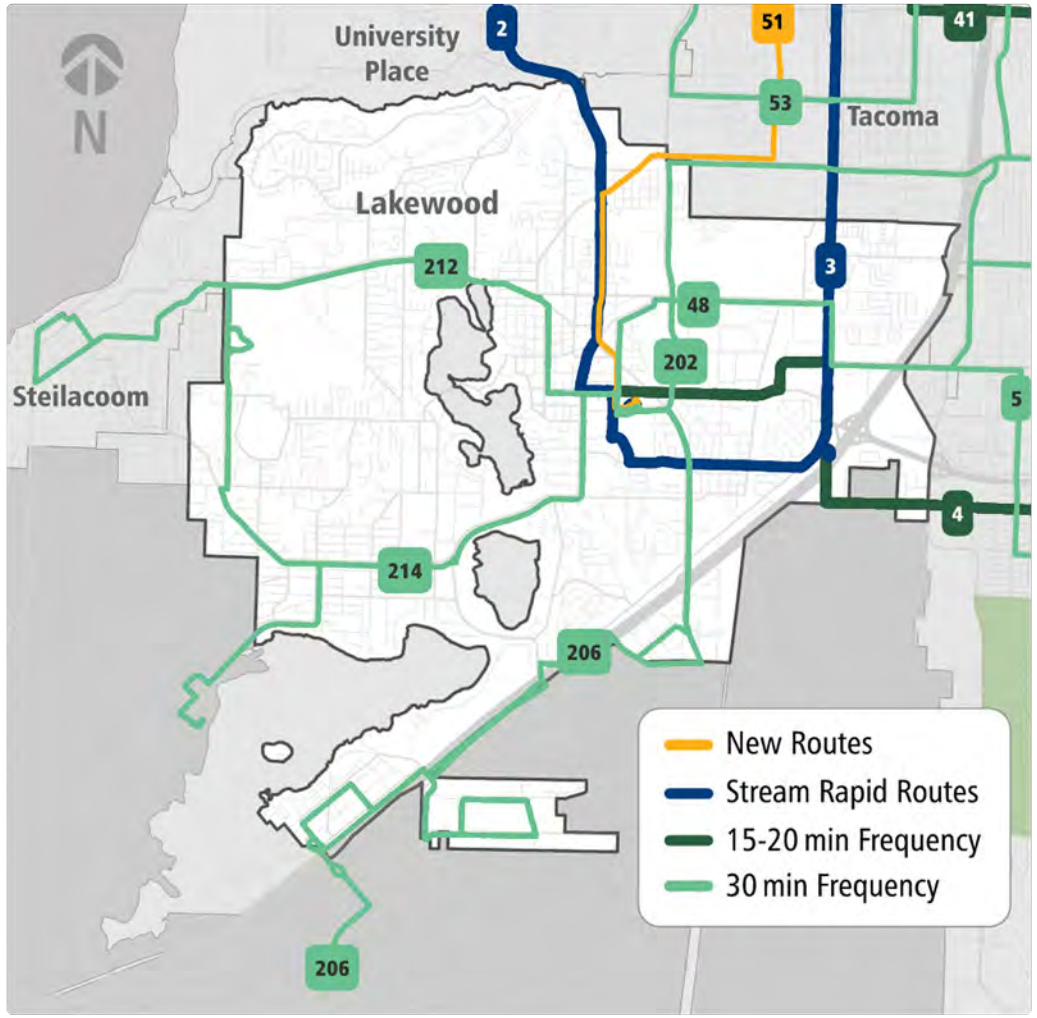
Lakewood



More Often

Weekday Route 4
improved to 20-min weekday service.

Saturday All routes except Route 214
improved to 30-min Saturday service.

Sunday Most routes
improved to 30-min Sunday service.

Later

Weekday Routes 2, 3 and 4
buses run longer, until midnight.

Saturday Routes 2, 3 and 4
buses run longer, until midnight.

Sunday Routes 48, 206 and 212
buses run longer, until 8 p.m.

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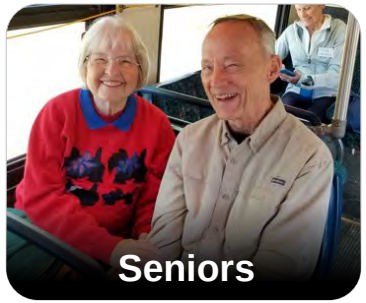
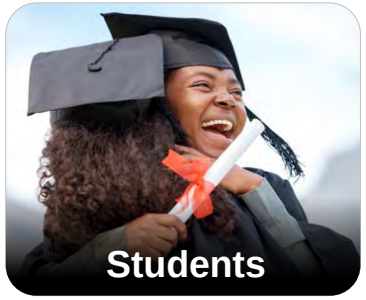
COMMUNITY IMPACT

Local transit impacts all of us – whether you rely on it or someone you rely on does. Strengthening it strengthens our community, for riders and non-riders, alike.





PierceTransit

MORE WITHIN REACH

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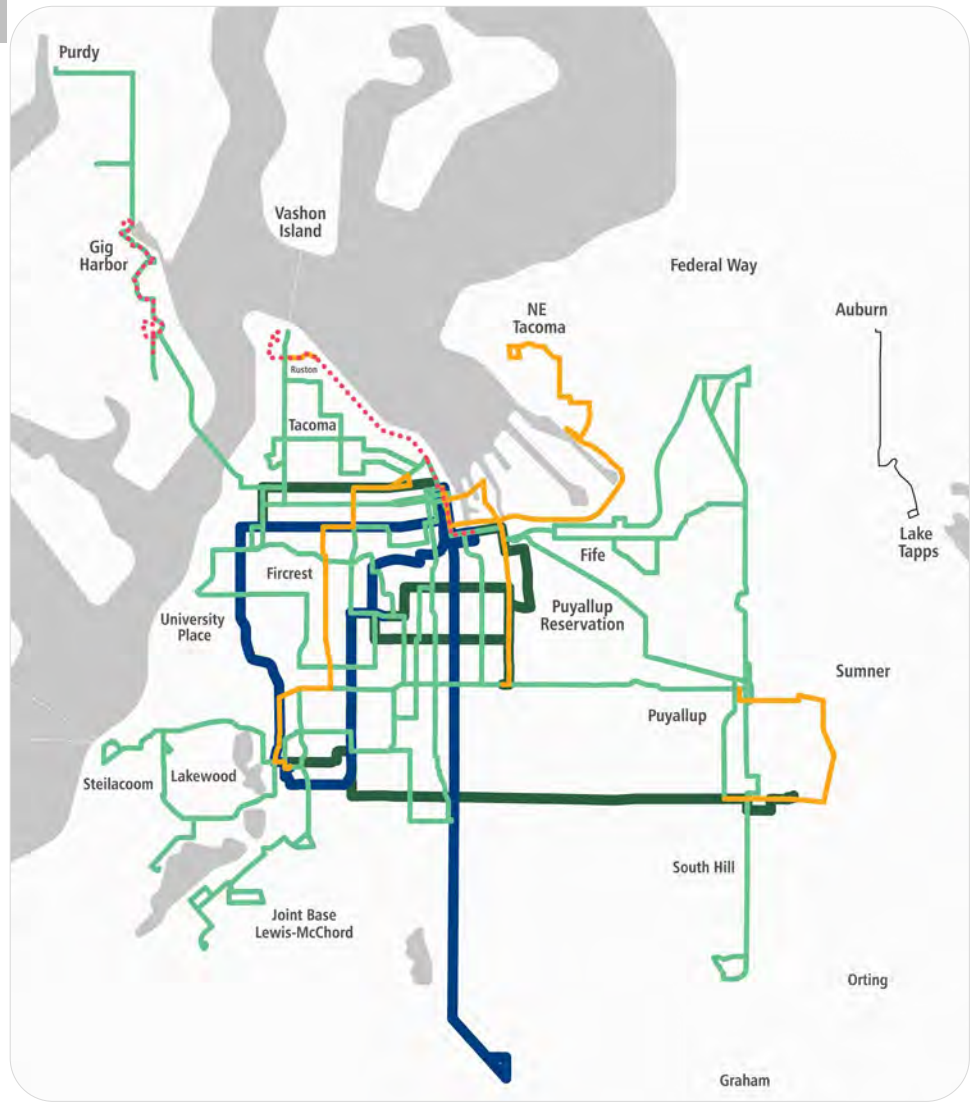
MORE WITHIN REACH



PierceTransit

Return to Agenda

TO: Mayor and City Councilmember

THROUGH: Doug Russell, City Manager

FROM: JEFF RIMACK, PPW DIRECTOR
ANGIE SILVA, ASST. DIRECTOR
BECKY NEWTON, ECONOMIC DEVELOPMENT MANAGER

DATE: September 21, 2026

SUBJECT: LAKEWOOD ECONOMIC DEVELOPMENT STRATEGY & ECONOMIC CONDITIONS

ATTACHMENTS: A) Candidate Map; B) Stowe Development & Strategies Review Memo (9/2/26); C) Current Economic Conditions

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Summary

Lakewood has multiple subareas with permissive zoning and, in most cases, strong access to transit, highways, and other regional connections. Yet many of these areas have experienced limited active redevelopment or investment. This document lays out a repeatable strategy framework, not a district-by-district plan.

The Station District is a district being looked at as an example, given specifics about that zone. It is the place we're proposing the framework first, and proving it out is best aligned given existing conditions. Once proven, the same four-phase approach could be extended to the city's other districts (Downtown, International District, Springbrook, Tillicum-Woodbrook, and others as they're prioritized).

Also included as an attachment is an overview of Lakewood's current economic conditions and key workforce, investment, and development indicators. It is intended to provide a clear snapshot of the City's progress on economic development programs, policies, and performance while establishing a focused, repeatable strategy to accelerate private investment, redevelopment, job creation and broader economic growth.

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Background on Approach

This framework draws on redevelopment practices in comparable Puget Sound cities, particularly the combination of targeted code changes with active, City-facilitated parcel assembly at a catalyst site, rather than relying solely on the private market to self-organize.

Bob Stowe, principal of SDS, led one of the closest available Washington precedents for what is being proposed, Bothell's downtown redevelopment. He already has a working relationship with Lakewood. As the City's TIF Project Manager, he prepared the analysis supporting Lakewood's Downtown Tax Increment Area established through Ordinance 802, and SDS is separately assisting the City with Pacific Highway corridor revitalization efforts.

Given that experience and familiarity with Lakewood, the city asked Mr. Stowe to review this framework directly. His September 2, 2026, memorandum, attached, provides the comparative context, redevelopment experience, and financial figures that inform the recommendations below. This is Lakewood's plan, built around Lakewood's own districts, market, and constraints. What we're borrowing from comparable efforts is the diagnosis and the sequencing, not their actual development goals or financing mechanisms.

Lakewood already has a vision to build from, the City adopted 2021 Station District Subarea Plan. Rather than commission new visioning work, this framework reaffirms that plan and refreshes it against current market conditions, the state's 2025 mandates, and builds the framework's messaging around it.

The Core Diagnosis (Applies Citywide)

Across Lakewood's redevelopment-eligible districts, the pattern repeats:

- **Zoning is permissive, not directive.** Codes allow density, they don't require it. This is a floor problem, not a ceiling problem. Lakewood's allowed heights already exceed the maximums that drove density in comparable redevelopment districts elsewhere, but with no minimum floor count, nothing is driving density increases here.
- **Parcels are scattered and small.** Individually, most sites are too small or too oddly shaped to support the kind of project the market wants. Developers have told us directly they will not assemble scattered parcels on their own.
- **No one is closing the assembly gap.** Good zoning plus transit access plus market demand still doesn't produce development if nobody bridges the gap between many small owners and one buildable site. That's a role the market isn't going to play for us, it's a role the city has to facilitate.

- **Code minimums need market grounding.** Setting minimums without first confirming what the market can support risks demanding more than developers can deliver or settling for less than the district could produce. A market assessment, defining realistic development types, densities, and the City's expected return in both economic and public benefit terms, needs to run alongside the code diagnosis so the minimums we adopt reflect what the market will build to.

This diagnosis is the throughline for every district in the framework.

What This Framework Applies, and Where Lakewood's Path Differs

Applying:

- The core insight is that permissive zoning alone doesn't move a market. Minimums do.
- The sequencing: fix the code gap, then actively assemble a catalyst site, rather than waiting for the private market to self-organize.
- Treating a large captive population, JBLM's approximately 80,000 personnel, most living off-base, as the demand-side case that makes the investment thesis credible to a developer.
- A market assessment and reaffirmed vision running alongside the code fix, so minimums reflect what the market will build, not just the diagnosed gap.
- Delivery capacity and a communications program identifying every phase of the work and where we are at actively in the process, not added at the end. Public and developer confidence is built as much by the City hitting its own deadlines as by any single incentive.
- The leadership, staff, and consultant capacity to carry out what is, in substance, a master developer role: real estate, negotiation, finance, and project delivery, sustained alongside the City's regular services. This is a real capacity need, not a formality.

Where Lakewood's path differs:

- The state funding mechanism used in past comparable efforts no longer exists. Lakewood has to build its financing package from tools currently available under Washington law, covered in the Financing Reality Check below.
- Lakewood already has one active Tax Increment Financing area (Downtown TIA), which leaves one remaining LTIF slot under state statutory caps. Any TIF-based financing structure has to work within that constraint, and within the state's 2026 revisions to the underlying TIF law, also covered below.

- Each district will need its own catalyst site and its own financing math. A single citywide master-developer posture isn't the model. The framework is repeatable, but the numbers aren't identical from district to district.

The Framework: Four Phases, Applied to Any District

This is the part meant to generalize. Each district that enters this pipeline moves through the same four phases. Delivery capacity, communications, and the organizational capacity to act as master developer run through all four phases below. They are not a fifth phase or a late-stage add-on.

Phase 1: Diagnose. Identify the specific barrier: a code gap (no minimums), an assembly gap (too many small owners), a financing gap, or some combination. Confirm the demand-side case exists (transit access, employment base, adjacent investment), and confirm what the market will actually support, so the minimums adopted in Phase 2 reflect real development capacity and a defined return on investment, not just the diagnosed gap.

Phase 2: Enable. Fix the code gap where one exists (minimum height/FAR requirements, form-based code).

- Where state law already mandates action (SB 5184 and HB 1491 eliminate parking minimums and require a 3.5 average FAR near Sounder stations), treat that as compliance, not as a discretionary local fight.
- Confirm and structure financing tools (TIF headroom, CRF, LTIF term, or other).

Phase 3: Assemble. Identify and pursue a targeted catalyst site rather than a citywide master-developer posture. State law does not allow the City to purchase property for redevelopment purposes generally, each acquisition must be tied to an identified public purpose, as determined by Council. We will define the public improvement program (streets, utilities, parks, civic facilities) in parallel with parcel identification, so each acquisition carries that public-purpose justification. Land not needed for the public improvements gets declared surplus and resold to private developers through development agreements carrying the performance requirements we want.

- City-led or City-facilitated parcel assembly, sized to what the market can absorb (for Station District, roughly 25 acres near the platform, not the full 211-acre subarea).

Phase 4: Protect & Deliver. Anti-displacement protections built in from the start, not added after the fact. This is non-negotiable in districts with documented lower-income concentration. Then move to solicitation, development agreement, and delivery.

Investigation in Station District

Phase	Status
1. Diagnose	In progress. Diagnosis complete on the code and assembly barriers. A market assessment to confirm what the district can support is being scoped as a companion step before Phase 2 code work is finalized.
2. Enable	In progress. State law (SB 5184/HB 1491) already forces the zoning fix, minimum height amendment identified as the near-term code lever, pending market assessment findings. Current information, pending Finance and bond counsel confirmation, puts remaining TIF headroom against the shared statutory cap at approximately $8.4-$17.6 million, likely enough to support only a small Station District TIA on its own. If Station District moves forward as the City's TIF pilot, rescinding and reforming the Downtown TIA is one option under evaluation, alongside Community Revitalization Financing (CRF) as a parallel path. The state's 2026 changes to TIF law add notice, negotiation, and timeline requirements that will factor into which path we pursue.
3. Assemble	In progress. Interactive parcel assembly and scoring tool under construction, targeting a roughly 25-acre catalyst site near the Sounder platform. Acquisitions will be tied to an identified public purpose and a parallel public improvement program, as state law requires.
4. Protect & Deliver	Framed, not yet built out. Anti-displacement approach to be developed alongside the financing structure.

The Process, Not the Verdict

Station District is being modeled and proposed as a pilot, but the value of this framework is that it's the same lens applied everywhere. When each of the City's other districts (Downtown/TIA, International District, Springbrook, Tillicum-Woodbrook, and others) comes up for this treatment, the same Phase 1 diagnostic asks the same four questions:

- **Code gap check.** Does the zoning permit the density we want, and does it also require it? Where's the floor, and is there one?
- **Assembly pattern check.** How fragmented is ownership? Are parcels large enough individually to support a viable project, or does the market face the same self-assembly problem we found in the Station District?
- **Demand-side case.** Is there a credible driver (transit access, employment base, adjacent investment) that makes the district's investment thesis real, or does that case still need to be built?

- **Financing capacity check.** What tools are viable given the City's remaining TIF headroom and each district's assessed value base, and does the math support a dedicated financing structure?

This is a repeatable checklist, not a one-time judgment call. Every district gets run through it the same way. We are not naming a sequence or a next district in this document, that determination comes out of actually running each district through Phase 1, which is future work. What follows in the next section is what that fuller diagnostic looks like when applied in depth, using Station District as the worked example.

The Financing Reality Check

Lakewood's financing package will need to be built from several tools working together, not from TIF alone. The Finance Director's March 2025 retreat summary laid out the fuller menu the City has available; this framework has to be evaluated against that whole picture.

TIF Cap & Second TIA Summary

The City's existing Downtown Tax Increment Area (Ordinance 802) is legally locked in ways that limit our flexibility going forward, with a second TIA for Station District being possible but constrained by a shared statutory cap.

Downtown TIA, locked terms.

- **Improvements fixed:** $15M program (park acquisition and amenities) only, no additional improvements can be TIF-financed once identified.
- **Boundary fixed:** Cannot be altered once designated.
- **Construction deadline:** Must commence by April 15, 2029.
- **Term:** Runs through 2050 unless retired early.
- **Rescission window:** Possible only prior to incurring debt. Because the City has not issued debt against the Downtown TIA, that window is still open.

If the Downtown TIA were rescinded. State law does not let a TIF sponsor keep increment revenue collected but not spent on the identified TIF purpose. If the City rescinded the Downtown TIA, any such funds would need to be returned to the taxing districts that would otherwise have received them. Those districts were the intended recipients absent the TIF diversion, and that entitlement does not change because the City chooses to rescind. This is a real cost to weigh against any decision to rescind and reform the area around a different set of public improvements.

Second TIA (Station District), what's allowed.

- State law permits one additional, non-overlapping increment area (two TIAs max per jurisdiction).

- Both TIAs share a single combined cap: the lesser of $200 million in assessed valuation, or 20 percent of citywide AV.
- For Lakewood, the $200 million figure governs (20 percent of citywide AV is approximately $2.23 billion, not the binding constraint).
- As of June 2027, that cap begins adjusting annually by CPI.

The headroom problem. Downtown TIA value counted against the cap has been updated to $191.6 million, following the OST report, up from the $182.4 million figure in the original Project Analysis. Against the $200 million cap, that would leave approximately $8.4 million to $17.6 million in remaining headroom.

$8.4 million will support only a small Station District TIA on its own. If the Station District becomes the City's TIF pilot, one live option is rescinding the Downtown TIA (see above) and reforming a TIA around the Station District instead, freeing the full $200 million cap rather than working within the remaining headroom.

State law changes affecting TIF formation. The state's 2026 amendments to the TIF Act tightened the standards for forming a new tax increment area. Longer notice periods, a formal negotiation and arbitration process with affected taxing districts, and tighter findings requirements all add time and complexity to standing up a new TIA. We'll walk through the specific mechanics and how they affect our timeline as part of the funding analysis to be presented to council later.

Work to complete with Finance.

- Confirm the Downtown TIA base value and remaining headroom.
- Verify whether the $200 million cap is measured against base value or full incremented value.
- Determine whether a Station District TIA works within remaining headroom, or whether rescinding and reforming the Downtown TIA is the better path.

Community Revitalization Financing (CRF) as a Parallel Path

Beyond TIF, we recommend evaluating Community Revitalization Financing (CRF) under RCW 39.89 as a genuine parallel path, not just a line on the tool list. CRF operates through the voluntary participation of overlapping taxing districts rather than through TIF under RCW 39.114.

It is a heavier negotiation lift, taxing districts representing 75 percent of assessed value must agree to participate, and it delivers only 75 percent of tax increment revenues rather than 100 percent. Its advantage is that it carries no cap on assessed value or term. Given the TIF headroom constraint above and the added complexity in the 2026 TIF amendments, CRF deserves a real look alongside TIF rather than as a fallback.

Other Tools to Screen or Deploy

A real financing package will need to combine several of these, not rely on any one tool alone. One benchmark worth testing our eventual package against is that comparable redevelopment efforts have drawn roughly two-thirds of public investment from external sources (state, federal, regional partners) and one-third from City-sourced funds (REET, property sales, and similar). We should size our own mix against that split as the financing plan comes together.

Property assembly and entity structure

- **Public Development Authority (PDA).** The legal entity Lakewood would charter to hold, assemble, and control catalyst-site property and negotiate directly with private development partners.

Federal programs to screen

- **HUD Section 108 Loan Guarantee Program.** Federally guaranteed financing, borrowed against future CDBG allocations, usable for property acquisition when justified on a slum/blight basis.
- **New Markets Tax Credit (NMTC).** Federal tax credit drawing private equity into projects in qualifying low-income census tracts, best suited to the commercial/mixed-use component of the site.
- **Defense Community Infrastructure Program (DCIP).** Federal funding for community infrastructure supporting military installations. Given JBLM, this fits the Station District demand case directly and should be screened alongside the other federal programs.

State and regional infrastructure partners to screen

- **Transportation Improvement Board (TIB) and the Washington State Public Works Board.** State infrastructure financing programs worth screening against the public improvement program once it's defined.
- **Sound Transit station access and TOD partnership opportunities,** given the Sounder platform.

Local revenue and assessment tools

- **Real Estate Excise Tax (REET) 1 and REET 2.** Existing City capital revenue, now more flexible under 2025 state legislation for use across capital project categories.
- **Local Improvement District (LID).** A special assessment mechanism that funds infrastructure improvements benefiting property within the district.
- **Business and Occupation (B&O) tax credit.** A Bellingham-style credit against B&O tax liability for qualifying businesses locating in the target area.

- **General Obligation bond excess levies.** Available for capital projects, but require 60 percent supermajority voter approval plus a turnout threshold, a heavier political lift than most tools on this list.
- **Levy lid lift (single- or multi-year).** Simple-majority approval, but raises property taxes beyond the standard 1 percent annual cap and carries its own political cost.
- **Dedicated sales tax options (cultural access, housing and related services).** Each caps out around $1.4 million a year and roughly $15 to $18 million in bonding capacity over 20 years, meaningful, but not enough alone to carry a catalyst-site assembly.

Alternative capital structure

- **63-20 lease-to-own.** A nonprofit lease-financing structure that lets the City get a facility built and financed without adding to GO debt capacity. Worth a conversation with Finance and bond counsel for any civic facility component of the public improvement program.

The honest framing: TIF is the tool best suited to capturing the value redevelopment itself creates, which is why it would be a lead candidate for Station District, but it's seriously constrained right now, and forming a new TIA is a longer, harder process than it was even a few months ago. CRF is a real alternative worth evaluating alongside it. Every other tool on this list either requires voter approval, is capped at a modest annual yield, or is one-time, rather than recurring. The financing package will need to combine more than one of these.

What This Briefing Is Asking For

This version is scoped for City Council input on the framework, confirm further investigation of the Station District as a pilot and example, and green-lighting continued work on Phase 2 (verifying TIF headroom with Finance and bond counsel, evaluating CRF and the Downtown TIA rescission option, scoping the market assessment, and identifying the code fixes).

Bob Stowe's September 2, 2026, memo reviewing of Economic Developments initial framework proposal is attached. Updates have been incorporated into this presentation based on feedback and the memo is a source for comparative background behind these recommendations.

As a proposed next step following that briefing, Economic Development would recommend bringing this framework to Council as a resolution adopting it as a standing citywide priority with annual progress reporting, so continuity doesn't depend on any one Council or staff roster.

ATTACHMENT A

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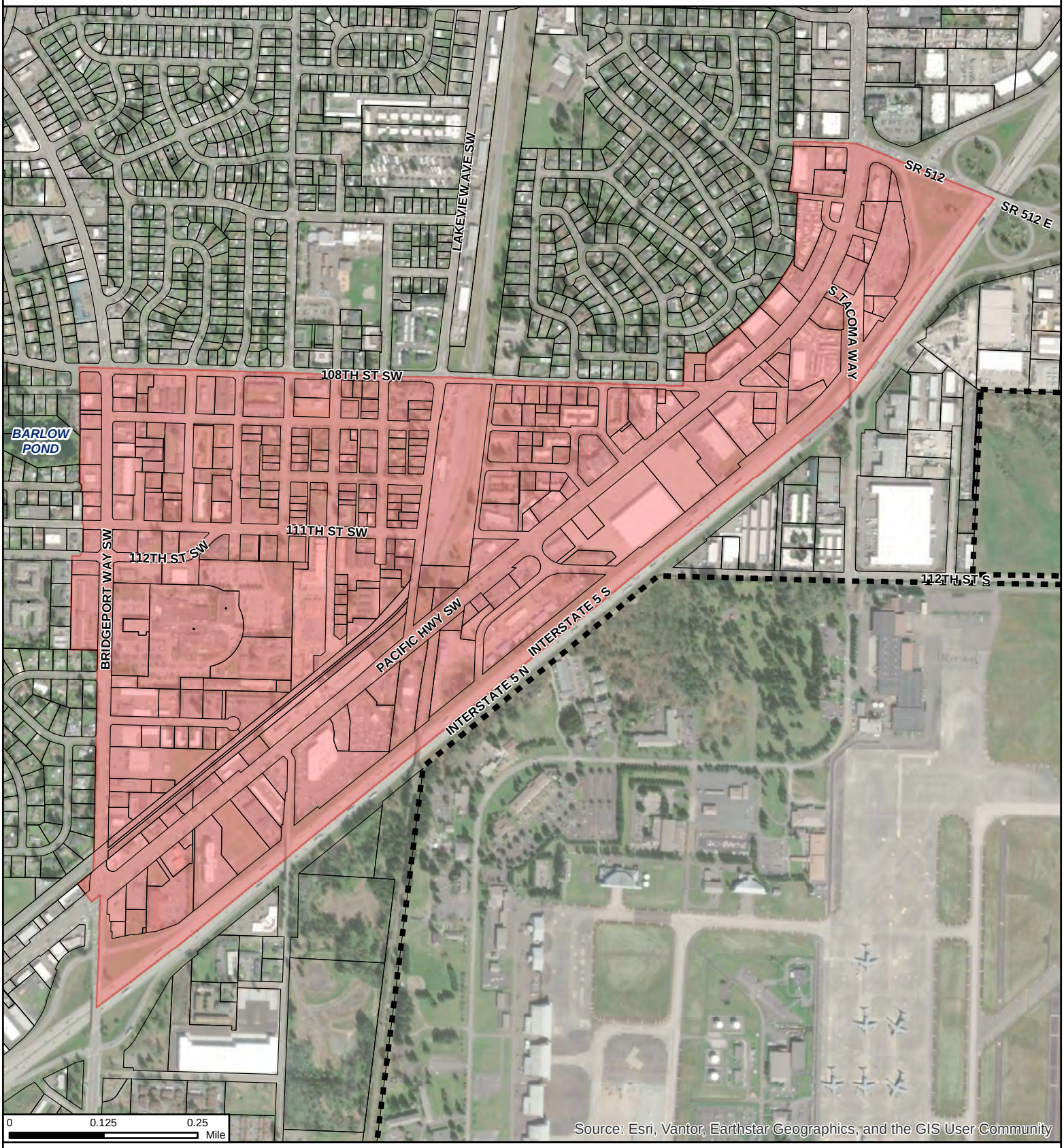
City of Lakewood
Lakewood Station District Subarea



Lakewood Station District Subarea

Tax Parcel

Lakewood City Limit

Map Date: September 14, 2026 :\Projects\EconDev\Maps\LSDS.mxd

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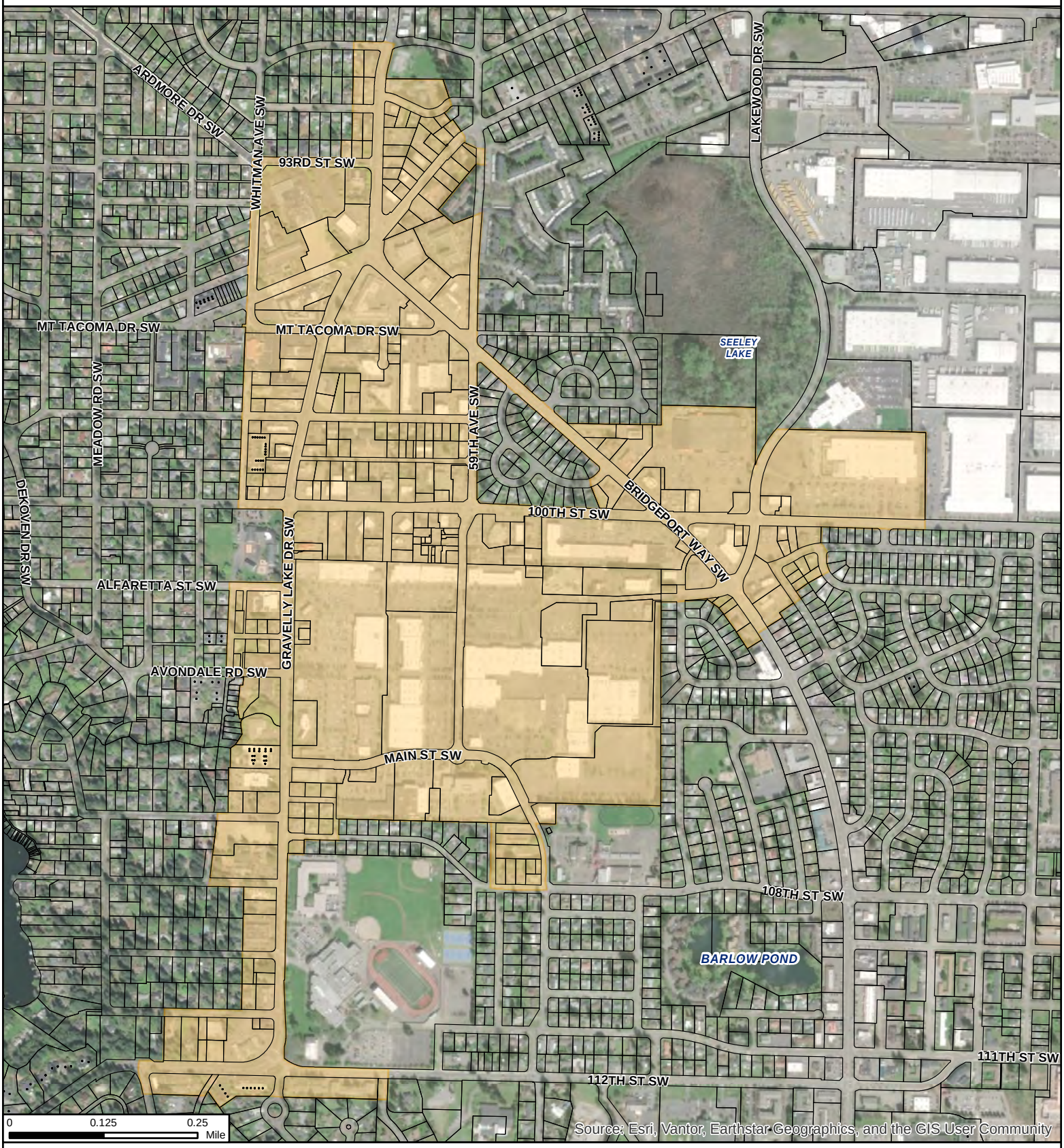
City of Lakewood
Downtown Subarea



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Downtown Subarea

Tax Parcel

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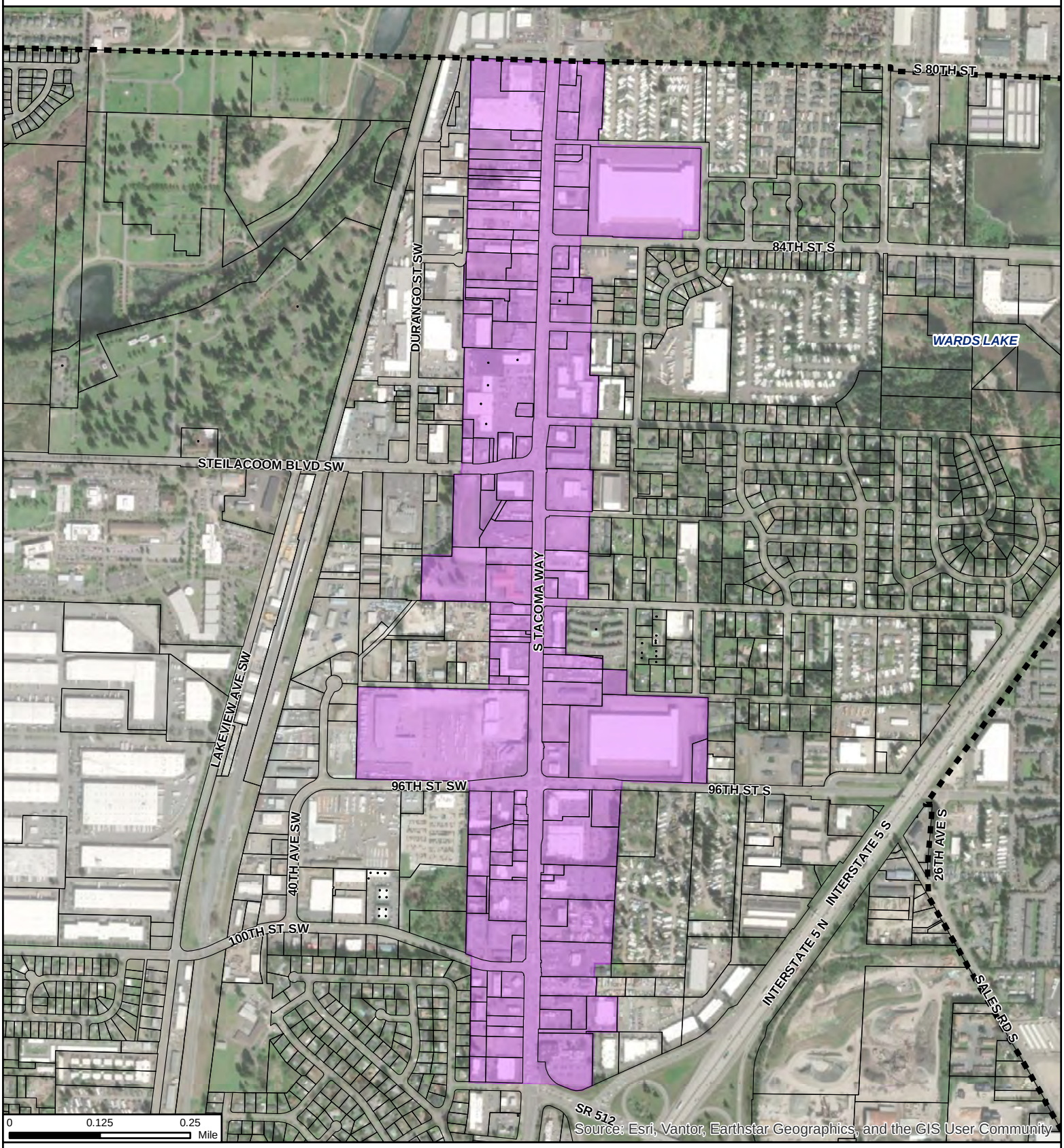
City of Lakewood
International District (Draft)



International District (Draft)

Tax Parcel

Lakewood City Limit

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City of Lakewood
Springbrook

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Tax Parcel

Lakewood City Limit

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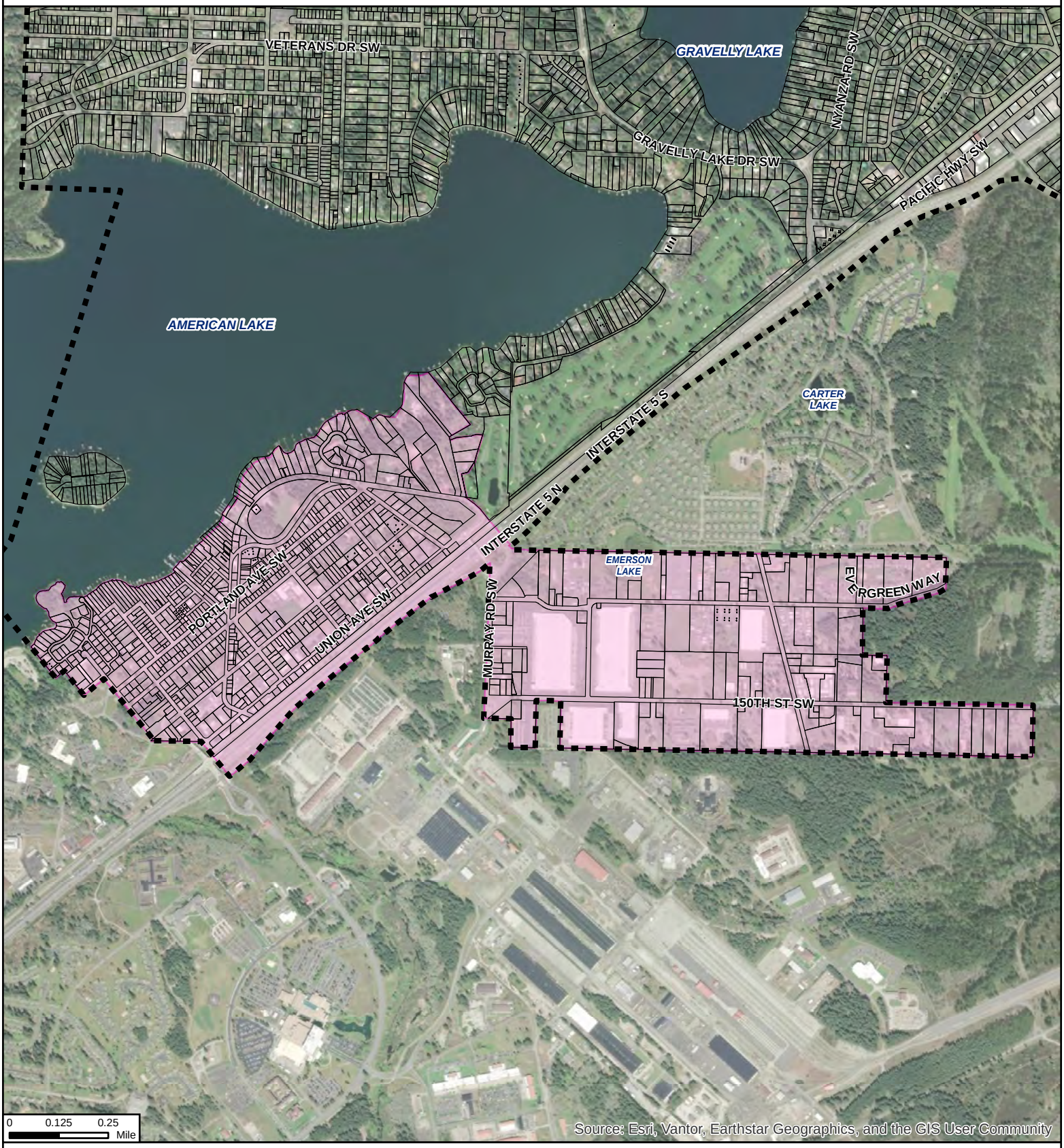
City of Lakewood
Tillicum Woodbrook Subarea



Tillicum Woodbrook Subarea

Tax Parcel

Lakewood City Limit

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STOWE
DEVELOPMENT & STRATEGIES
A Real Estate and Community Development Strategy and Execution Company

MEMORANDUM

To: Becky Newton, Economic Development Manager
From: Bob Stowe, Stowe Development & Strategies (SDS)
Date: September 2, 2026
Re: Review of August 20, 2026 Economic Development Strategy Memorandum and Recommended Course of Action

You asked me to review the staff memorandum dated August 20, 2026 regarding the City's economic development strategy framework and the Station District pilot program. This memo summarizes my overall assessment and recommends specific next steps.

Overall Assessment

The recommended framework is sound. Staff has diagnosed the core condition across Lakewood's districts: the zoning problem is a floor problem rather than a ceiling problem, the market will not solve the parcel assembly gap on its own, and the demand case (JBLM, transit access, adjacent investment) is real but has to be made credible to developers through City action. On the regulatory side, however, I would broaden the diagnosis: the missing floor is real, but may not be the only regulatory issue. Bothell's effort also included vision and market components. The City wanted to understand what the market was actually capable of supporting, and to create a vision that defined its return on investment, in both economic terms and public benefits, in a way that was ambitious but within the realm of possibility. Code minimums set without that market and vision work risk demanding what the market cannot deliver, or settling for less than it could. With those components added, the four-phase framework of Diagnose, Enable, Assemble, and Protect & Deliver mirrors the sequencing that worked in Bothell, and the Station District is the right place to prove it out.

Every redevelopment is different and requires unique solutions. What transfers from Bothell is the diagnosis and the sequencing, not the mechanisms. My comments below refine the approach and broaden it based on my experience with Lakewood and creating economic development programs over the past 40 years.

Lessons from Bothell to Shape the Lakewood Strategy

1. **Regulatory tools alone will not move the market.** Code minimums are important but may not be sufficient. Bothell succeeded because the code flexibility sat inside a comprehensive strategy: a community-anchored vision, active land assembly, funded removal of infrastructure barriers, demonstrated capacity to deliver public improvements on schedule, and a commitment to expedite permits for private development that followed. It also

required a robust communications program to report progress, build public and developer confidence, and respond to critics of the City's ability to achieve ambitious goals. I recommend the framework add delivery capacity for the public improvements and communications as elements that carry through every phase. Developer and community confidence is built as much by the City hitting its own deadlines as by any incentive.

2. **Funding.** Bothell's roughly $150 million public investment broke down as approximately $60 million for the Crossroads Project, another $40 million for other SR 522 improvements, local streets, utilities, right of way, daylighting Horse Creek from an underground pipe into an attractive channel, environmental remediation, plus a new City Hall at $50 million (under a 63-20 lease to own structure). About two thirds came from external sources (a state direct allocation, grants, and LIFT) and about one third from City REET and downtown property sales. The General Fund was not the workhorse, but it did contribute, at least early on in the process by reallocating a certain amount of one-time funds (largely from development) into a capital account to fund the significant capital improvements that were needed in the downtown. That realignment was necessary to fund many of the planning activities and some of the capital improvements until real estate sales were concluded. It required fiscal discipline, especially during the Great Recession and through collective bargaining negotiations, and the City’s robust communication plan and strategy made that discipline easier to sustain. I recommend Lakewood set reasonable financial targets tied to the public improvements the strategy and private development require.

3. **Structure land assembly around the public improvements.** All 25 acres in Bothell were acquired from willing sellers under the public purpose provisions of the state constitution and state law, without actual condemnation. State law does not allow a city to simply purchase property for redevelopment purposes; each acquisition must be identified as necessary to achieve a public purpose, as determined by the City Council. Acquiring full parcels was determined necessary both to preserve flexibility in locating the public improvements and because owners wanted to sell entire parcels rather than remnants. Once the improvements were located, the remaining 18 acres were declared surplus and sold back for private development. This model does four things at once: it establishes the legal foundation for acquisition, it gives the City control of the catalyst sites, it recovers a substantial share of the investment on resale, and it allows the City to select the uses and development it wants on the site (e.g., McMenamins in the Bothell case). For the Station District, I recommend the City define its public improvement program (streets, utilities, parks, civic facilities, etc.) in parallel with the proposed property assembly identification so that each acquisition is tied to an identified public purpose, with resale to private developers structured through development agreements that carry desired performance requirements.

4. **Tie the district strategy to the citywide economic development case.** Bothell's downtown plan was connected to a larger economic strategy. Business Park employers wanted amenities for their talent pool that downtown then lacked, UW Bothell needed a reason for students and faculty to come downtown, and the City had housing targets it wanted to direct into the core, because the health of a residential community is often judged by the vibrancy

of its downtown. Lakewood's equivalents are JBLM's approximately 80,000 personnel and the retention of that spending and talent inside the city, the Sounder connection, and the City's housing element obligations. The Station District should be presented as the delivery vehicle for citywide goals, not just as a single project.

5. **Plan for a decade and anchor the plan in community values.** Downtown redevelopment was a top Council goal for each of the twelve years I served as Bothell's City Manager. Redevelopment is not a two or three year effort. It will cross multiple terms of elected officials, which is why it was essential to anchor the subarea plan and redevelopment in what the community loved about Bothell, what needed to be amplified, and what needed to improve. Bothell's 2006 community visioning process was not window dressing; it was what allowed the strategy to survive turnover, the Great Recession, and its critics. Lakewood does not need to start from scratch here: the City adopted the Lakewood Station District Subarea Plan in 2021. I recommend the City reaffirm that vision, refresh it against current market conditions and the new state mandates, and build its messaging around it, rather than commission a new visioning process. I also recommend the framework itself be adopted by Council resolution as a standing priority with annual progress reporting, so that continuity does not depend on any one Council or staff roster.

6. **Build the leadership and organizational capacity to act as master developer.** What staff is proposing for the Station District is, in substance, a master developer role. Beyond delivery capacity for the public improvements, the City will need the leadership and staff capacity to advance the redevelopment plan itself. In Bothell, we reorganized the organization and its culture, and hired staff and consultants, in order to deliver an ambitious program of planning, property assembly, code revisions, communications and marketing, public improvement delivery, and expedited permitting, all at the same time. Cities are experienced in the regulatory realm, but advancing real estate development in this manner involves tasks many cities are unfamiliar with. Serving as a master developer is a different skill set: it requires real estate, negotiation, finance, and project delivery capabilities, and it has to be sustained while the City continues to deliver its usual services. It also requires leadership. The City Manager and Council have to own the program, make decisions on a developer's timeline rather than a regulator's, and hold the organization accountable for its own deadlines. I recommend the City assess its current leadership, staff, and consultant capacity against each of the seven workstreams below, identify the gaps, and fund the positions and consultant support needed to close them before the program launches.

TIF Headroom

Staff has correctly identified TIF headroom as a constraint, but the picture is more settled than the memorandum suggests. The Downtown TIA value counted against the $200 million cap was $182.4 million as reported in the updated Project Analysis, and was updated following the OST report, which indicated a value of $191.6 million. The remaining balance of $17.6 million will likely support only a very small Tax Increment Area (TIA), generating few dollars. One favorable change: as a result of the 2026 legislation, the $200 million cap now increases annually

by CPI, which adds modest headroom over time but does not change the near-term picture. The financing strategy should be built on that reality. Two possible options include:

- **Community Revitalization Financing.** I recommend evaluating Community Revitalization Financing (CRF) under chapter 39.89 RCW. CRF operates through the voluntary participation of overlapping taxing districts rather than through TIF under chapter 39.114 RCW. CRF is a heavier negotiation lift with the county and junior taxing districts, and it carries two structural limits: taxing districts representing 75 percent of the assessed value must agree to participate, and it delivers only 75 percent of the tax increment revenues. The significant advantage of CRF is that there are no limits on the assessed value of the increment area or its term. Other differences between CRF and TIF are included in the attached advisory report issued in June 2026.

- **Tax Increment Financing**. The other option is rescinding the current Downtown TIA and replacing it. Because the City has not issued any debt, that window is still open. If the City is finding that the adopted public improvements are not going to stimulate the Downtown as planned, it can rescind the existing TIA and replace it with a new one built around different public improvements or a different area, such as the Station District. Forming a new TIA under the 2026 legislation will require a longer time frame to adopt, with increased noticing provisions and negotiation with all taxing districts, which now have the ability to mediate and arbitrate impacts caused by the formation of a TIA.

Build the rest of the financial stack around partners with a stake in the outcome. Beyond increment tools, the funding strategy should screen state infrastructure programs (TIB, the Public Works Board), Sound Transit station access and transit-oriented development partnership opportunities given the Sounder platform, and, given JBLM, the Defense Community Infrastructure Program, which funds community infrastructure supporting military installations and fits the Station District demand case directly. REET, future surplus property proceeds, and/or other funds complete the City share.

Overall Recommendations

The City's four-phase framework of Diagnose, Enable, Assemble, and Protect & Deliver is the right structure, and the workstreams below are not a replacement for it. They are what I believe it takes to carry each phase through to results. Taken together, the following seven workstreams make up the comprehensive strategy described above, and I recommend the City advance them in a coordinated manner:

1. **Reaffirm the vision.** Reaffirm the vision for the Station District, building from the 2021 Subarea Plan, and develop messaging around that vision.

2. **Develop a market assessment.** Establish what the market can actually support and define the City's expected return on investment in both economic terms and public benefits.

3. **Update the City code.** Modernize regulations to incentivize development, including minimum standards where they will move the market and the compliance work SB 5184 and HB 1491 already require.

4. **Create a financial plan.** Fund the identified public improvements needed to move the needle, drawing on grants, TIF, CRF, REET, and other sources.

5. **Identify catalyst development sites.** Identify catalyst sites for potential private development and align them with the public improvements that are necessary, so the City can purchase and assemble the properties needed for those improvements and then surplus and sell any remaining land back for private development.

6. **Create a communication plan.** Report progress, build public and developer confidence, and respond to critics, consistent with the Bothell experience.

7. **Assess and add leadership and organizational capacity.** Evaluate current leadership, staff, and consultant capacity against the workstreams above, and fund the positions and consultant support needed to carry them alongside the City's regular services.

Staff's phased structure gives the City the sequence. These workstreams give it the capacity and the tools to execute that sequence. The Bothell experience is proof that a suburban city can lead its own redevelopment when the code, the land, the money, and the message are all pointed at the same goal over a sustained period. I am glad to discuss any of the above, and to support the market assessment, the financing plan, including the CRF or TIF evaluation, the property assembly strategy and execution, and the Council briefing materials as next steps. SDS stands ready to help you advance these plans.

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City of Lakewood: Current Economic Conditions 9/8/26

Programs, Policies, and Performance

City Council vision & policies promote sustainable economic development

Policies, Programs, Planning & Incentives	
American Rescue Plan & CARES	Impact Fee (limited)
BRE and Recruitment Support	Lakewood Equity Index
CDBG Funds + Section 108	Lakewood Station District Subarea
Colonial Plaza/Catalyst Projects	Major Infrastructure Improvements
Comprehensive Plan & Zoning Amendments	Multifamily Tax Exemption (RTA Expansion)
Dangerous/Nuisance Abatement	National Environment & Climate Change
Development Regulations	No Local B&O Tax
Downtown Subarea	Police & Fire Services
Gateways, Fesitvals & Parks	Rental Housing Safety Program
Growth Coordination/JBLM/SSMCP	Tax Increment Finance Area
Housing Reinvestment	Tillicum/Woodbrook Subarea

Permitting

Permit Type (Sample)	2023	2024	2025	YTD Q2 2026
New Commercial Building	$17,624,774	$71,342,949	$684,373,828	$9,159,959
New Commercial Bldg - Multi-Family	$4,806,274	$98,353,141	$55,165,025	$2,306,925
Commercial Remodel	$15,861,986	$35,455,388	$23,685,066	$6,582,554
Residential Accessory Structure	$1,214,707	$637,371	$797,913	$571,668
Residential Addition	$4,160,010	$2,081,715	$1,820,732	-
Residential Accessory Dwelling Unit	-	$318,478	$1,834,950	$1,032,597
New Single Family Residence	$16,157,239	$15,962,948	$13,927,668	$9,627,616
TOTALS - ALL PERMIT TYPES	**$99,758,996**	**$270,049,772**	**$975,487,734**	**$59,402,615**

Housing & Demographics

Sample Demographics	2019	2022	2025
Median Age	36	35.7	37.4
Daytime Population	66,535	68,958	69,570
Foreign Born	14.2%	14.2%	15.3%
CPSD Grad Rate	89%	89%	93.7%
Residents w/4 yr degree+	20.9%	23.4%	23.2%
Median HH Income	$47,636	$62,972	$74,720
Average HH Income	$61,101	$82,179	$105,976
% Below Poverty Rate	19.3%	13.6%	13.2%
Residential Units	26,453	27,370	28,591*
Median Home Value	$252,880	$331,500	$461,200

*Includes new projects under construction or recently completed

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City of Lakewood: Current Economic Conditions 9/8/26

New Housing Units

Pipeline

Project	SFR	Dup/Tri	MF (5+)
Alliance			285
Coleman Townhomes			5
Halcyon			40
Java Cat			24
Kendrick Landing			245
Springbrook II			76
5506 Boston			48
5219-5225 San Francisco			24
5324 San Francissco			15
64th Avenue Ct			72
4-Plex on Portland Ave		4	
ADU	16		
New Single Family	40		
Total - Pipeline	*56*	*4*	*834*

Completed

Year	SFR	Dup/Tri	MF (5+)
2023	43	6	31
2024	48	16	387
2025	35	18	388
Q2 2026	19	6	15
Total	*145*	*46*	*821*

Note: 10 ADUs completed

Total Completed	**1,012**
Total Pipeline (As of 8/1/2026)	**894**
ADU	**26**
Demolished	**-78**
TOTALS	**1,854**

Multifamily Tax Exemption Projects

Project Name	Status	RTA	# Units	Tax Year	Term	City Council Approval	Start Date
Echelon	Final	CBD	340	2007	10	06/06/2006	2009
Gravelly Lake Townhomes	Final	CBD	52	2007	10	06/06/2006	2009
Springbrook Apts/Wellstone	Final	Springbrook	208	2017	8	12/06/2016	2020
Rainier Terrace	Final	LSD	11	2017	8	08/01/2016	2020
Town View Apartments	Final	CBD	30	2017	8	10/17/2017	2021
112th Street Townhouses	Final	LSD	14	2021	8	Resolution No. 2021-09	2024
Bristol Apartments	Final	CBD	7	2022	12	Resolution No. 2022-16	2026
Kendrick Apartments	Final	LSD	15	2022	8	Resolution No. 2025-02	2026
Kendrick Townhomes	Final	LSD	44	2024	8	Resolution No. 2024-13	2027
Springbrook II	Conditional	Springbrook	76	2024	8	Resolution No. 2025-12	2028
Halcyon	Conditional	LSD	40	2024	8	Resolution No. 2025-08	2028
Alliance Residential	Conditional	CBD	309*	2024	12	Resolution No. 2025-11	2028
Lakewood Station Apartments	Final	LSD	24	2024	12	Resolution No. 2025-15	2027
*Final count = 285		Total Units	1,170				

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City of Lakewood: Current Economic Conditions 9/8/26

Businesses

Business Operations Snapshot		
Type	August 2023	August 2026
Homebased in Lakewood	1,092	1,140
Commercial Location in Lakewood	1,721	1,590
Subtotal, Lakewood	2,813	2,730
Doing Business (located elsewhere)	1,845	2,051
Total Businesses Operating in Lakewood	4,658	4,781

Businesses Located in Lakewood		
Industry	Aug 1 2026	Avg Earnings Per Job
Ag, Forestry, Fishing, and Hunting	4	Insf. Data
Utilities	5	$186,333
Construction	289	$105,557
Manufacturing	54	$83,941
Wholesale Trade	63	$104,353
Retail Trade	460	$58,161
Transportation & Warehousing	84	$76,901
Information	23	$94,142
Finance and Insurance	89	$123,939
Real Estate, Rental, and Leasing	137	$295,454
Prof, Scientific, & Tech Services	221	$102,425
Management of Companies	10	Insf. Data
Admin Support & Waste Management	155	$70,874
Education Services	41	$27,561
Health Care & Social Services	463	$96,064
Art, Entertainment, & Recreation	69	$64,142
Accommodations & Food Services	215	$36,431
Other Services (exept Public Admin)	345	$43,803
Public Administration	3	$101,273
Total Located In Lakewood	**2,730**	

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City of Lakewood: Current Economic Conditions 9/8/26

Jobs by Industry

Industry	Q4 2020	Q4 2023	Q4 2025
Agriculture, Forestry, Fishing, Hunting	47	38	41
Utilities	73	97	103
Construction	1,650	1,803	1,755
Manufacturing	983	1,015	1,021
Wholesale Trade	960	1,070	1,092
Retail Trade	2,904	3,326	3,292
Transportation and Warehousing	2,510	1,897	1,824
Information	187	220	234
Finance and Insurance	599	537	509
Real Estate, Rental & Leasing	749	742	824
Prof, Scientific, & Technical	947	1,069	993
Management of Companies	1	9	5
Admin, Waste Mngmt	986	733	705
Educational Services	2,740	2,505	2,630
Health Care and Social Assistance	10,812	11,674	12,349
Arts, Entertainment, Recreation	551	894	886
Accommodation & Food Services	2,434	3,258	3,096
Other Services (except Public Admin)	1,165	1,171	1,216
Public Administration	471	456	514
Total - All Industries	30,769	32,514	33,089
Source: Workforce Central			

Commuters
Inbound: 29,782
Outbound: 22,463
Net: 7,319
Average Wage
$82,700 ($99k WA)

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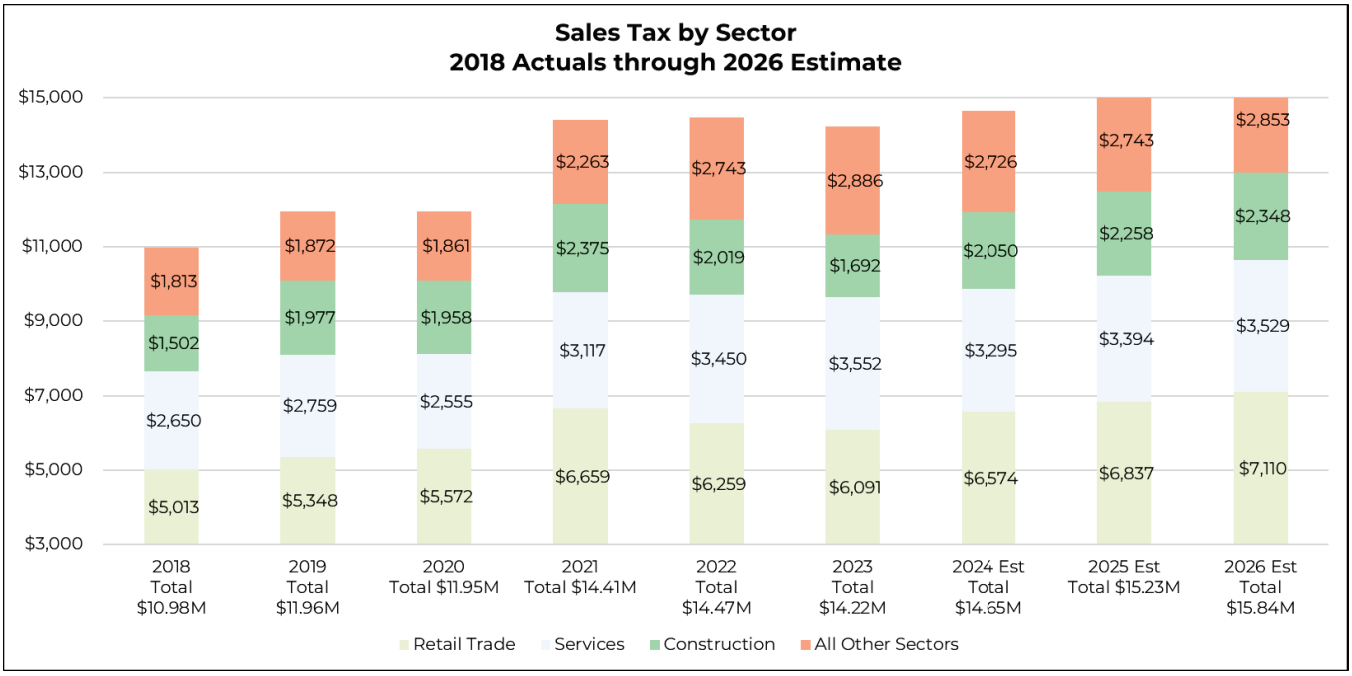
City of Lakewood: Current Economic Conditions 9/8/26

Retail Sales



Retail Leakage

Sector/Category	Taxable Retail Sales	Est. Retail Potential	Pull Factor
Retail Trade	$721,867,970	$637,564,539	1.13
Motor Vehicle and Parts Dealers	$128,042,019	$140,554,709	0.91
Building Material & Garden Equipment, & Supplies	$65,505,544	$59,252,210	1.11
Food and Beverage Retailers	$59,270,745	$41,245,674	1.44
Furniture, Electronics, and Appliance Retailers	$47,538,708	$63,307,826	0.75
General Merchandise Retailers	$137,259,426	$89,977,007	1.53
Health and Personal Care Retailers	$31,053,740	$19,488,337	1.59
Gasoline Stations and Fuel Dealers	$21,911,706	$16,884,638	1.30
Clothing, Accessories, Shoe, & Jewelry Retailers	$43,542,919	$38,541,733	1.13
Sporting Goods, Hobby/Music/Books, & Misc. Retailers	$187,743,163	$168,312,404	1.12
Food Services and Drinking Places	$212,239,504	$127,614,220	1.66
Total Retail + Restaurant	$934,107,474	$765,178,758	1.22

REET

Real Estate Excise Tax Collections			
2023	2024	2025	YTD Q2 2026
$2,311,049	$2,289,031	$2,372,811	$1,084,688

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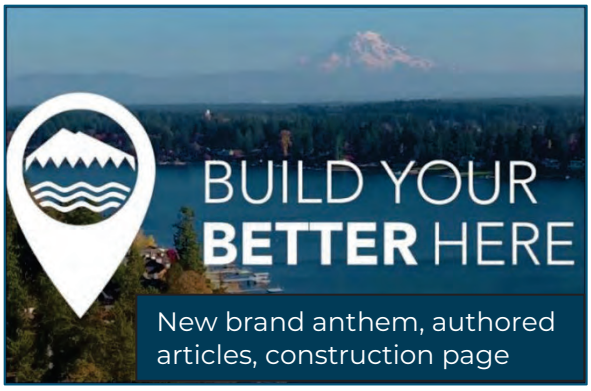
City of Lakewood: Current Economic Conditions 9/8/26

Recruitment & Attraction

Businesses opened 2024 – Q2 2025 with more than 10 employees

Firm NAME	Address	# of Employees	Product Description
OREPAC HOLDING COMPANY	9213 51ST AVE SW	96	Wholesale & Manufacturing
TERRAFIRMA FOUNDATION REPAIR	10111 SOUTH TACOMA WAY	42	Construction
GS MOVING SERVICES LLC	4620 95TH ST SW	40	Moving Company
WGW SALES INC	4625 100TH STREET SW	30	Transportation & Distribution
CELLMARK INC.	9317 47TH AVE SW	27	Transportation & Distribution
SOUTH SOUND STRUCTURES LLC	2710 104TH STREET CT S	23	Construction
LAKEWOOD COUNTER TOPS, INC.	10513 LAKEVIEW AVE SW	21	Countertops & Tubs
BRILLIANT BEGINNINGS	8610 PHILLIPS RD SW	21	Child Care Facility
THE FRIENDLY BEAN	12928 BRIDGEPORT WAY SW	21	Coffee Stand
SOUND PERFORMANCE ROOFING	11409 GRAVELLY LAKE DR SW	20	Construction & Roofing
KIM & KIM CPAS, INC.	9602 SOUTH TACOMA WAY STE B	18	CPAs/Accounting
AAA WASHINGTON	8203 DURANGO ST SW	17	Towing Services
GEODIS LOGISTICS LLC	14801 SPRING ST SW	15	Transportation & Distribution
RISE AND ROOT BEHAVIORAL HEALTH	5900 100TH ST SW	15	Mental Health Counselling
PROLINK SUPPLY INC.	8100 TACOMA MALL BLVD	14	Fences & Posts Supply
REAL YOU ELECTROLYSIS LLC	5920 100TH ST SW	14	Electrolysis
CC DERMATOLOGY MSO, LLC	5901 STEILACOOM BLVD SW	14	Dermatologists
NEXUS PROFESSIONALS LLC	7402 150TH ST SW	13	Human Resources Consulting
LUXIE NAILS AND SPA	7304 LAKEWOOD DR W	13	Beauty Salon
SEN	8795 SOUTH TACOMA WAY	13	Restaurant
AMUSY ENTERTAINMENT	5700 100TH ST SW	13	Amusement Gamers
ADA EXPRESS LLC	3512 84TH ST S	12	Interstate Trucking
REDLINE DESIGN LLC	5515 STEILACOOM BLVD SW	12	Design & Communications
DAISO USA LLC	6111 LAKEWOOD TOWNE CENTER	12	General Merchandise
PUGET SOUND PIZZA	12924 PACIFIC HWY SW	12	Restaurant
UNI KRAFT INTERIOR LLC	8920 SOUTH TACOMA WAY	11	Building Materials
APEX HOME SOLUTIONS, LLC	11411 LOCH LEA DR SW	11	Construction



Want to know who's new to Lakewood?
https://cityoflakewood.us/developing-in-lakewood/

City of Lakewood: Current Economic Conditions 9/8/26

Coming Soon (sample)…

- ARCO AM/PM – 8327 South Tacoma Way
- Big Foot Java – 9810 Gravelly Lake Drive SW
- Baskin Robbins – 8520 Steilacoom Blvd SW
- Charred & Twisted – Taking over BBQ Pete's location
- Game Time Way Sports Complex – Lakewood Industrial Park
- Grocery Outlet – 5401 100th Street SW
- Hippo Express Coffee – 9525 South Tacoma Way
- Kids Learning Adventure – 8815 South Tacoma Way
- Jets Pizza – 5815 Lakewood Towne Center Blvd, Suite A
- Springhill Suites by Marriott – Pacific Highway
- MusicWorks 4 Veterans (music studio) – 12829 Pacific Hwy SW
- O'Reilly Auto Parts – 8208 Maple St SW
- Raising Cane's – Bridgeport & Lakewood Towne Center Blvd
- Sierra Trading Post – 5830 Lakewood Towne Center Blvd
- Taqueria El Antojo – 8814 South Tacoma Way
- UR Asian Store, 4425 95th Street SW

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edb | ECONOMIC DEVELOPMENT BOARD FOR TACOMA-PIERCE COUNTY

City of Lakewood City Council

Michael Catsi, CEcD

PRESIDENT & CEO

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Driving Economic Growth & Investment

The EDB drives sustainable economic growth by strengthening business competitiveness, growing jobs, attracting investment, and coordinating partners around Pierce County's economic priorities.

- Private nonprofit 501(c)(6) organization
- One of 35 State-designated Associate Development Organizations – ADO for Pierce County
- Funded by public and private investors
- Led by a 40+ member board comprised of business, government, education, and community leaders

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Traded-Sector Companies

Traded-sector companies are businesses that sell goods and services to customers outside the local area.

Their impact supports local jobs, suppliers, public services, and long-term community investments.

What They Are

Manufacturers, technology firms, logistics and aerospace, exporters, and regional service providers that earn revenue from customers outside our local market.

How Value Flows

Revenue earned elsewhere flows into paychecks, rent, purchases, supplier contracts, facilities, and business services supporting the local economy.

Creating Prosperity

These firms often pay above-average wages, anchor a community's career opportunities, and support payroll and property taxes to help fund schools, infrastructure, and local government services.

MEANINGFUL IMPACT

1 in 4 jobs in a typical local economy are supported indirectly by traded sector employers, through spending, suppliers, and tax revenue.

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2026-2030 Strategic Focus

Cooperative Business Environment

Improve the conditions for business growth by assessing regulatory processes, elevating business feedback, and strengthening collaboration between business and government.

Proactive Job Creation & Retention

Attract and grow high-impact employers in priority sectors including aerospace, clean energy, technology, maritime, and manufacturing, while supporting business retention and expansion and strengthening workforce alignment.

Marketing, Brand & Regional Alignment

Build a shared vision for Pierce County's next economic opportunity, elevate the region through coordinated marketing, and strengthen the economic development ecosystem through EDB's role as convener and coordinator.

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Business Retention & Expansion Visits

What is a BRE?

A pro-active and confidential, in-person conversation with a local employer focused on workforce, operations, competitiveness, and growth plans.

The goal is to understand needs, identify barriers, and provide connections or resources to help them stay, grow, and invest locally.

Why does it matter?

Existing business growth

Local employers are often the strongest source of job growth and new investment.

Early warning signs

Visits surface challenges before they become urgent or lead to relocation risk.

Stronger relationships

Consistent outreach builds trust and keeps EDB connected to business needs.

Our Activity

144 BRE Visits Completed

July 2025 – August 2026

These conversations surface employer needs and growth opportunities, helping EDB connect businesses to resources while identifying broader workforce, site, infrastructure, permitting, and regulatory issues affecting competitiveness.

Return to Agenda

How Business Attraction & Recruitment Works

Target the right fit

Recruitment begins with industries and companies that align with Pierce County's workforce, infrastructure, and supply chain.

Focused outreach helps EDB spend time where the region has a credible value proposition and a stronger opportunity to compete.

Support the win

Market strengths

Promote the region through targeted outreach.

Generate leads

Qualify prospects and understand project needs.

Support site selection

Share data, sites, tours, and RFI/RFP responses.

Coordinate partners

Align resources through final investment decisions.

Building results

3 wins last year

3 active recruitments

EDB is actively advancing projects across manufacturing, information and communication technology, and aerospace, creating opportunities to grow jobs, attract investment, and strengthen Pierce County's position across multiple traded-sector industries.

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Turning strategy into tools, alignment, & action

Improving the Permitting Experience

EDB is assessing permitting processes and business experiences across Pierce County to identify recurring barriers, benchmark best practices, and develop actionable recommendations for a more competitive business environment.

Research is currently underway. Report + best practices coming soon!

Bringing Education & Workforce to One Table

EDB brought all Pierce County's college presidents and Workforce Central together at an unprecedented scale to align talent strategies, workforce priorities, and a coordinated legislative agenda for the region.

Third meeting occurred last week.

Pierce County Economic Health Index

In partnership with UW Tacoma students, EDB created a new Economic Health Index to measure the relative strength of Pierce County's economy and provide partners with a shared, data-driven view of regional performance.

Launching soon on our website: choosetacomapierce.org

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Pierce County Economic Health Index

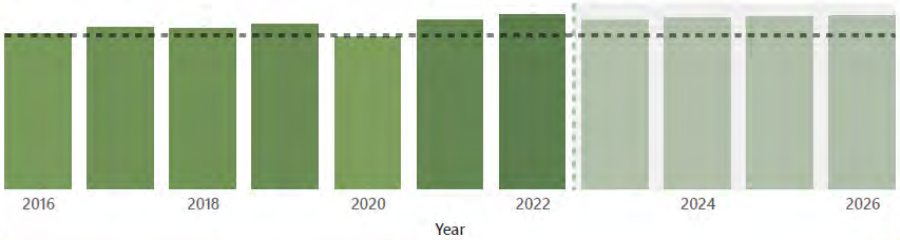
Overall Economic Health

The **Economic Health Index** measures the relative **strength of Pierce County's economy over time** using key indicators, with **50 representing the historical average** and higher scores indicating stronger economic conditions.

Forecasted years are shown with **shaded gray regions** and represent **trend-based projected values** where **one or more** indicators include forecasts rather than observed data.

10-Year Composite Economic Health Index

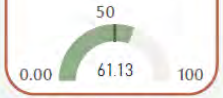
Composite normalized index combining all economic pillars



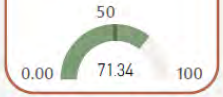
Economic Health Trend & Forward Outlook

Composite normalized index based on available economic indicators.

Labor Market & Employment

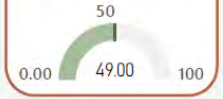


Income & Economic Output

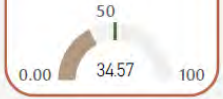


Business Dynamism & Economic Vitality

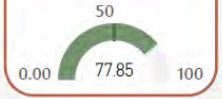
Net Migration / Population Context



Housing & Cost of Living



Human Capital & Workforce Readiness



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Pierce County's Ecosystem in Action

78 STRATEGIC REGIONAL ENGAGEMENTS

Bringing business, government, education, workforce, and community partners together to align priorities and advance opportunities that strengthen Pierce County's economy.

July 2025 – June 2026

Convene

Bring the right leaders together around shared economic priorities, challenges, and opportunities.

Align

Strengthen coordination, improve data sharing, exchange best practices, and align on regional economic priorities.

Advance

Identify the next significant opportunities for investment and job creation, then organize partners around what Pierce County needs to compete and win.

PARTNER GATHERINGS

EDB hosts two economic development ecosystem gatherings each year, creating space for partners to build relationships, share what they are seeing across the region, and strengthen the connections that make future coordination more effective.

Return to Agenda

Economic Impact 2021-2025

15 SUCCESSFUL PROJECTS

Recruitment, retention, and expansion wins supported by regional partners across manufacturing, logistics, aerospace, clean tech and services.

Private Capital Investment

$252M

New company investment anchored in the region.

Total Jobs

4,018

2,987 direct and 1,031 indirect jobs.

Annual Business Output

$987M

Estimated annual activity generated by supported projects.

ANNUAL RETURN

$286M
Personal income

$55M
Tax revenues

$232M
Consumer spending

Return to Agenda

Building a more competitive, connected, and investment-ready Pierce County.

Michael Catsi, CEcD

PRESIDENT & CEO

253.924.9031

Michael@edbtacomapierce.org

choosetacomapierce.org

edb | ECONOMIC DEVELOPMENT BOARD FOR TACOMA-PIERCE COUNTY

Return to Agenda

TO: Mayor and City Council

FROM: Angie Silva, Assistant Director, Planning and Public Works (PPW)

THROUGH: Doug Russell, City Manager

DATE: September 21, 2026

SUBJECT: Revised Preliminary Draft Right-of Way Encroachment Permit Code Amendments

ATTACHMENTS: Revised Preliminary Draft

PURPOSE

Staff is returning to the City Council following the August 10, 2026 study session with revised preliminary draft code amendments. The draft is intended to establish a framework for temporary and revocable encroachments within public rights-of-way.

Based on Council feedback, the revised framework continues to preserve public ownership and long-term public use of the right-of-way, while providing greater flexibility and case-by-case determinations for both encroachments and vacation requests involving lake-terminating street ends.

The principal revisions are concentrated in LMC Chapters 12.05 and 12.06. Most notably, the revised draft no longer categorically prohibits vacation of lake-terminating rights-of-way. Instead, it establishes findings recognizing these rights-of-way as finite public assets and applies a heightened standard of review. For example, lake-terminating rights-of-way are presumed suitable for public purposes and requires the applicant to bear the burden of providing clear and convincing evidence supporting a vacation, and existing private use or encroachments do not establish that the right-of-way is unsuitable for public use. The City Council retains discretion to approve, deny, or condition a vacation based on site specific evidence.

Temporary and removable encroachments may be considered where they do not preclude, substantially interfere with, or privatize public access and remain consistent with public safety and the City's long-term interests in the right-of-way.

No formal action is requested at this study session. Staff is seeking early feedback before the amendments proceed through the required development regulation review and notification process.

BACKGROUND

At its May 18, 2026 study session, the City Council directed staff to develop code amendments and a permitting framework addressing continuing private and community uses within public rights-of-way that do not warrant permanent disposition through a street vacation.

Staff presented a preliminary draft to Council on August 10, 2026. The draft created a Right-of-Way Encroachment Permit intended to address temporary and revocable uses while:

- Maintaining public ownership of public rights-of-way;
- Allowing limited temporary and removable encroachments where appropriate;
- Establishing consistent application, evaluation, and permit requirements;
- Clarifying that an encroachment permit conveys no property interest or entitlement to a future street vacation;
- Preserving the City's authority to require removal when the right-of-way is needed for a public purpose; and
- Providing additional protections for lake-terminating rights-of-way and street ends.

The August 10 preliminary draft also included a categorical prohibition on lake-terminating rights-of-way and prohibited new encroachments at lake-terminating street ends. Following Council discussion, staff revised those provisions to provide heightened review rather than categorical prohibition.

REVISIONS SINCE THE AUGUST 10 STUDY SESSION

Chapter	Revision Following Council Feedback
LMC 12.01 – Definitions	No substantive changes. The draft chapter continues to establish the definitions necessary to administer the encroachment permit framework.
LMC 12.04 – Permitting	No substantive changes. The draft chapter continues to establish permit duration and renewal provisions, distinguish construction right-of-way permits from continuing encroachment permits, and authorize inspections and financial guarantees where appropriate.
LMC 12.05 – Dedications, Vacations, Easements and Agreements	Substantially revised. Rather than prohibiting all vacations of lake-terminating rights-of-way, the revised draft establishes a heightened review standard. Lake-terminating rights-of-way are recognized as finite and irreplaceable public assets and are presumed suitable for one or more public purposes identified under state law and the LMC. The petitioner bears the burden of providing clear and convincing evidence supporting the vacation. Existing encroachments, private maintenance, historical private use, or the absence of existing public improvements do not independently demonstrate that the right-of-way is unsuitable for public use. Council retains full legislative discretion to deny,

Chapter	Revision Following Council Feedback
	approve, or condition a vacation. No substantive changes to the draft Encroachment Agreement provisions.
LMC 12.06 – Right-of-Way Use	The revised draft restores a case-by-case, heightened review process for encroachments within lake-terminating rights-of-way. Encroachments may not be approved where they preclude, substantially interfere with, or privatize public access to the shoreline or water body. The chapter also more clearly distinguishes temporary and removable uses appropriate for an Encroachment Permit from permanent uses that should instead be considered through the street vacation process.

LAKE-TERMINATING STREET ENDS

The revisions recognize that lake-terminating rights-of-way warrant additional protection because of their existing and potential value for public access, views, recreation, shoreline use, and future public improvements. At the same time, the revisions preserve the ability to evaluate individual, case-by case circumstances rather than establishing a categorical outcome.

For street vacations, the revised LMC 12.05.245:

- Establishes findings regarding the public importance of lake-terminating rights-of-way;
- Presumes the right-of-way is suitable for one or more public purposes;
- Places the burden on the petitioner to provide clear and convincing evidence supporting vacation;
- Clarifies that existing encroachments, private maintenance, historical private use, or lack of current improvements do not establish unsuitability for public use; and
- Preserves Council's legislative discretion to approve, deny, or condition the request.

For encroachments, revised LMC 12.06 applies heightened administrative review. An encroachment must remain temporary and removable and cannot substantially interfere with public access, public views, shoreline use, recreation opportunities, utilities, safety, or future public improvements.

An Encroachment Permit and the Encroachment Agreement remains temporary and revocable and does not create a property right, vested interest, or expectation that the right-of-way will later be vacated.

WHAT HAS NOT CHANGED

The revised framework continues to:

- Maintain City ownership of public rights-of-way;
- Treat encroachments as temporary and revocable;

- Require evaluation of public safety, mobility, utilities, drainage, public access, views, and long-term public use;
- Provide no vested property right through an Encroachment Permit;
- Preserve the City's authority to require modification or removal of an encroachment;
- Require removal and restoration at the permittee's expense upon expiration or revocation; and
- Separate temporary encroachments from effectively permanent uses that are more appropriately evaluated through the street vacation process.
- Additional requirements and criteria already established in code for street vacation requests.

NEXT STEPS

Following Council's September study session, staff will incorporate any additional feedback into the draft amendments and proceed through the required development regulation review process, including:

1. SEPA environmental review and threshold determination;
2. Required notice to the Washington State Department of Commerce;
3. Planning Commission review, public notice, public hearing, deliberation, and recommendation; and
4. Return to the City Council for consideration and final action.

No formal action is requested at this study session. Staff is seeking early Council feedback before proceeding through the formal review process.

Article II. Definitions

12.01.070 Definitions.

Unless the context specifically indicates otherwise, the meaning of terms used in this title shall be as set forth in this chapter. Any terms not listed in this chapter shall be defined in accordance with other titles of the Lakewood Municipal Code (LMC). Any inconsistency in definitions between titles or chapters in the LMC shall be resolved in favor of the later adopted definition. Any term not listed in the LMC shall be defined in accordance with the latest definition in the Revised Code of Washington (RCW), the Washington Administrative Code (WAC) and LMC 18A.10.040.

"40 CFR" means Title 40 of the Code of Federal Regulations, which is the codification of general and permanent rules published in the Federal Register by the executive departments and agencies of the federal government.

"AASHTO" means the American Association of State Highway and Transportation Officials, a nonprofit organization that develops and maintains technical standards and policy for transportation systems in the United States.

"AKART" means all known, available and reasonable methods of prevention, control and treatment and refers to the State Water Pollution Control Act, RCW 90.48.010 and 90.48.520.

"Applicant" means the person, party, firm, corporation, or other legal entity that proposes to develop property in the City of Lakewood by submitting an application for any of the activities covered by these regulations on an application furnished by the City and payment of required fees.

"Arterial" means a road or street primarily for through traffic. The term includes roads or streets considered collectors. It does not include local access roads which are generally limited to providing access to abutting property.

"Assembly" means a gathering of people for the purpose of presenting or viewing an exhibition, theatrical presentation, dance or other public, political or religious event, held on any public street, highway, alley, sidewalk or publicly owned parking lot.

"Average daily traffic" or "ADT" means the total traffic during a given time period (in whole days), greater than one day and less than one year, divided by the number of days in that time period.

"Base flood" means the flood having a one percent chance of being equaled or exceeded in any given year, also referred to as the "100-year flood." Designation on maps will always include the letter "A" or "V."

"Base flood elevation" means the water surface elevation, in feet, above mean sea level for the base flood and referenced to the National Geodetic Vertical Datum of 1988 (or Pierce County Datum or United States Coast and Geodetic Survey 1988 Datum which are the same).

"Bench" means a relatively level step excavated into natural earth or fill material.

"Best management practices" or "BMPs" means the schedules of activities, prohibitions of practices, maintenance procedures, and structural and/or managerial practices approved by the Washington State Department of Ecology that, when used singly or in combination, prevent or reduce the release of pollutants and other adverse impacts to waters of Washington State.

"Certification" means a written engineering opinion, stamped, signed, and dated by an engineer, concerning the progress or completion of work.

"Change of use" means that the general character of the use in question has been modified. This determination shall include review of but not be limited to: hours of operation, materials processed or sold, required parking, traffic generation, impact on public utilities, location or a change in use type.

"City" means the City of Lakewood or an official representative of the City of Lakewood.

"City Engineer" means the person appointed by the City Manager and defined in LMC 17.02.035.

"Clean Water Act" (formerly referred to as the Federal Water Pollution Control Act or Federal Water Pollution Control Act Amendments of 1972) means Pub. L. 92-500, as amended, Pub. L. 95-217, Pub. L. 95-576, Pub. L. 6-483 and Pub. L. 97-117, 33 U.S.C. Section 1251 et seq.

"Clearing" means the cutting, moving on site, or removal of standing or fallen timber (including stumps); the removal or moving on site of stumps; or the cutting or removal of brush, grass, ground cover, or other vegetative matter from a site in a way which exposes the earth's surface of the site.

"Cluster-style mailbox" means a style whereby mailboxes are assembled together in a manufactured unit by an approved United States Postal Service (USPS) manufacturer.

"Community-benefit encroachment" means an encroachment that primarily serves a public or neighborhood benefit, including public art, neighborhood signage, community landscaping, traffic calming, or similar public-realm improvements and that does not primarily reserve the right-of-way for private use.

"Compaction" means the densification of a fill by mechanical means.

"Critical area" means wetlands, frequently flooded areas, fish and wildlife habitat conservation areas, aquifer recharge areas, and geologically hazardous areas as defined in LMC Title 14.

"Cul-de-sac" means a circular pavement symmetrical or offset about the centerline of a dead-end street.

"Dedication" means the deliberate appropriation of land by an owner for any general or public uses, reserving no other rights than those compatible with the full exercise and enjoyment of the public uses to which the property has been devoted as further defined in Chapter 17.02 LMC.

"Detention" means the short-term storage of storm drainage runoff that has been artificially collected and then released at a predetermined rate.

"Development" means any action taken either in conjunction with a use or to make a use possible. Activities do not in and of themselves result in a specific use. Most activities may take place in conjunction with a variety of uses.

"Deviation" means an exception from the City's engineering standards that has been approved by the City Engineer and allows for an adjustment in the application of engineering standards.

"Director" means the person appointed by the City Manager to be the Director of the Planning and Public Works Department.

"DOE" means Washington State Department of Ecology, also referred to as "Ecology."

"DOE Stormwater Manual" means the current Stormwater Management Manual for Western Washington (SWMMWW) published by the Washington State Department of Ecology.

"Drainage" means rainfall runoff from a basin or contributing area which flows on the surface of the ground.

"Driveway" means any area, construction, or facility between a public road and private property which provides access for vehicles from the public roadway to or from private property.

"Earth/earth material" means naturally occurring rock, soil, stone, dirt, or a combination thereof.

"Earthwork" means any operation involving the excavation, grading, filling, or moving of earth materials.

"Easement" means a grant by the property owner of the use of a strip of land by the public, corporation, utility provider, or persons for specific purposes.

"Effective impervious surface" means those impervious surfaces that are connected via sheet flow or discrete conveyance to a drainage system. Refer to SWMMWW for examples and exclusions.

"Effectively permanent use" means a use or improvement that, because of its scale, structure, construction method, duration, exclusivity, or difficulty of removal, functions as a permanent or exclusive private use of public right-of-way. See also Structurally significant improvement definition.

"Emergency services access" or "ES" means an all-weather drivable surface constructed and maintained in accordance with this title that provides emergency access between a public or private street. Refer to LMC 15.05.080(P) through (S).

"Engineer" (also "project engineer") means a professional civil engineer, currently licensed in the state of Washington, retained by and acting on behalf of the applicant.

"Erodible or leachable materials" means wastes, chemicals, or other substances that measurably alter the physical or chemical characteristics of runoff when exposed to rainfall. Examples include erodible soils that are stockpiled, uncovered process wastes, manure, fertilizers, oily substances, ashes, kiln dust, and garbage dumpster leakage.

"Erosion" means the wearing away of the earth's surface as a result of the movement of wind, water, or ice.

“Event” means any parade, motorcade, run, or assembly which will or may disrupt normal traffic flow or usage of any public street, highway, sidewalk, alley, or publicly owned travel way within the City of Lakewood.

“Excavate” means the removal by man of sand, sediment, or other material from an area of land or water for other than commercial or industrial use.

“Fill” means the placement by man of sand, sediment or other material to create new uplands or raise the elevation of the land.

“Filling” means the act of transporting or placing (by any manner or mechanism) earth material, including temporary stockpiling.

“Flood” or “flooding” means a general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters, and/or the unusual and rapid accumulation of runoff of surface waters from any source.

“Floodfringe” means the area subject to inundation by the base flood, but outside the limits of the floodway, and which may provide needed temporary storage capacity for floodwaters.

“Floodplain” means the total area subject to inundation by the base flood, including the floodfringe and the floodway areas.

“Floodway” means the channel of a river, or other watercourse, and the adjacent land areas that shall be reserved in order to convey and discharge the base flood without cumulatively increasing the water surface elevation by more than one foot, and those areas designated as deep and/or fast-flowing water.

“Frontage” refers to length of a property line along a public street or right-of-way.

“Gate” (at driveway entrance) means a movable fence or other blockade designed to prevent general purpose traffic from entering a private development.

“Grading” means any excavating, filling, or creating of impervious surfaces or combination thereof.

“Ground water” means subsurface water in the subsoil or in a zone of saturation.

“Grubbing” means the removal and disposing of all unwanted vegetative matter from underground, such as sod, stumps, roots, buried logs, or other debris.

"Hard surface" means an impervious surface, a permeable pavement, or a vegetated roof.

"Hearing Examiner" means a person appointed by the City to carry out the functions authorized under Chapters 1.36 and 18A.20 LMC, Article IV, Administration, Appeals/Reconsiderations, and Chapter 35A.63 RCW.

"Hyperchlorinated" means water that contains more than 10 mg/L chlorine.

"IBC" means International Building Code.

"IFC" means International Fire Code.

"Impervious surface" means a material or condition which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. It is also defined as a surface area which either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development. Refer to SWMMWW for examples and exclusions.

"Institute of Transportation Engineers" or "ITE" means the professional organization for transportation professionals, including engineers, planners, and researchers, that develops standards and policy for transportation facility design.

"Lake-terminating right-of-way" means a public right-of-way, street end, or unopened right-of-way that terminates at, abuts, or provides potential public access or views to a lake or other shoreline water body.

"Land disturbing activity" means any activity that results in a change in the existing soil cover (both vegetative and nonvegetative) and/or the existing soil topography. Refer to SWMMWW for examples and exclusions.

"Land surveyor" means a professional land surveyor currently licensed by the state of Washington.

"Landscaping" means the improvement or installation on a parcel or portion thereof of objects or vegetation for decorative or ornamental effect. Examples include: trees, bushes, shrubs, flowers, grass, weeds, ornamental rocks or figures, low-lying ground cover, sprinkler systems, sidewalks, and lighting fixtures.

"Level of service" or "LOS" means a way to measure the level of traffic congestion, with "A" being the best level of service, and "F" the lowest.

"Local improvement district" means a special assessment district whereby a capital improvement is financed and paid for over a period of time through assessments on the benefiting properties.

"Lot" means a fractional part of divided lands having fixed boundaries, being of sufficient area and dimension to meet minimum zoning requirements for width and area, and developed or built upon as a unit. The term shall include "tracts" or "parcels."

"Low impact development" or "LID" means a storm water and land use management strategy that strives to mimic predisturbance hydrologic processes of infiltration, filtration, storage, evaporation, and transpiration by emphasizing conservation, use of on-site natural features, site planning, and distributed storm water management practices that are integrated into a project design.

"Maintained city street" means a road dedicated to the City through various legal instruments or processes, or claimed through usage, and maintained by City maintenance forces on a periodic and regular basis, or as determined by the City. The road shall be listed on the City of Lakewood's most recent road log or accepted by the City for inclusion into the City's road system and not yet shown on the road log.

"Major municipal separate storm sewer outfall" means a municipal separate storm sewer outfall from a single pipe with an inside diameter of 36 inches or more, or its equivalent (discharge from a single conveyance other than circular pipe which is associated with a drainage area of more than 50 acres); or for municipal separate storm sewers that receive storm water from lands zoned for industrial activity (based on comprehensive zoning plans or the equivalent), an outfall that discharges from a single pipe with an inside diameter of 12 inches or more or from its equivalent (discharge from other than a circular pipe associated with a drainage area of 12 acres or more).

"Maximum extent practicable" or "MEP" refers to paragraph 402(p)(3)(B)(iii) of the Federal Clean Water Act which reads as follows: Permits for discharges from municipal storm sewers shall require controls to reduce the discharge of pollutants to the maximum extent practicable, including management practices, control techniques, and system, design, and engineering

methods, and other such provisions as the Administrator or the State determines appropriate for the control of such pollutants.

“Median” means the portion of a divided street separating the traveled way for traffic in opposing directions.

“Motor vehicle” includes every device capable of being moved upon a public highway and in, upon, or by which any persons or property is or may be transported or drawn upon a public highway except for mopeds, bicycles and other devices moved by human or animal power or used exclusively upon stationary rails or tracks.

“Motorcade” means an organized procession containing 10 or more motor vehicles, except funeral processions, upon any public street, highway, sidewalk, alley, or publicly owned parking lot.

“Municipal separate storm sewer” or “MS4” means a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, manmade channels, or storm drains) (1) owned or operated by a state, city, town, borough, county, parish, district, association, or other public body (created by or pursuant to state law) having jurisdiction over disposal of wastes, storm water, or other wastes, including special districts under state law such as a sewer district, flood control district or drainage district, or similar entity, or an Indian tribe or an authorized Indian tribal organization, or a designated and approved management agency under Section 208 of the Clean Water Act that discharges to waters of the United States; (2) designed or used for collecting or conveying storm water; (3) which is not a combined sewer; (4) which is not part of a publicly owned treatment works (POTW) as defined at 40 CFR 122.2; and (5) which is defined as “large” or “medium” or “small” or otherwise designated by the Department of Ecology pursuant to 40 CFR 122.26.

“MUTCD” means the Manual on Uniform Traffic Control Devices.

“National Association of City Transportation Officials” or “NACTO” means the nonprofit coalition of major city and transit agencies that develops standards and policy for transportation systems.

“National Pollutant Discharge Elimination System” or “NPDES” means the national program for issuing, modifying, revoking, reissuing, terminating, monitoring and enforcing permits, and imposing and enforcing pretreatment requirements, under Sections 307, 318, 402, and 405 of

the Federal Clean Water Act, for the discharge of pollutants to surface waters of the state from point sources. These permits are referred to as NPDES permits and, in Washington State, are administered by the Washington Department of Ecology.

"Native vegetation" means vegetation comprised of plant species, other than noxious weeds, that are indigenous to the coastal region of the Pacific Northwest and which reasonably could have been expected to naturally occur on the site. Examples include trees such as Garry oak, Douglas fir, western hemlock, western red cedar, alder, big-leaf maple, and vine maple; shrubs such as willow, elderberry, salmonberry, and salal; and herbaceous plants such as sword fern, foam flower, and fireweed.

"New development" means land disturbing activities, including Class IV general forest practices that are conversions from timber land to other uses; structural development, including construction or installation of a building or other structure; creation of impervious surfaces; and subdivision, short subdivision and binding site plans, as defined and applied in Chapter 58.17 RCW. Projects meeting the definition of redevelopment shall not be considered new development.

"New impervious surface" means the amount of surface area that is either converted from a pervious surface to an impervious surface or upgraded to a less pervious surface than the existing material. Refer to SWMMWW for examples and exclusions.

"Occupancy classification" means the purpose for which a building is used or intended to be used. The term shall also include the building or room housing such use. Change of occupancy is not intended to include change of tenants or proprietors. Refer to IBC 302.1 for full definition.

"Outfall" means point source as defined by 40 CFR 122.2 at the point where discharges leave the MS4 and discharges to waters of the state and does not include open conveyances connecting two municipal separate storm sewers, or pipes, tunnels, or other conveyances which connect segments of the same stream or other waters of the state and are used to convey waters of the state.

"Owner" means the owner of record of real property as shown on the tax rolls of the Pierce County Assessor, or a person who is purchasing a piece of property under contract.

"Parade" means a march or procession consisting of people, animals, bicycles, vehicles, or any combination thereof except funeral processions, upon any public street, highway, sidewalk,

alley or publicly owned parking lot which does not comply with normal and usual traffic regulations or controls.

“Parcel” means any portion, piece, or division of land; fractional part or subdivision of block, according to plat or survey; portion of platted territory measured and set apart for individual and private use and occupancy.

“Parking area” means an area accessible to vehicles, which area is provided, improved, maintained, and used for the sole purpose of accommodating a motor vehicle.

“Paved road” means a road that has been treated or covered with asphalt to create an oil mat surface; a road that has a bituminous surface treatment, asphalt, or cement concrete surface.

“Paved surface” means a minimum of two inches of hot mix asphalt per Washington State Department of Transportation specifications, or six inches of Portland cement concrete.

“Percolation” means the downward or lateral movement of water through soil under either saturated or unsaturated ground conditions.

“Permanent erosion control” means continuous on-site and off-site control measures that are needed to control conveyance and/or the deposit of earth, turbidity, or pollutants after construction or development.

“Person” means an individual, partnership, corporation, or other legal entity.

“Pervious surface” means any surface material that allows storm water to infiltrate into the ground. Refer to SWMMWW for examples and exclusions.

“Plat” means a map or representation of a subdivision, showing thereon the division of a tract or parcel of land into lots, blocks, streets, and alleys or other division and dedications.

“Pollution-generating hard surface” or “PGHS” means those hard surfaces considered to be a significant source of pollutants in storm water runoff. Refer to SWMMWW for examples and exclusions.

“Pollution-generating impervious surface” or “PGIS” means those impervious surfaces considered to be significant sources of pollutants in storm water runoff. Refer to SWMMWW for examples and exclusions.

"Pollution-generating pervious surfaces" or "PGPS" means any pervious surface subject to pollution generating activities. Refer to SWMMWW for examples and exclusions.

"Predeveloped condition" means the native vegetation and soils that existed at a site prior to the influence of Euro-American settlement. The predeveloped condition shall be assumed to be a forested land cover unless reasonable, historic information is provided that indicates the site was prairie prior to settlement.

"Private-benefit encroachment" means an encroachment that primarily benefits an abutting property owner, tenant, occupant, or private party by occupying or using public right-of-way for temporary private access, landscaping, recreational, storage, or other private purposes.

"Private drainage system" means a system that is totally owned and maintained by an individual, joint venture, partnership, corporation, or other legal entity.

"Private street" means a street which is owned, controlled, and maintained by one or more property owners.

"Private street easement" means an easement or parcel which creates a legal source of access from a public street to an existing or proposed lot or lots of record or project, across other parcels of property.

"Private street maintenance" means the regular and continual preservation of the private street and appurtenant features within the easement in an "as new" condition.

"Process wastewater" means any water which, during manufacture or processing, comes into direct contact with or results from the production or use of any raw material, intermediate product, finished product, byproduct, or waste product.

"Project engineer" means a professional civil engineer, currently licensed in the state of Washington, retained by and acting on behalf of the applicant.

"Project site" means that portion of a property, properties, or right-of-way subject to land disturbing activities, new impervious surfaces, or replaced impervious surfaces.

"Public drainage system" means a system that is owned by the City of Lakewood or exists through accepted easements.

"RCW" means Revised Code of Washington.

“Receiving waters” means bodies of surface water to which runoff is discharged via a point source or via sheet flow. Ground water to which surface runoff is directed by infiltration. Refer to SWMMWW for examples and exclusions.

“Reconstruction” means to comprehensively rebuild to a new condition with current design criteria. Used to rebuild subgrade, roadway base, new roadway surface, roadway appurtenances, signalization, signage, marking, lighting, trees and plantings, and may also include replacement of utility lines located within the road right-of-way.

“Record drawings” means drawings that reflect changes made during the construction process, recording differences between the original design and the completed structure.

“Recorded” means, unless otherwise stated, filed for record with the Auditor of the County of Pierce, state of Washington.

“Redevelopment” means, on a site that is already substantially developed (i.e., has 35 percent or more of existing hard surface coverage), the creation or addition of hard surfaces; the expansion of a building footprint or addition or replacement of a structure; structural development including construction, installation or expansion of a building or other structure; replacement of hard surface that is not part of a routine maintenance activity; and land disturbing activities.

“Replaced hard surface” means, for structures, the removal and replacement of hard surfaces down to the foundation. For other hard surfaces, the removal down to bare soil or base course and replacement.

“Replaced impervious surface” means, for structures, the removal and replacement of any exterior impervious surfaces down to the foundation; or, for other impervious surfaces, the removal down to bare soil, or base course, and replacement. Exemptions and partial exemptions are defined in Appendix 1 of the City’s NPDES permit.

“Retention” means the process of collecting and holding surface and storm water runoff with no surface outflow.

“Right-of-way” or “ROW” means that area of land dedicated for public road uses, including all road appurtenances, secured by the city or the public for purposes of public traffic, drainage, and/or franchised utilities.

"Run" means an organized racing event comprised of 10 or more persons on foot, bicycles, wheelchairs, beds, or any other nonmotorized vehicles or combinations thereof upon a public street, highway, sidewalk, alley or publicly owned parking lot.

"Runoff" means that portion of the precipitation on a drainage area that is discharged in the form of overland flow from the area to downhill properties, watercourses, or pipe systems.

"Safety concern" means geometric or design conditions on an existing, maintained City street that does not meet the standards of these regulations or the City Engineering Standards Manual.

"SEPA official" means the City staff person designated by the Director to carry out the duties and responsibilities of the lead agency under the State Environmental Policy Act (SEPA), Chapter 43.21C RCW and Chapter 197-11 WAC. The SEPA official is responsible for making threshold determinations, ensuring appropriate environmental review, maintaining SEPA records, and coordinating with federal, state, local and tribal governments.

"Significant contributor" means a discharge that contributes a loading of pollutants considered to be sufficient to cause or exacerbate the deterioration of receiving water quality or instream habitat conditions.

"Site" means a lot, parcel, tract, or combination of lots, parcels, or tracts where a development is proposed. Refer to SWMMWW for examples and exclusions.

"Site development permit" means a permit issued by the City of Lakewood authorizing the applicant to access the property; fill, grade or create an impervious surface or any combination thereof.

"Site-specific traffic" means that traffic generated by a development. This traffic volume(s) shall be used to determine measures necessary to mitigate significant impacts on the City's street system.

"Slope" means an inclined earth surface, the inclination of which is expressed as the ratio of horizontal distance to vertical distance.

"Soils engineer" means a professional civil engineer, licensed by the state of Washington, and experienced and knowledgeable in geotechnical engineering.

"Source control BMP" means a structure or operation that is intended to prevent pollutants from coming into contact with storm water through physical separation of areas or careful management of activities that are sources of pollutants. Refer to SWMMWW for details.

"Stockpiling" means the placement of material that will be removed within a six-month period or material that is placed on the property of a licensed business for sale.

"Storm water" means the portion of precipitation and snowmelt that does not percolate into the ground or evaporate, but flows via overland flow, interflow, pipes, and other features of a storm water drainage system into a defined surface water body or construction infiltration facility.

"Stormwater Management Manual for Western Washington" or "SWMMWW" or "DOE Stormwater Manual" means the current version of the technical manual prepared by the Washington State Department of Ecology for use by local governments that contains best management practices (BMPs) to prevent, control, or treat pollution in storm water.

"Street frontage improvements" means the construction, reconstruction or repair of the following right-of-way facilities:

1. Curbs, gutters and sidewalks;
2. Asphalt pavement and concrete pavement;
3. Storm drainage facilities;
4. Patching the street from its preexisting edge to the new curb line;
5. Overlayment of the existing public street to its centerline;
6. Relocating utilities as necessary;
7. Street frontage landscaping;
8. Street lights;
9. Other such improvements deemed necessary by the City Engineer and applicable LMC titles.

"Structurally significant improvement" means an improvement or structure that has a permanent foundation, footing, or slab; encloses habitable or occupiable space; requires

significant excavation, grading, or reconstruction to install or remove; or cannot be removed without substantial damage to the structure or right-of-way. The term does not include steps, patios, decks, driveways, sheds, or similar minor removable improvements eligible for a Right-of-Way Encroachment Permit under LMC 12.06.090.

"Structure" means anything that is constructed in or on the ground or over water, including any edifice, gas or liquid storage tank, and any piece of work artificially built up or composed of parts and joined together.

"Subdivisions" means any division or redivision of land into lots, tracts, parcels, or sites for the purpose of sale, lease, or transfer of ownership by formal plat, short plat, large lot division, or planned development district, or other subdivisional process in accordance with Chapter 58.17 RCW and LMC Title 17.

"Surveyor" means a professional land surveyor, currently licensed in the state of Washington and retained and acting on behalf of the applicant.

"Temporary encroachment" means an encroachment that is revocable, removable, and limited in duration, and that does not functionally remove the public right-of-way from present or future public use.

"Threshold discharge area" means an on-site area draining to a single natural discharge location or multiple natural discharge locations that combine within a distance downstream (as determined by the shortest flow path). Refer to SWMMWW for details.

"Total maximum daily load" or "TMDL" means a calculation of the maximum amount of a pollutant that a water body can receive and still meet water quality standards, and an allocation of that amount to the pollutant's sources. A TMDL (also known as a water cleanup plan) is the sum of the allowable loads of a single pollutant from all contributing point and nonpoint sources. Refer to SWMMWW for details.

"Tract" means any parcel of land, lot, building site, or contiguous combination thereof devoted to or intended to be devoted to a principal use and any other uses customarily accessory thereto.

"Traffic impact analysis" or "TIA" means an in-depth analysis of the traffic generated by a new development, redevelopment or increase of traffic-related trips due to change of use and its impacts on the surrounding street system. Data shall be presented by a licensed engineer in

the state of Washington who has special training in and practices in the profession of traffic engineering.

“Traffic impact area” means all public roads within an area which would be impacted by the proposed project.

“Transportation mitigation fee” or “TMF” means a calculated fee charged for certain development projects proposed in the Downtown Subarea Plan geographic area consistent with the Downtown Subarea planned action environmental impact statement (EIS).

“Traveled way” means the improved driving surface of the road normally used by the traveling vehicle.

“Trip generation analysis” means a reporting of the number of vehicular trips generated, both average daily traffic (ADT) and p.m. peak hour, by proposed new development, redevelopment or increase of traffic related trips due to change of use.

“Unopened right-of-way” means a City right-of-way that exists by dedication or deed, but for which no vehicular roadway has been constructed by the City or other parties through an approved City permitting procedure.

“Utilities” means public or private facilities including electrical substation, electrical generation facilities, electrical transmission, energy storage, telephone, broadband, or communication lines, pipelines, sewer lines, water lines, natural gas lines or similar transmission facilities, natural gas distribution and storage facilities, storm water and sewage collection, conveyance, and treatment facilities, waste disposal facilities, waste transfer facilities, and water supply and treatment facilities.

“Vacation” of a street or alley means that the public is letting go of, or “vacating,” the public interest in a property. After a street or an alley is vacated, the public no longer has a right to use the property for access. Easements or other legal access requirements may be placed on the property to ensure access to utilities or other services and shall be recorded in the county parcel records.

“Variance” means a request for an exception to the requirements of this title or the Engineering Standards Manual that does not meet the deviation criteria.

"Water quality standards" means surface water quality standards, Chapter 173-201A WAC; ground water quality standards, Chapter 173-200 WAC; and sediment management standards, Chapter 173-204 WAC.

"Watercourse" means a river, stream, creek, or other course of flowing water which flows intermittently or perennially and discharges into another watercourse or body of water.

"Waters of the state" means those waters as defined as "waters of the United States" in 40 CFR Subpart 122.2 within the geographic boundaries of Washington State and "waters of the state" as defined in Chapter 90.48 RCW which includes lakes, rivers, ponds, streams, inland waters, underground waters, salt waters and all other surface waters and watercourses within the jurisdiction of the state of Washington.

"Wetland" or "wetlands" means an area or areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. "Wetlands" generally includes swamps, marshes, bogs, and similar areas. "Wetlands" does not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. However, wetlands may include those artificial wetlands intentionally created to mitigate conversion of wetlands.

"WSDOT" means Washington State Department of Transportation. [Ord. 846 § 1 (Att. A), 2026.]

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Chapter 12.04
PERMITTING

Sections:

12.04.010 General provisions.
12.04.020 Deviations.
12.04.030 Variances.
12.04.040 Site development permit.
12.04.050 Right-of-way permit.
12.04.060 Right-of-way vacation petition.
12.04.070 Oversize load permit.
12.04.080 Miscellaneous permits.
12.04.090 Inspections.

12.04.010 General provisions.

A. Permits shall be required for all construction and right-of-way usage activities regulated by this title unless specifically exempted.

B. *Permit Expiration and Closure.*

1. *Site Development.* Issued site development permits shall become invalid unless the work authorized by such permit is commenced within 365 days after its issuance or, if after commencing, the work authorized by such permit is suspended or abandoned for a period of 180 days.

a. Having required inspections performed and approved within every 180 days is evidence that work has commenced and is continuing. Permits that do not receive a required inspection within 180 days of permit issuance, or within 180 days since the previous approved inspection, will be considered abandoned and shall automatically expire.

b. If no action is taken within 180 days of the expiration date by the applicant/owner to reactivate the permit, the permit will be closed. The applicant shall be responsible for requesting a reactivation prior to the 180-day point.

c. If a permit has not been reactivated within the appropriate period of time, such permit shall be considered closed and a new application shall be required. A closed permit may not be reissued or reactivated.

2. *Right-of-Way Single.* Issued single right-of-way permits shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance or, if after commencing, the work authorized by such permit is suspended or abandoned for a period of 90 days.

a. Having required inspections performed and approved within 90 days is evidence that work has commenced and is continuing. Permits that do not receive a required inspection within 90 days of permit issuance, or within 90 days since the previous approved inspection, will be considered abandoned and shall automatically expire.

b. If no action is taken within 90 days of the expiration date by the applicant or owner to reactivate the permit, the permit will be closed. The applicant shall be responsible for requesting a reactivation prior to the 90-day point.

c. If a permit has not been reactivated within the appropriate period of time, such permit shall be considered closed, and a new application shall be required. A closed permit may not be reissued or reactivated.

3. *Right-of-Way Annual.* Issued right-of-way annual permits shall become invalid unless the work authorized by such permit is commenced and completed within 365 days of issuance. This permit type is not eligible for reactivation.

4. *Right-of-Way Encroachment.* Right-of-Way Encroachment Permits issued under Chapter 12.06 LMC are valid for the term specified in the permit, for a term of five (5) years from the date of issuance, unless a shorter term is specified by the Director. Encroachment permits are not automatically renewable. The permit remains temporary and revocable throughout its term under this Title and issuance of a multi-year term conveys no vested right or entitlement to continued occupation of the right-of-way.

a. An applicant seeking to continue an authorized encroachment beyond the permit term must apply for renewal through the City online permit center no later than thirty

(30) calendar days before the permit expiration date. Any renewal period less than 30 days must be authorized by the Director.

b. Permit renewal is not a matter of right. The Director may approve, approve with conditions, modify, or deny renewal based on the criteria in Chapter 12.06 LMC, permit compliance history, public use needs, infrastructure needs and any changed site conditions.

c. A Right-of-Way Encroachment Permit for which a timely renewal application has not been submitted shall expire. Upon expiration, the permittee shall remove all encroachments and restore the right-of-way to the satisfaction of the Director at the permittee's sole expense within thirty (30) calendar days, unless another time period is authorized by the Director in writing.

d. Expiration, revocation, or non-renewal of a Right-of-Way Encroachment Permit does not release any obligation under a recorded Encroachment Agreement until all removal, restoration, indemnification, fee, and cost-recovery obligations have been satisfied.

e. Expired Right-of-Way Encroachment permits are not eligible for reactivation; a new application will be required.

C. *Financial Guarantees.* In accordance with Chapter 3.80 LMC, all construction activities within City rights-of-way shall require a permit and the posting of a financial guarantee, unless the Director or City Engineer determines such a guarantee to be unnecessary and waives this requirement in writing.

Financial guarantees may be required for installation, maintenance, removal, or restoration associated with a Right-of-Way Encroachment Permit where the Director or City Engineer determines that a guarantee is necessary to protect the public right-of-way, public infrastructure and public access.

D. *Procedures.* Pursuant to LMC 18A.20.020 and 18A.20.030, applications for permits subject to this title shall be determined by the Director. Applications will be considered incomplete unless all required documents are submitted and all applicable fees paid.

E. *Professional Engineering and Surveying.* All development proposals submitted in accordance with this title for review and approval shall be prepared by a professional engineer registered in the state of Washington. The City will review the engineer's work for compliance with these regulations. Should errors, omissions, or inaccurate data related to the engineer's work come to the City's attention, the engineer shall agree to be responsible for correcting all substantive deficiencies and shall agree to be responsible for any damages resulting from defective work conducted in reliance upon the engineer's work.

1. Prior to a development using or proposing to use an existing easement, the applicant shall research and provide to the City all information applicable to that easement. An affidavit shall be signed confirming all information was submitted to the best of the applicant's knowledge.

2. All surveying and staking shall be performed by or at the direction of a professional land surveyor licensed by the state of Washington. Construction staking shall be sufficient to allow the City Engineer to verify conformance to the approved plans.

F. *Environmental Considerations.* Environmental review requirements, exemptions, approvals, rules and procedures shall be in accordance with Chapter 14.02 LMC.

G. *Suspension or Revocation.* The Director may suspend or revoke any permit issued in error or on the basis of incorrect information supplied by the applicant. The Director may also suspend or revoke any permit when the applicant fails to comply with the conditions of the permit approval. Any permit applicant aggrieved by the Director's decision to suspend or revoke a permit may appeal this action as provided in LMC 12.02.050. [Ord. 846 § 1 (Att. A), 2026.]

12.04.050 Right-of-way permit.

A. *General.* City right-of-way shall not be blocked, occupied, privately improved or used for access or other purposes unless a permit has been issued for such use.

B. *Permit Required.* A right-of-way permit is required before any person commences to grade or stockpile material; alter, construct, repair, remove, excavate, place, obstruct, damage or disturb any structure, utility, facility or improvement located in the public right-of-way; or commence any other activity that interferes with the free use of the public right-of-way.

1. An annual right-of-way permit for certain activities may be granted by the City Engineer.

C. *Roadside Memorials.* All public or private roadside memorials within the public right-of-way must be approved by the Planning and Public Works Director or designee or will be subject to removal.

1. For applicants seeking to place a roadside memorial partially within or encroaching upon any real property outside the City's right-of-way, the applicant must include signed written consent from the owner of such real property.

2. If the City approves a permit application, the applicant shall be responsible for all costs of fabricating an approved roadside memorial.

D. *No Rights Conveyed.* Permits issued pursuant to this section shall not be construed to convey any vested private right or ownership interest in any City right-of-way. Every right-of-way permit shall state on its face that any City right-of-way subject to the permit shall be open to use by the general public except in those cases where specific conditions require the closure of the right-of-way to the public for safety reasons.

E. *Relationship to Right-of-Way Encroachment Permit.* A single or annual right-of-way permit authorizes construction, repair, maintenance, removal, traffic control, or other temporary work activity within the right-of-way. It does not authorize a temporary, revocable improvement, object, structure, or use to remain in the right-of-way after the permitted work is completed.

A Right-of-Way Encroachment Permit under LMC 12.06.090 is required when an applicant seeks to place, maintain, or continue a private or community-benefit improvement, object, structure, or use within the right-of-way on a temporary sustained, recurring, or continuing basis.

Where construction activity is necessary to install, modify, maintain, or remove an encroachment, both permits may be required: a right-of-way permit for the work activity and a Right-of-Way Encroachment Permit for the continuing presence or use of the encroachment. Issuance of one permit does not constitute approval of the other.

[Ord. 846 § 1 (Att. A), 2026.]

12.04.090 Inspections.

A. All activity regulated under this title, including any permitted encroachments, shall be subject to inspection by the Director or designee. Work, improvement and encroachments ~~and~~ shall remain accessible and exposed for inspection purposes until approved by the Director or designee. Inspections review for compliance with issued plans, permit conditions, safety requirements, maintenance obligations, and removal or restoration requirements. The

applicant, engineer of record, contractor or project representative shall be responsible for scheduling inspections in a timely manner with the City and applicable utility provider.

B. Approval of inspected work shall not be construed to be an approval of a violation of the provisions of this code or other provisions of the LMC. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the City shall not be valid.

C. It shall be the duty of the applicant, project engineer of record, contractor or project representative to cause the work to remain accessible and exposed for inspection purposes. The applicant shall be liable for any expense entailed in the removal or replacement of any material required to allow inspection.

D. Failure to receive the City's approval may result in removal or modification of construction at the applicant's expense to bring the work into conformance with approved plans. [Ord. 846 § 1 (Att. A), 2026.]

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Chapter 12.05

DEDICATIONS, VACATIONS, ~~AND~~ EASEMENTS AND AGREEMENTS

Sections:

Article I.

Dedications

12.05.010 General provisions.

12.05.020 Dedication of land for right-of-way.

12.05.030 Private to public street dedication.

Article II.

Vacations

12.05.200 Authority.

12.05.210 Initiation of vacation.

12.05.220 Petition for vacation.

12.05.230 Hearing procedures.

12.05.240 Limitation on vacations of streets abutting bodies of water.

12.05.245 Vacation requests of lake-terminating street ends.

12.05.250 Vacation by ordinance.

12.05.260 Compensation for vacation.

12.05.270 Recording with County Auditor.

Article III.

Easements

12.05.300 Easements.

Article II.

Vacations

12.05.245 Vacation requests of lake-terminating street ends.

A. *Purpose and Findings.* Lake-terminating rights-of-way or street ends are a finite and irreplaceable public asset. They provide existing and potential public access, views and recreational connection to the City's lakes. This section establishes a heightened standard of review for the vacation of a lake-terminating right-of-way. It does not prohibit vacation where the City Council finds, on the record and under the standards of this Title, that the vacation will preserve or improve public access to the shoreline or is necessary to enable the City to acquire the property for a public purpose.

B. *Relationship to State Law and LMC 12.05.240.* This section is in addition to RCW 35.79.035 and LMC 12.05.240. Nothing in Chapter 35.79 RCW, RCW 35A.47.020, or LMC 12.05.240 obligates the City to vacate any right-of-way, and the City Council retains full legislative discretion to deny, approve or approve with conditions any vacation.

C. *Presumption of Suitability; Burden of Proof.* Every lake-terminating right-of-way is presumed suitable for one or more of the purposes identified in RCW 35.79.035 and LMC 12.05.240. The applicant or petitioner bears the burden of providing clear and convincing evidence. Neither the absence of public improvements or of an adopted City program or plan, nor the presence of an existing encroachment, private maintenance, or a history of private use, nor any condition of the right-of-way resulting from them, is evidence that a lake-terminating right-of-way is unsuitable for public use.

D. *Alternative Authorization.* Continued or proposed private-benefit or community-benefit use of a lake-terminating right-of-way may be sought only through a Right-of-Way Encroachment Permit under LMC 12.06.090, subject to heightened review under Chapter 12.06 LMC. Any such use remains temporary and revocable and no encroachment permit, Encroachment Agreement, or period of use creates any right to, or expectation of, vacation.

Article IV.

Right-of-Way Encroachment Agreement

12.05.400 Encroachment Agreements.

12.05.400 Encroachment Agreements.

A. *Purpose.* The City shall require a Right-of-Way Encroachment Agreement as a condition of issuance of any Right-of-Way Encroachment Permit under LMC 12.06.090. The agreement shall establish the legal obligations of the permittee and, where applicable, successors in interest, including indemnification, insurance, maintenance, modification restrictions, removal, restoration, and cost-recovery obligations.

B. *Agreement Required.* No Right-of-Way Encroachment Permit shall be issued until the permittee has executed an Encroachment Agreement in a form approved by the City Attorney. The agreement shall be recorded before permit issuance and recorded copy provided to the City. The Encroachment Agreement supplements and does not replace the associated Encroachment Permit.

C. *Form.* The City Attorney shall prepare and maintain a minimum standard Encroachment Agreement form. The Director, in coordination with the City Attorney, may require additional terms where necessary based on the location, scale, risk, duration, or public access implications of the proposed encroachment.

D. *Recording Requirements.* Encroachment Agreements for private-benefit encroachments shall be recorded against the title of the applicants abutting property before permit issuance unless the Director determines that recording is unnecessary due to the temporary, minor, or low-risk nature of the encroachment. Recording and release costs shall be borne by the applicant.

E. *Community-Benefit Encroachments*. For community-benefit encroachments, the Director may waive recording of the agreement where the encroachment primarily serves a public purpose and recording is impractical or unnecessary to protect the City's interests. In such cases, the executed agreement shall be retained in the permit record and the Director may require notice to affected property owners or responsible organizations.

F. *Required Contents.* Every Encroachment Agreement shall include, at minimum, provisions addressing:

1. Identification of the permittee and affected property;
2. A description of the encroachment;
3. Acknowledgment that the right-of-way remains public property and that the agreement conveys no ownership interest or vested right;
4. Maintenance and repair obligations of the permittee;

5. Prohibition on modification or expansion of the encroachment without City approval;
6. Removal and restoration obligations upon permit expiration, revocation, or termination;
7. Indemnification and insurance requirements;
8. No right to compensation upon revocation or non-renewal; and
9. Provisions binding successors and assigns where applicable.

G. *Effect of Agreement.* Execution or recording of an Encroachment Agreement does not convey any ownership interest, easement, vested right, or other property right in the public right-of-way; does not substitute for any other permit or approval required by law; does not limit the City's authority to regulate, improve, maintain, reclaim, or use the right-of-way; and does not create any right or expectation that the right-of-way will be vacated.

H. *Amendment.* The Director may require amendment or replacement of an Encroachment Agreement upon a change in ownership, permittee, encroachment conditions, or permit requirements. Any amendment to a recorded agreement shall be recorded at the permittee's expense.

I. *Change in Ownership or Permittee*. The permittee shall notify the City of any change in ownership, responsible party, or material encroachment condition. The Director shall require amendment, replacement, or re-recording of an Encroachment Agreement upon a change in ownership, permittee, encroachment condition, or permit requirement.

J. *Termination and Release.* An Encroachment Agreement terminates upon removal of the encroachment and satisfaction of all permit obligations, or upon vacation of the affected right-of-way if so provided by ordinance. Upon written request and verification that all obligations have been satisfied, the City shall execute any document reasonably necessary to release a recorded Encroachment Agreement. Release costs shall be borne by the permittee or property owner.

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Chapter 12.06
RIGHT-OF-WAY USE

Sections:

12.06.010 Purpose.
12.06.020 General provisions.
12.06.030 Unpermitted objects or activity.
12.06.040 Illegal dumping.
12.06.050 Utilities.
12.06.060 Events.
12.06.070 Cluster style mailbox requirements.
12.06.080 Roadside memorials.

12.06.010 Purpose.

The purpose of this chapter is to regulate activities occurring within the public right-of-way. These provisions are intended to ensure public safety, protect the integrity of City infrastructure, and establish consistent requirements for accommodating non-transportation uses of the right-of-way deemed to be in the public interest. These provisions also establish a revocable encroachment permit through which the City may authorize limited, temporary and revocable use of public rights-of-way, subject to conditions that preserve public access, protect the integrity of City infrastructure and maintain City control over public property. Encroachment permits do not substitute for the street vacation process under LMC Chapter 12.05, Article II.
[Ord. 846 § 1 (Att. A), 2026.]

12.06.020 General provisions.

A. *Permit Required.* No person, organization, or agency shall place, erect, or install any object of any nature whatsoever within a City right-of-way without a right-of-way permit issued by the Department. A copy of the issued permit and approved plans shall remain on site during the duration of the work for inspection.

B. *Notification Required.* At the time of application for a right-of-way permit, the applicant shall notify all other public and private utility entities known to be using or proposing to use the same right-of-way of the proposed timing of such construction. The applicant shall include the City in the correspondence to the public and private utilities. Within seven days of receiving this notification, any such entity notified may request a delay of the proposed construction to coordinate other right-of-way construction with the applicant.

The City Engineer may approve a delay of up to 90 days, except in case of emergencies, if they determine that such delay will reduce the inconvenience to City street users from construction activities and that the delay will not create undue economic hardship on the applicant. The City Engineer shall also coordinate the approval with City street improvements and maintenance and may also delay the construction under the same circumstances.

C. *Equipment and Material Storage.* During non-working hours all project sites are to be left in a manner that allows the public to safely use all rights-of-way. Equipment and materials are not allowed in the right-of-way during non-working hours unless they are placed in a safe location or protected by permanent guardrails, lighted barricades, or temporary concrete barriers. The use of temporary concrete barriers in the right-of-way is permitted only if the City Engineer approves the installation and location. During work hours, only materials or equipment necessary for construction are allowed in the right-of-way or roadway. [Ord. 846 § 1 (Att. A), 2026.]

D. *Encroachment Permits.* Where an applicant seeks sustained, recurring, or continuing use of City right-of-way beyond routine construction activity, a Right-of-Way Encroachment Permit under LMC 12.06.090 is required. Where the proposed use is effectively permanent, exclusive, intensive, or would substantially remove the right-of-way from present or future public use, the Director shall direct the applicant to pursue the street vacation process under Chapter 12.05 LMC rather than an encroachment permit.

12.06.030 Unpermitted objects or activity.

A. *Unauthorized Objects.* Any object placed within a City right-of-way without written permission of the City Engineer is declared illegal and a public nuisance; provided, that this section shall not apply to mailboxes and attached newspaper boxes placed on the right-of-way, where these are placed as far removed from the driving portion of the right-of-way as possible, except that said

placement shall be subject to approval of the City Engineer. This section does not apply to encroachments that are the subject of a valid right-of-way Encroachment Permit issued under this Title.

B. *Responsibility.* The adjoining property owner, or any person placing any object or doing any work within the right-of-way in violation of these regulations, shall be responsible for the removal of the object and repair of the right-of-way to the satisfaction of the City Engineer within 48 hours of receipt of written notice from the City.

C. *Removal.* If the object is not removed or work repaired within 48 hours and it unreasonably hampers or prevents the proper use of the right-of-way, it may be removed by the City at the cost of the person(s) placing the object or working in the right-of-way. The notice requirement may be waived and the object may be immediately removed by the City if it presents an immediate threat of physical harm to persons or property.

D. *Penalties.* Placing an object or obstruction within the right-of-way or failing to remove an object or work from a right-of-way after notice that such object or work must be removed is a misdemeanor crime, punishable by imprisonment in jail for a term of up to 90 days, by a fine of up to $1,000, or by both such imprisonment and fine, when such object or work hampers or prevents proper use of the right-of-way. The property owner or person responsible for obstructing or placing an object in the right-of-way shall be responsible for the costs of such removal.

Any object or encroachment in the right-of-way which does not interfere with the proper and legitimate use of such right-of-way constitutes a Class 2 civil infraction as defined in LMC 1.48.010, punishable by a fine of up to $500.00. Each day, location, violator and incident shall constitute a separate civil infraction. [Ord. 846 § 1 (Att. A), 2026.]

12.06.090 Right-of-Way Encroachment Permit.

A. *Purpose.* The purpose of this section is to establish a revocable, temporary permit authorizing limited use of public right-of-way where such use is incidental to abutting property or otherwise approved by the City and does not conflict with present or future public use of the right-of-way. Nothing in this section conveys a vested property interest,

limits the City's authority to reclaim or use right-of-way for public purposes, or substitutes for the street vacation process under Chapter 12.05 LMC.

B. *Applicability*. A Right-of-Way Encroachment Permit is required for any sustained, recurring, or continuing private-benefit or community-benefit use, installation, object, improvement, or structure located wholly or partially within City right-of-way, including but not limited to:

1. Fences, walls, gates, or hedges placed wholly or partially within the right-of-way;
2. Landscaping, irrigation systems, or vegetation installed beyond the property line within the right-of-way;
3. Steps, patios, decks, driveways or driveway extensions, sheds or similar small removeable accessory structures or minor removeable structural improvements. Minor structural improvements do not exceed 400 square feet in area, are not structurally significant and without significant excavation or reconstruction;
4. Removable recreational improvements or waterfront-related amenities; and
5. Any other temporary, removable, or continuing encroachment of right-of-way as determined by the Director.

C. *Exclusions*. A Right-of-Way Encroachment Permit does not authorize permanent buildings, permanent foundations, permanent utility structures, structurally significant improvements or structures, private storage, or the exclusive private occupation of public access areas. The Director may also determine that a proposed improvement, structure, object, or use is not eligible for an Encroachment Permit if it is effectively permanent, not readily removable, inconsistent with public use of the right-of-way, or more appropriately should be reviewed through the street vacation process or another City permit.

D. *Relationship to Other City Permits.* Where applicable, an Encroachment Permit does not substitute for any other permit or approval required by federal, state, or local law, including but not limited to a right-of-way permit for construction, site development permit, building permit, shoreline permit, floodplain approval, utility approval, or environmental review. Where another permit is required, the Director may withhold issuance of the Encroachment Permit until all other required approvals have been issued.

E. *Application Requirements.* A complete application shall be submitted through the City online permit center on forms prescribed by the Director and shall include, at minimum:

1. Site plan;
2. Written description of the encroachment including materials, dimensions, and date of installation and proposed maintenance;
3. Photos of existing conditions
4. Evidence of any prior City or Pierce County authorization, if claimed;
5. Utility locate or utility conflict information where applicable;
6. Drainage, grading, or vegetation information where applicable;
7. Written owner consent where the applicant is not the abutting property owner;
8. Certificate of insurance naming the City as additional insured;
9. Signed Encroachment Agreement per Chapter 12.05 LMC; and
10. Payment of applicable fees per the City fee schedule.

E. *Evaluation Criteria.* The Director may approve an Encroachment Permit only if the proposal satisfies all applicable criteria:

1. Does not obstruct, impair, or conflict with the safe movement of pedestrian, bicycle, transit, vehicular or emergency vehicle access;
2. Does not conflict with existing or planned public utilities, drainage facilities, or other right-of-way improvements;
3. Does not unreasonably diminish public access to or view of any public water body, park, or open space;
4. Does not create a public safety hazard;
5. Consistent with the City's comprehensive plan, subarea plans, Parks Legacy Plan, and any applicable city plans and adopted by City Council policies;
6. Compatible with the long-term public interest in preserving the public right-of-way;
7. Does not warrant referral to the street vacation process under Chapter 12.05 LMC, Article II; and
8. Is temporary, removable and appropriate for the encroachment permit process.

F. *Lake-Terminating Rights-of-Way*. For encroachments within lake-terminating rights-of-way or street ends, the Director shall apply heightened review to preserve public access, public views, shoreline use, recreation opportunities, and future public improvements. No encroachment may be approved if it precludes, substantially interferes with, or privatizes public access to the shoreline or water body. The City Council may also designate specific street-ends where new private-benefit encroachments are prohibited. Existing encroachments at designated sites may be considered for temporary authorization only if documented, removable, and consistent with public access and safety.

G. *Legacy or Pre-Incorporation Encroachments*. Prior City or Pierce County authorization may be considered by the Director but does not create a vested right to continue an encroachment. The Director may apply a documentation hierarchy as follows:

1. written City or County permit or approval creates a presumption of eligibility, subject to current safety, access, utility, shoreline, and public use requirements;
2. evidence of County knowledge, City knowledge, or long-standing public records may be considered but does not create automatic eligibility;
3. undocumented encroachments shall be reviewed as new encroachments; and
4. any encroachment that materially impairs safety, drainage, utilities, public access, shoreline access, or public use may be required to be modified or removed regardless of age.

H. *Permit Conditions.* Every approved Encroachment Permit shall include at minimum the following conditions:

1. Maintenance in a safe, clean and orderly condition;
2. Insurance and indemnification as required by the City;
3. Payment of permit fees, occupation fees, renewal, inspection and other applicable fees per the City's fee schedule;
4. No modification, relocation, expansion or reconstruction without prior City authorization;
5. Access for City inspection;
6. Adherence to the terms and conditions of the Encroachment Agreement;
7. Removal of all encroachments at permittee's expense upon revocation or expiration; and
8. Compliance with all other applicable permits and approvals.

Where applicable, the Director may require additional conditions of approval depending on the proposed scope and scale or site-specific circumstances.

I. *Term and Renewal.* Encroachment Permits shall be issued and renewed consistent with Chapter 12.04 LMC.

J. *Fees.* The applicant shall pay applicable application, renewal, inspection, recording, release, occupation, and other related cost-recovery fees as established by the City's fee schedule. The Director may waive or reduce annual occupation fees for community-benefit encroachments where authorized by the fee schedule.

K. *Referral to Street Vacation.* The Director shall refer an applicant to the street vacation process and may decline further processing of an Encroachment Permit where the proposed use is of such scale, permanence, exclusivity, intensity, or duration that it would effectively remove the right-of-way from public use. Referral factors include but not limited to whether the encroachment would occupy the majority of usable right-of-way, preclude public access, require permanent construction, be practically irremovable or conflict with planned public improvements.

L. *Decisions and Reconsideration*. Decisions on Right-of-Way Encroachment Permits are administrative decisions made by the Director. Following the City's decision, an applicant or permittee may appeal the decision to the Hearing Examiner in accordance with LMC 12.02.050 and LMC 1.36.115.

M. *Revocation.* The Director may immediately revoke an Encroachment Permit if the encroachment poses an imminent threat to public life, health, safety, emergency access, utilities, drainage, or City infrastructure. If no immediate threat, the Director may revoke a permit upon thirty (30) days' written notice if the right-of-way is needed for public use, the permittee violates permit conditions, insurance lapses, the encroachment is modified without approval, continued authorization is inconsistent with approval criteria, a vacation petition or public project affects the site, or removal is otherwise in the public interest.

N. *Removal, Restoration, and Cost Recovery*. Upon expiration, revocation, non-renewal, or termination, the permittee shall remove the encroachment and restore the right-of-way within the time specified by the Director. If the permittee fails to do so, the City may perform the work and recover all costs from the permittee and, where allowed, the property owner or financial guarantor. City removal does not waive any other enforcement remedy.

O. *No Property Rights Conveyed.* No Encroachment Permit shall be construed as conveying ownership, easement, vested right, exclusive use, or permanent entitlement in any City right-of-way. The permit is a temporary, revocable authorization and does not constitute a step toward, or entitlement to, vacation of the right-of-way.

P. *Shoreline Coordination.* If an Encroachment Permit is requested within shoreline jurisdiction under RCW 90.58 and Chapter 16.10 LMC, the applicant shall separately apply

for and obtain any required shoreline permits or approvals. The Encroachment Permit may not be approved or issued until all applicable shoreline permits or approvals have been granted.

The Lakewood Municipal Code is current through Ordinance 850, passed April 6, 2026.

Disclaimer: The city clerk's office has the official version of the Lakewood Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

City Website: www.cityoflakewood.us
City Telephone: (253) 589-2489

Hosted by General Code.

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Right-of-Way Encroachment Permit Framework

Revised Preliminary Draft Code Amendments | LMC Title 12

Council Study Session | September 21, 2026

Angie Silva, Assistant Director, Planning & Public Works

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Purpose

RETURNING TO COUNCIL FOLLOWING THE AUGUST 10, 2026 STUDY SESSION

Where we left off

Council reviewed the preliminary draft on August 10, 2026 and provided feedback to allow case-by-case vacation determinations at lake-terminating street ends rather than a categorical prohibition. Council also provided feedback on possible fee considerations.

What is included

Amendments to LMC Title 12 (Public Works).

What comes next

Staff incorporates Council feedback, then proceeds through SEPA review, Department of Commerce notice, and Planning Commission review, public hearing and recommendation before coming back to Council.

TONIGHT'S ASK

Early feedback that the revised approach reflects Council's discussions

No formal action is requested at this study session.

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What has not changed

CARRIED FORWARD FROM THE AUGUST 10 PRELIMINARY DRAFT

- City ownership of all public rights-of-way is maintained
- Encroachments remain temporary and revocable
- No Encroachment Permit conveys a vested property right
- The City may require modification or removal of an encroachment
- Removal and restoration at the permittee's expense upon expiration or revocation
- Temporary encroachments stay separate from effectively permanent uses

Evaluation criteria unchanged: public safety, mobility, utilities, drainage, public access, views and long-term public use are still evaluated for every encroachment.

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Where the revisions are concentrated

REVISED PRELIMINARY DRAFT | LMC TITLE 12

LMC
12.01

Definitions

UNCHANGED

Continues to establish the definitions necessary to administer the encroachment permit framework.

LMC
12.04

Permitting

UNCHANGED

Continues to establish permit duration and renewal, distinguish construction permits from continuing encroachment permits, and authorize inspections and financial guarantees.

LMC
12.05

Vacations & Agreements

REVISED

Replaces the categorical prohibition with a heightened review standard for lake-terminating rights-of-way. No substantive changes to the Encroachment Agreement provisions.

LMC
12.06

Right-of-Way Use

REVISED

Restores case-by-case heightened review of encroachments at lake-terminating street ends and more clearly separates temporary uses from effectively permanent uses.

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Prohibition replaced with heightened review

PRINCIPAL CHANGES | LMC 12.05 AND 12.06

August 10 preliminary draft

- Vacation of lake-terminating rights-of-way prohibited outright
- No petition could be accepted, deemed complete, or processed
- New encroachments at lake street ends generally prohibited
- Outcome fixed by category, not by case-by-case evaluation

Revised preliminary draft

- Vacation evaluated case-by-case under a heightened standard
- Lake-terminating right-of-way presumed suitable for one or more public purposes
- Petitioner bears the burden of clear and convincing evidence to vacate
- Encroachments allowed only under heightened administrative review

The constant: lake-terminating rights-of-way remain finite and irreplaceable public assets. The revisions change the standard of review and who carries the burden of proof, etc

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Two separate tracks in the revised draft

PERMANENT DISPOSITION VS. TEMPORARY USE | LMC 12.05 AND LMC 12.06

Street vacation

LMC 12.05

Permanent disposition of the right-of-way

Petition

Abutting property owners petition the City under LMC 12.05.240 and chapter 35.79 RCW.

Statutory gate

RCW 35.79.035 bars vacation of a street abutting water unless a listed condition is met.

Heightened review (new)

Revised LMC 12.05.245 presumes suitability; petitioner must show clear and convincing evidence. (new language added)

Council action

Legislative decision. Council may approve, deny, or condition the petition.

Encroachment permit

LMC 12.04 & 12.06

Temporary and revocable; ownership stays public

Application

Filed under LMC 12.06.090 for a temporary, readily removable use.

Eligibility screen

Effectively permanent or structurally significant uses are not eligible.

Heightened review

At lake street ends, the use may not preclude or privatize public access.

Department decision

Administrative decision, appealable to the Hearing Examiner. Permit stays revocable.

The dividing line: effectively permanent uses are not eligible for an Encroachment Permit and must be considered through the vacation track. A permit or agreement conveys no property interest and creates no right to, or basis for, a future vacation.

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Vacation of lake-terminating rights-of-way

REVISED LMC 12.05.245 | HEIGHTENED STANDARD OF REVIEW

Presumed suitable for public use

Findings recognize these rights-of-way as finite and irreplaceable public assets, presumed suitable for one or more public purposes identified under state law and the LMC.

Burden on the petitioner

Vacation requires evidence. Existing encroachments, private maintenance, historical private use, or the absence of public improvements do not establish unsuitability.

Council discretion preserved

Council retains full legislative discretion to deny, approve, or condition a vacation petition.

The revised draft no longer bars vacation by category. Each petition is decided on its own record, and no encroachment permit, agreement, or period of use creates a right to vacation.

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Encroachments at lake street ends

REVISED LMC 12.06 | HEIGHTENED REVIEW AT LAKE-TERMINATING RIGHTS-OF-WAY

Temporary and removable

The encroachment must remain temporary and readily removable.

Public access preserved

May not preclude, substantially interfere with, or privatize public access.

Shoreline and water use

Shoreline use and access to the water body must be maintained.

Safety and utilities

Must remain consistent with public safety, utilities, and drainage.

Views and recreation

May not substantially interfere with public views, recreation, or future public improvements.

No property right

Creates no property right, vested interest, or expectation of a future vacation.

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Next steps

REQUIRED PROCESS FOR DEVELOPMENT REGULATION AMENDMENTS

1 Council feedback

Staff incorporates tonight's feedback.

2 SEPA review

Complete environmental review and issue a threshold determination.

3 Commerce notice

Submit the 60-day Notice of Intent to Adopt to the Department of Commerce.

4 Planning Commission

Public notice, public hearing, deliberation, and recommendation to Council.

5 Council action

Council consideration and final action on the amendments.

Requested tonight: Council feedback on the revised framework before entering Planning Commission process.