



LAKEWOOD CITY COUNCIL AGENDA

Monday, October 5, 2026

7:00 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.

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.

<http://www.cityoflakewood.us>

CALL TO ORDER**ROLL CALL****PLEDGE OF ALLEGIANCE****PROCLAMATIONS AND PRESENTATIONS**

- (5) 1. Proclamation recognizing October, 2026 as Filipino American History Month. – *Phoebe Isip, Student President, Clover Park High School Bayanihan Cultural Society*
- (6) 2. Proclamation recognizing October, 2026 as Domestic Violence Awareness Month. – *Nadia Van Atter, Director, Crystal Judson Family Justice Center*
- (7) 3. Proclamation recognizing October 4 – October 10, 2026 as Fire Prevention Week. – *Scotch Broom Volunteer Group*
- 4. Recognition of the 2026 Lakewood Youth Academy Participants.
- 5. Youth Council Report.

PUBLIC COMMENTS**C O N S E N T A G E N D A**

- (8) A. Approval of the minutes of the City Council meeting of September 14, 2026.
- (12) B. Approval of the minutes of the City Council meeting of September 21, 2026.
- (19) C. Approval of claims vouchers, in the amount of \$5,928,272.46, for the period of August 15, 2026 through September 15, 2026.
- (79) D. Approval of payroll checks, in the amount of \$3,072,854.54, for the period of August 16, 2026 through September 15, 2026.

(81) E. Motion No. 2026-72

Appointing Lincoln Estrada to serve as the Youth Councilmember on the Lakewood's Promise Advisory Board for the 2026-2027 school year.

(82) F. Motion No. 2026-73

Reappointing Shauna Alexandra, Sylviann Estrella, Faaluaina Pritchard and Lani Neil to serve on the Lakewood Arts Commission through October 15, 2029.

(91) G. Items filed in the Office of the City Clerk:

1. Lodging Tax Advisory Committee meeting minutes of May 8, 2025.
2. Lodging Tax Advisory Committee meeting minutes of September 5, 2025.
3. Community Services Advisory Board meeting minutes of May 21, 2026.
4. Community Services Advisory Board meeting minutes of August 20, 2026.
5. Planning Commission meeting minutes of September 2, 2026.

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

ORDINANCE

(104) Ordinance No. 854

Adopting amendments to Lakewood Municipal Code Titles 1, 5, 8, 17, and 18, the 2026 Annual Development Regulations.

(243) Ordinance No. 855

Relating to cannabis businesses; amending LMC 18A.10.180, Definitions; LMC 18A.20.080, Review and approval authorities; LMC 18A.40.027, Zoning Use Table Summary; LMC 18A.40.030, Zoning Use Table Air Corridor and Clear Zone; and LMC 18A.80.030, Zoning district parking requirements; adding a new section LMC 18A.40.113, Cannabis businesses; repealing LMC 18A.40.160, Marijuana prohibited, and replacing it with a new LMC 18A.40.160, Cannabis businesses; and adding a new Chapter 5.65 to Title 5 of the Lakewood Municipal Code establishing a cannabis specialty business license.

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RESOLUTION**(343) Resolution No. 2026-07**

Expressing support for the Pierce Transit, Proposition No.1 Maintaining and Expanding Local Transit Service Sales, coming before the voters on November 3, 2026.

UNFINISHED BUSINESS**(348) Motion No. 2026-71**

Approval of the 2027-2028 City Council Goals and Priorities.

NEW BUSINESS**REPORTS BY THE CITY MANAGER****(377) Review of the 2027-2028 Proposed Biennial Budget.****CITY COUNCIL COMMENTS****ADJOURNMENT**

CITY OF LAKEWOOD



PROCLAMATION

WHEREAS, Filipino American History Month is observed annually during the month of October to recognize, honor, and celebrate the rich history, culture, achievements, and contributions of Filipino Americans throughout the United States; and

WHEREAS, October commemorates the first recorded arrival of Filipinos in what is now the continental United States on October 18, 1587, marking more than four centuries of Filipino presence and influence in American history; and October has been recognized nationally as Filipino American History Month to acknowledge the significant role Filipino Americans have played in shaping our nation; and

WHEREAS, the State of Washington is home to a vibrant Filipino American community who have made lasting contributions to society through service and leadership in labor, agriculture, military service, healthcare, education, government, business, science, technology, the arts, and civic life; and

WHEREAS, Lakewood's Filipino American business community, including establishments such as Maresol Restaurant, Paraiso Filipino Food, NBrother's Bakery, Pinoy Bake Shop, Tagpuan Variety store, and other locally owned businesses, contributes to the economic vitality, cultural enrichment, and community character of our city while preserving and sharing Filipino traditions, cuisine, and hospitality; and

WHEREAS, local organizations including the Filipino American National Historical Society Greater Puget Sound Chapter (FANHS-GPS), the Filipino-American League of Pierce County, the Captain Jose C. Calugas, Sr. Chapter Philippine Scouts Heritage Society, and the Pierce County Pilipino Seniors Association have helped preserve American history through the Filipino experience, support cultural and educational initiatives, honor military service and sacrifice, promote civic engagement, and strengthen the Filipino American community in Lakewood and throughout Pierce County; and

WHEREAS, youth organizations such as American Kapwa Youth Leadership (AKYL), comprised of Filipino American student leaders from Clover Park High School, Lakes High School, and Harrison Preparatory School, help foster cultural pride, leadership development, academic achievement, community service, and civic engagement while inspiring future generations to preserve and share the Filipino American experience; and

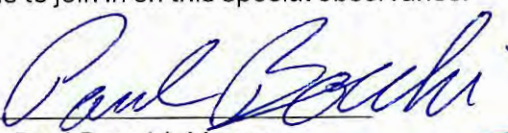
WHEREAS, Filipino American History Month provides an opportunity for residents, schools, businesses, community organizations, and public institutions to celebrate Filipino American heritage and honor the generations whose achievements, sacrifices, and service continue to strengthen our city, state, and nation.

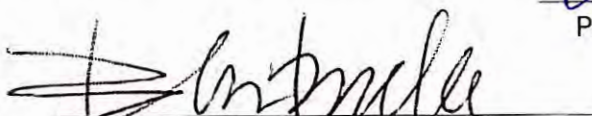
NOW, THEREFORE, BE IT RESOLVED, that the Lakewood City Council hereby proclaims October, 2026 as

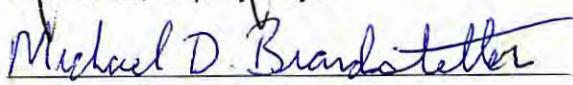
FILIPINO AMERICAN HISTORY MONTH

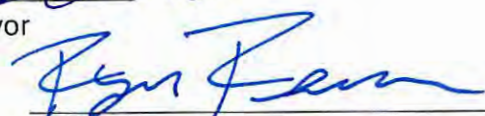
in the City of Lakewood and encourage all persons to join in on this special observance.

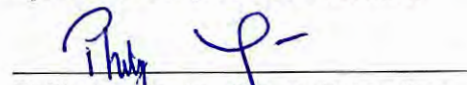
PROCLAIMED this 5th day of October, 2026.

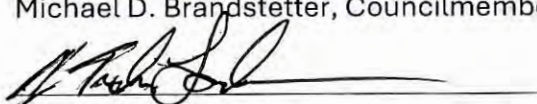

Paul Bocchi, Mayor

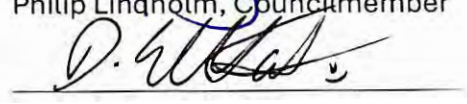

Patti Belle, Deputy Mayor


Michael D. Brandstetter, Councilmember


Ryan Pearson, Councilmember


Philip Lindholm, Councilmember





CITY OF LAKEWOOD



PROCLAMATION

WHEREAS, domestic violence is a serious community concern that affects individuals and families across every neighborhood, age, race, ethnicity, socioeconomic background, and circumstance; and

WHEREAS, domestic violence can have lasting physical, emotional, financial, and social impacts on survivors, children, families, and communities; and

WHEREAS, every person has the right to live free from violence, abuse, intimidation and survivors deserve to be treated with dignity, compassion, respect, and understanding; and

WHEREAS, from January 1, 2026 through August 31, 2026, the City of Lakewood Legal Department, on behalf of the residents of Lakewood, DuPont and Steilacoom, filed 358 domestic violence cases (averaging about 45 per month); and

WHEREAS, these figures reflect only crimes that have been reported and are likely well below the actual occurrence rate; and

WHEREAS, the City of Lakewood recognizes the importance of services that support survivors of domestic violence, including advocacy, safety planning, emergency shelter, prevention and education; and

WHEREAS, local advocates, victim service providers, law enforcement agencies, courts, health care providers, community organizations, and other partners play an essential role in responding to domestic violence and connecting survivors and their families with resources and support; and

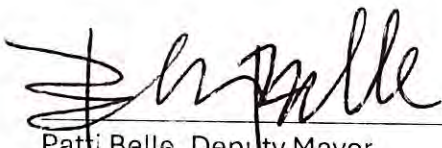
WHEREAS, the Crystal Judson Family Justice Center and other local service providers offer critical resources and coordinated support to individuals and families impacted by domestic violence, helping survivors navigate systems and access safety, advocacy, and other needed services; and

WHEREAS, Domestic Violence Awareness Month provides an opportunity to increase public awareness, promote prevention and healthy relationships, recognize the experiences and resilience of survivors, and remind our community that everyone has a role in creating a culture of safety, respect, and accountability.

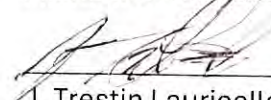
NOW, THEREFORE, the Lakewood City Council hereby proclaims October 2026 as

DOMESTIC VIOLENCE AWARENESS MONTH

in the City of Lakewood and urges all residents to join in by learning about domestic violence, supporting survivors, promoting healthy and respectful relationships, and becoming aware of the resources available within our community. **PROCLAIMED this 5th day of October, 2026.**

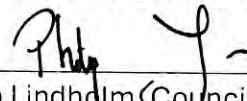

Patti Belle, Deputy Mayor


Michael D. Brandstetter, Councilmember


J. Trestin Lauricella, Councilmember


Paul Bocchi, Mayor


Ryan Pearson, Councilmember


Philip Lindholm, Councilmember


Ellen Talbo, Councilmember

CITY OF LAKEWOOD



PROCLAMATION

WHEREAS, Fire Prevention Week provides an opportunity to recognize the importance of fire prevention, preparedness, education, and community involvement in protecting lives, property, natural resources, and the environment; and

WHEREAS, the threat of fire extends beyond homes and buildings to our parks, open spaces, natural areas, and wildlife habitats, where dry vegetation and invasive species can provide fuel for rapidly spreading fires; and

WHEREAS, preventing and limiting the spread of wildfires requires more than the response of professional firefighters — it requires residents, volunteers, community organizations, educational institutions, and local governments working together to reduce fuels and create defensible spaces before a fire occurs; and

WHEREAS, Fort Steilacoom Park and the South Sound Wildlife Refuge, contain significant open-space and natural areas where wildfire prevention and vegetation management are important components of community safety; and

WHEREAS, the “Scotch Broom Group” has demonstrated an extraordinary commitment to wildfire prevention and environmental stewardship by volunteering their time to manually remove Scotch broom, an invasive plant that can contribute substantial combustible vegetation to natural areas; and

WHEREAS, volunteers of the “Scotch Broom Group” gather every Wednesday to clip, cut, and remove Scotch broom by hand, performing the difficult and often unrecognized work of reducing hazardous vegetation and helping prevent the accumulation of fuels that can contribute to the spread of an accidental wildfire; and

WHEREAS, the sustained efforts of these volunteers demonstrate that fire prevention is a community responsibility and that individual acts of service, repeated week after week, can make a meaningful difference in protecting our parks, wildlife habitat, neighboring properties, and the safety of our community; and

WHEREAS, the City of Lakewood is grateful for the dedicated volunteers, organizations, City staff, and fire service professionals who work to reduce fire hazards and strengthen the community's ability to prevent, prepare for, and respond to wildfires and other emergencies.

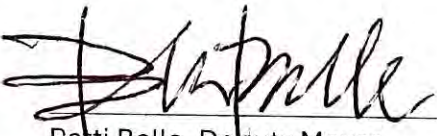
NOW, THEREFORE, BE IT RESOLVED, that the Lakewood City Council hereby proclaims October 4-10, 2026 as

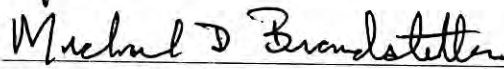
FIRE PREVENTION WEEK

in the City of Lakewood and encourage all persons to join in on this special observance and encourages residents and community organizations to follow the example of these volunteers by contributing their time, knowledge, and effort toward preventing fires and protecting the people, places, and natural resources in our community.

PROCLAIMED this 5th day of October, 2026.

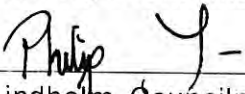

Paul Bocchi, Mayor


Parti Belle, Deputy Mayor


Michael D. Brandstetter, Councilmember


J. Trestin Lauricella, Councilmember

Ryan Pearson, Councilmember


Philip Lindholm, Councilmember


Ellen Talbo, Councilmember



LAKEWOOD CITY COUNCIL STUDY SESSION MINUTES

Monday, September 14, 2026

7:00 P.M.

City of Lakewood

Council Chambers

6000 Main Street SW

Lakewood, WA 98499

Page No. 1

CALL TO ORDER

Mayor Bocchi called the meeting to order at 7:00 p.m.

ROLL CALL

Councilmembers Present: 7 – Mayor Paul Bocchi, Deputy Mayor Patti Belle, Councilmembers Ellen Talbo, Philip Lindholm, Mike Brandstetter, Ryan Pearson and J. Trestin Lauricella.

Arts Commission Members Present: 10 – Earl Borgert (virtual), Sylvi Estrella, Adie Kleckner, Lani Neil, Darryl Owens, Kellis Parlett (virtual), Lua Pritchard, Phillip Raschke, Shauna Johnson and Susan Warner (virtual).

ITEMS FOR DISCUSSION:

Joint Lakewood Arts Commission meeting and review of recommendation for Nyanza Road at Gravelly Lake Drive Public Art Project.

Arts Commission members introduced themselves. Lani Neil spoke about the Signal Box Mural Project, Adie Kleckner spoke about the Wards Lake Park capital improvement project, the MLK Beloved Community event and Earl Borgert spoke about the Nyanza Road at Gravelly Lake Drive Public Art project. Darryl Owens spoke about the rotating artists displays and artist receptions, Shauna Johnson spoke about the special events, Sylvi Estrella spoke about Fiesta de la Familia, Susan Warner spoke about the Commissions Planning Retreat and Philip Raschke spoke about the Art Connections in the community. Discussion ensued.

Legacy Plan Update.

Roxanne Miles, Parks, Recreation and Community Services Director was joined by Ted Thelin, Associate Planner. Thelin provided a high-level overview of the Legacy Plan components and public survey findings. Miles then reviewed the projected capital improvement project schedule and strategic management. She shared that the draft Legacy Plan is available for public feedback through September 30th followed by final action by City Council in November. Discussion ensued.

Review of 2nd Quarter (2026) Financial Report.

Tho Kraus, Deputy City Manager provided an overview of the activity in all funds through June 30, 2026. Discussion ensued.

Review of 2026 Annual Development Regulations.

Tiffany Speir, Planning Manager shared that there are four amendments recommended by the Planning Commission. She shared that a public hearing is scheduled for September 21st followed by final action by the City Council on October 5th. Discussion ensued.

Review of Cannabis Code Amendments.

Angie Silva, Assistant Director, Planning and Public Works shared that the Planning Commission reviewed the draft code amendments and recommended that the City take no action on the proposed cannabis code amendments. She then reviewed the current cannabis regulations in Lakewood, regulatory framework, state license types and economic impacts. She shared that next steps include a public hearing on September 21st followed by final action on October 5th. Discussion ensued.

ITEMS TENTATIVELY SCHEDULED FOR THE MONDAY, SEPTEMBER 21, 2026 REGULAR CITY COUNCIL MEETING AND STUDY SESSION:

1. Proclamation declaring September 15, 2026 through October 15, 2026 as Hispanic Heritage Month.
2. Authorizing the execution of an agreement for the Westlake Ave Street Ends project. – (Motion – Consent Agenda)
3. Approving the 2027-2028 City Council Goals and Priorities.
– (Motion – Consent Agenda)

4. Authorizing the execution of an amendment to the Interagency Agreement with the Washington State Department of Enterprise Services for Clean Building Performance Standard Improvement. – (Motion – Consent Agenda)
5. This is the date set for a public hearing on the 2026 Ann Development Regulations. – (Public Hearings and Appeals – Regular Agenda)
6. This is the date set for a public hearing on the 2026 Cannabis Code Amendments. – (Public Hearings and Appeals – Regular Agenda)
7. Adopting the 2026 Comprehensive Plan Amendment Docket. – (Ordinance – Regular Agenda)
8. Pierce Transit Update. – (Items for Discussion – Regular Agenda)
9. Economic Development Update. – (Items for Discussion – Regular Agenda)
10. Pierce Conservation District Update. – (Items for Discussion – Regular Agenda)
11. Review of Encroachment Permit Framework. – (Items for Discussion – Regular Agenda)

REPORTS BY THE CITY MANAGER

City Manager Russell shared that the City Council will take an updated group photo on September 21, 2026 at 5:40 p.m. and the Oakbrook Neighborhood Association will meet on September 15, 2026 at 6:00 p.m.

CITY COUNCIL COMMENTS

Councilmember Brandstetter shared that he attended the September 11 Remembrance Ceremony hosted by West Pierce Fire & Rescue.

Councilmember Lauricella shared that the Pierce County Suicide Prevention Summit will be held at PenMet Recreation Center on September 18th.

Deputy Mayor Belle shared that she attended the September 11 Remembrance Ceremony and thanked those who presented this evening.

Mayor Bocchi spoke about the September 11 Remembrance Ceremony and shared that he will attend the Oakbrook Neighborhood Association meeting, the Lodging Tax Advisory Committee meeting and the Fort Steilacoom Invitational.

At 10:10 p.m., Mayor Bocchi announced that the City Council will recess into Executive Session for approximately 20 minutes pursuant to RCW 42.30.110(1)(b) to consider the selection of a site or the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price. The City Council recessed at 10:10 p.m. At 10:30 p.m., Mayor Bocchi announced that the Executive Session will be extended for an additional 5 minutes. Attending the Executive Session: Mayor Paul Bocchi, Deputy Mayor Patti Belle, Councilmembers Ellen Talbo, Philip Lindholm, Mike Brandstetter, Ryan Pearson and J. Trestin Lauricella, City Manager Doug Russell, City Attorney Heidi Ann Wachter and Parks, Recreation and Community Services Director Roxanne Miles.

At 10:35 p.m., Mayor Bocchi announced that the City Council will recess for approximately 10 minutes pursuant to RCW 42.30.110(1)(i) to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency. Attending the Executive Session: Mayor Paul Bocchi, Deputy Mayor Patti Belle, Councilmembers Ellen Talbo, Philip Lindholm, Mike Brandstetter, Ryan Pearson and J. Trestin Lauricella, City Manager Doug Russell and City Attorney Heidi Ann Wachter.

The City Council reconvened at 10:45 p.m.

ADJOURNMENT

There being no further business the meeting adjourned at 10:45 p.m.

BRIANA SCHUMACHER
CITY CLERK

PAUL BOCCHI, MAYOR



LAKEWOOD CITY COUNCIL MINUTES

Monday, September 21, 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 6:00 p.m.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

Mayor Bocchi led the Pledge of Allegiance.

PROCLAMATIONS AND PRESENTATION

Proclamation declaring September 15, 2026 through October 15, 2026 as Hispanic Heritage Month.

DEPUTY MAYOR BELLE PRESENTED A PROCLAMATION DECLARING SEPTEMBER 15, 2026 THROUGH OCTOBER 15, 2026 AS HISPANIC HERITAGE MONTH ON BEHALF OF THE FIESTA DE LA FAMILIA PLANNING COMMITTEE.

PUBLIC COMMENTS

Christina Manetti, Lakewood resident, spoke about cost to appeal an administrative decision and in support of reducing costs to an accessible rate.

Christina Manetti, Garry Oak Coalition, spoke about the toxic algae bloom in Lake Steilacoom and in support of prioritization of restoration of lakes and waterways.

Judith Anderson, spoke about the gray whales dying due to climate change.

Tichomir Dunlop, Lakewood resident, spoke about the lack of care for lakes in the City and in support of restoring Steilacoom Lake to its natural state.

James Dunlop, Lakewood resident, spoke about the size and use of Edgewater Park.

Haley Ivey, Lakewood resident, spoke in support of environmental preservation, the lack of benches at bus stops and the condition of Edgewater Park.

Bob Warfield, Lakewood resident, shared copies of the book 21 Lessons for the 21st Century by Yuval Harari.

Ebrahim Mirjalilil, Lakewood resident, spoke about inequities and the various surveyors of property lines on Edgewater Drive.

Clint Johnson, Lakewood resident, spoke about his intent to petition for a partial vacation of right of way of his property located 6926 100th Street SW.

Sharlynn Gates, Lakewood resident, spoke in opposition to a policy that does not allow any vacation of lake front property and in support of policy that allows locations to be reviewed transparently and case-by-case based on state law.

Vicky Stanich, Lakewood resident, spoke in opposition to the Puget Sound Energy rate increase and in support of the City Council issuing a statement in opposition.

Christina Gilge, Compassion Washington, spoke about opportunities to collaborate with the community with events where proceeds support human trafficking and transforming 10310 South Tacoma Way into an Adorned Treasure Resource Opportunity Center.

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

- A. Approval of the minutes of the City Council meeting of August 18, 2026.
- B. Approval of the minutes of the City Council meeting of September 8, 2026.
- 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.

- 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.

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

Councilmember Lauricella requested Item No. C, Motion No. 2026-69 be removed from the Consent Agenda.

COUNCILMEMBER PEARSON MOVED TO ADOPT THE CONSENT AGENDA MINUS ITEM NO C, MOTION NO. 2026-69. SECONDED BY COUNCILMEMBER LINDHOLM. VOICE VOTE WAS TAKEN AND CARRIED UNANIMOUSLY.

COUNCILMEMBER LAURICELLA MOVED TO ADOPT MOTION NO. 2026-69. SECONDED BY COUNCILMEMBER TALBO. VOICE VOTE WAS TAKEN AND CARRIED UNANIMOUSLY.

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

PUBLIC HEARINGS AND APPEALS

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

Speaking before Council were:

Christina Manetti, Lakewood resident, spoke in support of environmental protections and ensuring they are at the forefront when making development regulation decisions.

James Dunlop, Lakewood resident, spoke about expectations for work in the evenings and weekends and the lack of transparency.

Ebrahim Mirjalili, Lakewood resident, spoke about housing and poverty rates.

There being no further testimony, the public hearing was declared closed at 7:12 p.m.

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

The City Council received written testimony in advance of the meeting from Hae Yon Brandstetter, Joe Lambert, Jordan Michelson, Stephanie Michelson, Hey Pillow, Jeffrey Smithwick and Airyona Vendetti.

Speaking before Council were:

Jess, spoke about public safety and police enforcement costs associated with cannabis sales.

Christina Manetti, Lakewood resident, spoke in opposition.

James Dunlop, Lakewood resident, spoke ambivalently about the moral, mental health issues, considering tax revenue and ecologically impacts.

Tink Kinney, Lakewood resident, spoke in opposition.

David Aiken, Lakewood resident, spoke in support.

Dustin Reed, Lakewood resident, spoke in opposition.

Anest Peters, Lakewood resident, spoke in support.

Ebrahim Mirjalili, Lakewood resident, spoke in opposition.

Jan Gee, Lakewood resident, spoke in opposition.

Ellie Wilson, Lakewood resident, spoke in opposition.

Paul Brice, Lakewood resident, spoke in support.

Phil Raschke, Lakewood resident, spoke in opposition.

Linn Larsen, Lakewood resident, spoke in opposition.

Darrin Lowry, Lakewood resident, spoke in opposition.

Sharon Wallace, Lakewood resident, spoke in opposition.

Jordan Michaelson, Lakewood resident, spoke in support.

Sabrina Andrews, Lakewood resident, spoke in support.

Jim Merritt, Lakewood resident, spoke in opposition.

Orin Tuar, Lakewood resident, spoke in support.

Civi Pant, Lakewood resident, spoke in opposition.

There being no further testimony, the public hearing was declared closed at 8:11 p.m.

ORDINANCE

Ordinance No. 853 Adopting 2026 Amendments to the Lakewood Comprehensive Plan, Future Land Use Map and Zoning Map and certain titles of the Lakewood Municipal Code.

DEPUTY MAYOR BELLE MOVED TO ADOPT ORDINANCE NO. 853. SECONDED BY COUNCILMEMBER LAURICELLA. VOICE VOTE WAS TAKEN AND CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS

None.

NEW BUSINESS**Motion No. 2026-71 Approving the 2027-2028 City Council Goals and Priorities.**

COUNCILMEMBER BRANDSTETTER MOVED TO CONTINUE CONSIDERTION OF MOTION NO. 2026-71 TO THE CITY COUNCIL MEETING OF OCTOBER 5, 2026. SECONDED BY DEPUTY MAYOR BELLE. VOICE VOTE WAS TAKEN AND CARRIED UNANIMOUSLY.

ITEMS FOR DISCUSSION**Review of Pierce Conservation District Update.**

None.

Pierce Transit Update.

Pierce Transit Board of Commissioners Board Chair Kristina Walker introduced Mike Griffus, CEO, Jason Whalen, General Counsel and Silas Read, Planning Manager, Pierce Transit. Griffus provided a high-level overview of Proposition No. 1 to maintain and improve local transit which is coming before the voters on November 3 and Whalen spoke about the growing needs of the economy. Read shared the proposed sales tax increase totals 0.9%, adds 40 new routes, provide seasonal waterfront trolleys, special event services, rapid routes with more frequent and later services, better connections, and fare free rides for seniors. He shared that the phased expansion would begin in 2027 and reviewed the new routes, stream rapid routes and frequency in Lakewood. Discussion ensued.

Economic Development Strategy and Economic Conditions Update.

Michael Catsi, President and CEO of Economic Development Board (EDB) spoke about EDB's role in building a more competitive, connected and investment ready Pierce County. He provided an overview of the strategic focus for business retention, job creation, coordinated marketing and spoke about the Pierce County Economic Health Index and shared that the economic impact of 2021-2025 resulted in 15 successful projects with \$252 Million in private capital investments and 4018 total jobs. Discussion ensued.

Becky Newton, Economic Development Manager, was joined by Jeff Rimack, Director. Newton provided an overview of Lakewood's current economic conditions specific to sustainable economic development and a four-phase framework that has been developed to be applied citywide to any district. She shared that it is recommended that the City Council approve a Resolution adopting the framework as a standing citywide priority with annual progress reporting. After discussion this item will come forward for further discussion at an upcoming study session.

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

Angie Silva, Assistant Director, Planning and Public Works Department provided a high-level overview of the proposed revisions on the revised right-of way encroachment framework. After discussion this item will be sent to the Planning Commission for review and consideration.

REPORTS BY THE CITY MANAGER

City Manager Russell announced that the Custer Road Grand Opening event is scheduled for September 25th at 10 a.m. and Fiesta de la Familia will be on September 26th at 12:00 p.m.

CITY COUNCIL COMMENTS

Councilmember Lauricella shared that he attended the Pierce County Suicide Prevention Summit and this week he will attend the Pierce County Climate Discussion and Fiesta de la Familia.

Councilmember Pearson shared that he will attend the Puget Sound Regional Council meeting and he looks forward to continued discussions related to economic development.

Councilmember Talbo spoke about the cannabis public hearing and she shared that Pierce County is conducting a survey regarding data center regulations. She questioned whether the City Council wants to consider a Resolution in support of Pierce Transit Proposition 1 and shared that this week she will attend Crystal Judson Family Justice Center Walk in Her Shoes event for Domestic Violence Awareness month and Fiesta de la Familia.

Councilmember Brandstetter shared that he is in support of a Resolution for Pierce Transit Proposition 1, he will be traveling and unavailable to attend events this week and he spoke about the City Council goals and priorities.

Councilmember Lindholm spoke about the toxic algae bloom in Steilacoom Lake and looks forward to discussions related to economic development in Lakewood.

Deputy Mayor Belle shared that last week she participated in a ride along with Lakewood Police Department and she will attend the Custer Road grand opening event and Fiesta de la Familia. She is in support of a Resolution for Pierce Transit Proposition 1, looks forward to future economic development discussions and thanked those who provided public comments this evening.

Mayor Bocchi shared that he attended the Lodging Tax Advisory Committee meeting and spoke about funding decisions. He shared that this week he will attend a City of Puyallup meeting to discuss the Unified Regional Approach, the Custer Road grand opening event, Fiesta de la Familia and he is in support of a Resolution for Pierce Transit Proposition 1.

ADJOURNMENT

There being no further business, the meeting adjourned at 10:23 p.m.

PAUL BOCCHI, MAYOR

ATTEST:

BRIANA SCHUMACHER
CITY CLERK



To: Mayor and City Councilmembers

From: Tho Kraus, Deputy City Manager

Through: Douglas Russell, City Manager *Doug Russell*

Date: October 05, 2026

Subject: Claims Voucher Approval

Check Run Period: August 15, 2026 – September 15, 2026

Total Amount: \$5,928,272.46

Checks Issued:

08/20/26	Checks #102745-102781	\$188,318.73
08/31/26	Checks #102782-102828	\$304,485.43
09/11/26	Checks #102829-102830	\$11,800.00
09/15/26	Checks #102831-102907	\$169,115.14

EFT Checks Issued:

08/20/26	Checks #28772-28818	\$614,173.63
08/31/26	Checks #28819-28880	\$1,184,757.39
09/11/26	Checks #28881-28882	\$382.00
09/15/26	Checks #28883-28978	\$3,457,147.23

Void Checks:

08/24/26	Check #28775	\$125.74
09/11/26	Check #101906	\$6.50
09/11/26	Check #101980	\$25.00
09/11/26	Check #102409	\$986.22
09/11/26	Check #102475	\$366.63
09/11/26	Check #102568	\$300.00
09/14/26	Check #101370	\$97.00

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein and that the claims are just and due obligations against the City of Lakewood, Washington, and that I am authorized to authenticate and certify said liens.

Tho Kraus
Deputy City Manager/Chief Financial Officer

Douglas Russell
City Manager

City of Lakewood - Accounts Payable Voucher Report

Heritage Bank

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Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
28772	8/20/2026	011591		911 SUPPLY INC.			\$850.10
001.0000.15.521.22.31.008			8/4/2026	INV-2-62874	PD Badge		33.11
001.0000.15.521.22.31.008			8/5/2026	INV-2-62838	PD Pants, Jacket, Shirts, Tie:		816.99
28773	8/20/2026	014017		ARAMSCO INC.			\$1,635.40
001.0000.11.576.81.31.001			8/4/2026	S7857052.001	PKFC Solvent Paint		1,635.40
28774	8/20/2026	012523		AXON ENTERPRISE INC.			\$8,422.93
503.0000.04.518.80.41.090			8/1/2026	INUS468936	IT Basic License Bundle		850.78
503.0000.04.518.80.41.090			8/1/2026	INUS469618	IT Pro License Bundle		4,651.00
503.0000.04.518.80.41.090			8/1/2026	INUS469622	IT Pro License Bundle		2,921.15
28776	8/20/2026	000065		BOYS & GIRLS CLUBS OF PS.			\$2,534.96
001.0000.11.565.10.41.020			8/7/2026	Q2/26	PKHS AG 2025-004A 07/26 Youth		2,534.96
28777	8/20/2026	014108		CIVICPLUS LLC.			\$40,854.59
503.0000.04.518.80.49.004			4/22/2026	368528	IT 04/17/26-04/16/27 AudioEye		40,854.59
28778	8/20/2026	005786		CLASSY CHASSIS.			\$344.10
501.0000.51.521.10.48.005			7/31/2026	6710	PDFL 07/26 Oil Change		114.70
501.0000.51.521.10.48.005			7/31/2026	6710	PDFL 07/26 Oil Change		114.70
501.0000.51.521.10.48.005			7/31/2026	6710	PDFL 07/26 Oil Change		114.70
28779	8/20/2026	000104		COMMUNITIES IN SCHOOLS.			\$15,000.00
001.0000.11.565.10.41.020			8/10/2026	Q2/26 Elementary	PKHS AG 2025-041A Q2/26 Elemen		3,000.00
001.0000.11.565.10.41.020			8/10/2026	Q2/26 High School	PKHS AG 2025-042A Q2/26 High S		5,500.00
001.0000.11.565.10.41.020			8/10/2026	Q2/26 McKinney	PKHS AG 2025-040A Q2/26 McKinn		4,250.00
001.0000.11.565.10.41.020			8/10/2026	Q2/26 Middle	PKHS AG 2025-043A Q2/26 Middle		2,250.00
28780	8/20/2026	010510		CZULEGER. KEITH			\$237.00
001.0000.15.521.40.43.004			8/19/2026	08/30-09/03 per diem	PD IAPRO Conf: K. Czuleger		237.00

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
28781	8/20/2026	003867		DELL MARKETING LP.			\$176.76
503.0000.04.518.80.31.001			8/20/2026	10886904052	IT Parts Only for Battery		176.76
28782	8/20/2026	011987		FEDERAL EASTERN INTERNATIONAL.			\$16,963.93
001.0000.15.521.30.35.010			8/5/2026	59650200	PD AXBIIA, FAS-64 Highlite Car		1,277.64
001.0000.15.521.30.35.010			8/5/2026	59650200	PD Guardian, MOD75 Carrier, on		282.80
001.0000.15.521.30.35.010			8/5/2026	59650200	PD 5X10 Male Speed Plate, Leve		118.16
001.0000.15.521.30.35.010			8/5/2026	59650200	Sales Tax		131.60
001.0000.15.521.30.35.010			8/5/2026	59650200	Sales Tax		29.13
001.0000.15.521.30.35.010			8/5/2026	59650200	Sales Tax		12.17
195.0009.15.521.30.35.010			8/3/2026	59650502	PD AXBIIIA, FAS-64 Tactical Ca		1,499.00
001.0000.15.521.22.35.010			8/3/2026	59650502	PD Standard ID Panel: Name: B		13.50
001.0000.15.521.22.35.010			8/3/2026	59650502	PD AXBIIA, FAS-64 Tactical Car		1,499.00
001.0000.15.521.22.35.010			8/3/2026	59650502	PD Standard ID Panel: Name: Z		13.50
001.0000.15.521.22.35.010			8/3/2026	59650502	PD Standard ID Panel: Name: N		13.50
001.0000.15.521.22.35.010			8/3/2026	59650502	PD AXBIIA, FAS-64 Highlite Car		1,277.64
001.0000.15.521.22.35.010			8/3/2026	59650502	PD Maverick, MOD 25 G1.5 Mag-T		405.38
001.0000.15.521.22.35.010			8/3/2026	59650502	PD Maverick, MOD 25 G1.5 Mag-T		405.38
195.0009.15.521.30.35.010			8/3/2026	59650502	Sales Tax		154.40
001.0000.15.521.22.35.010			8/3/2026	59650502	Sales Tax		4.17
001.0000.15.521.22.35.010			8/3/2026	59650502	Sales Tax		154.40
001.0000.15.521.22.35.010			8/3/2026	59650502	Sales Tax		131.60
001.0000.15.521.22.35.010			8/3/2026	59650502	Sales Tax		41.75
001.0000.15.521.22.35.010			8/3/2026	59650502	Sales Tax		41.75
001.0000.15.521.21.35.010			7/31/2026	59649900	PD AXBIIA, FAS-64 Highlite Car		1,277.64
001.0000.15.521.21.35.010			7/31/2026	59649900	PD 8x10 Male Speed Plate, Leve		167.44
001.0000.15.521.21.35.010			7/31/2026	59649900	PD AXBIIA, FAS-64 Highlite Car		1,277.64
001.0000.15.521.21.35.010			7/31/2026	59649900	PD Maverick, MOD 25 G1.5 Mag-T		405.38
001.0000.15.521.21.35.010			7/31/2026	59649900	PD 8x10 Male Speed Plate, Leve		167.44
001.0000.15.521.21.35.010			7/31/2026	59649900	PD AXBIIA, FAS-64 Highlite Car		1,277.64
001.0000.15.521.21.35.010			7/31/2026	59649900	PD Guardian, MOD75 Carrier, on		282.80
001.0000.15.521.21.35.010			7/31/2026	59649900	PD 8X10 Male Speed Plate, Lev		167.44
001.0000.15.521.21.35.010			7/31/2026	59649900	Sales Tax		131.57

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.15.521.21.35.010			7/31/2026	59649900	Sales Tax		131.60
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001.0000.15.521.21.35.010			7/31/2026	59649900	Sales Tax		41.75
001.0000.15.521.21.35.010			7/31/2026	59649900	Sales Tax		17.25
001.0000.15.521.21.35.010			7/31/2026	59649900	Sales Tax		131.60
001.0000.15.521.21.35.010			7/31/2026	59649900	Sales Tax		29.13
001.0000.15.521.21.35.010			7/31/2026	59649900	Sales Tax		17.25
001.0000.02.523.30.31.008			6/30/2026	59650400	MC AXBIIA, FAS-64 Highlite Car		1,277.64
001.0000.02.523.30.31.008			6/30/2026	59650400	MC Maverick, MOD 25 G1.5 Mag-T		405.38
001.0000.02.523.30.31.008			6/30/2026	59650400	MC 8X10 Male Speed Plate, Leve		167.44
001.0000.02.523.30.31.008			6/30/2026	59650400	Sales Tax		190.59
001.0000.15.521.80.31.008			7/30/2026	59650600	PD AXBIIIA, Hilite Carrier Con		1,277.64
001.0000.15.521.80.31.008			7/30/2026	59650600	PD Guardian, MOD75 Carrier, on		282.80
001.0000.15.521.80.31.008			7/30/2026	59650600	PD 6x8 Male Sped Plate Level I		140.00
001.0000.15.521.80.31.008			7/30/2026	59650600	Sales Tax		175.15
28783	8/20/2026	013586		FERRER, MONIQUE			\$2,008.75
001.9999.11.565.10.41.020			8/13/2026	032	PKHS 08/01-08/15 Lkwd's Choice		2,008.75
28784	8/20/2026	000066		FIRST RESPONDER OUTFITTERS INC.			\$2,608.70
001.0000.15.521.10.31.008			8/14/2026	32891-3	PD Jumpsuit: D. Claridge		638.69
001.0000.15.521.10.41.001			8/17/2026	32930-3	PD Uniform Alterations: D. Cla		287.30
001.0000.15.521.22.31.008			7/30/2026	32448-3	PD Jumpsuit: B. Topasna		1,194.53
001.0000.15.521.22.31.008			6/18/2026	31163-3	PD Pants: J Harper		171.12
001.0000.15.521.22.31.008			7/13/2026	31912-3	PD Shorts: J Harper		90.53
001.0000.15.521.22.31.008			7/22/2026	32177-3	PD Pants: K.Kimbrough		171.28
001.0000.15.521.22.41.001			8/6/2026	32641-3	PD Uniform Alterations		55.25
28785	8/20/2026	012975		FOSTER GARVEY PC,			\$22,617.04
001.9999.13.558.70.41.001			7/31/2026	2960456	ED Thru 06/30 Emmert Lakewood		22,617.04
28786	8/20/2026	012958		GRM INFORMATION MANAGEMENT.			\$2,477.25
503.0000.04.518.80.41.090			7/31/2026	2759232	IT 07/26 Hosting Enterprise		2,477.25

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
28787	8/20/2026	012423		GUARDIAN ALLIANCE TECH INC..			\$830.00
001.0000.15.521.40.41.001			7/31/2026	35756	PD 07.26 Software Platform & S		830.00
28788	8/20/2026	012308		HONEY BUCKET,			\$583.40
001.0000.11.576.80.41.001			8/4/2026	0555704213	PKFC 08.04-08.05 Sani-Can: 105		583.40
28789	8/20/2026	004036		HORIZON AUTOMATIC RAIN CO.			\$116.05
001.0000.11.542.70.31.001			8/6/2026	3N207847	PKST Wand Assy		14.84
001.0000.11.542.70.31.001			8/10/2026	3N208059	PKST Rain Bird		65.63
001.0000.11.542.70.31.001			8/7/2026	3N207950	PKST Pop-Up Sprays		35.58
28790	8/20/2026	000234		HUMANE SOCIETY FOR TACOMA & PC.			\$16,455.44
001.0000.15.554.30.41.008			8/1/2026	PS-INV103448	PD AG 2020-261 08.26 Animal Sh		16,455.44
28791	8/20/2026	013859		KBT DISTRIBUTING LLC.			\$25,790.54
501.0000.51.521.10.32.001			7/10/2026	SI-1668	PD 07.10 Fuel		21,033.01
501.0000.51.548.79.32.001			7/24/2026	SI-1788	PKFL 7/4-7/24/26		66.08
501.0000.51.548.79.32.002			7/24/2026	SI-1788	PKFL 7/4-7/24/26		549.38
501.0000.51.548.79.32.001			7/24/2026	SI-1788	PKFL 7/4-7/24/26		252.35
501.0000.51.548.79.32.001			7/24/2026	SI-1788	PKFL 7/4-7/24/26		394.57
501.0000.51.548.79.32.001			7/24/2026	SI-1788	PKFL 7/4-7/24/26		62.93
501.0000.51.548.79.32.002			7/24/2026	SI-1788	PKFL 7/4-7/24/26		94.40
501.0000.51.548.79.32.001			7/24/2026	SI-1788	PKFL 7/4-7/24/26		76.15
501.0000.51.548.79.32.001			7/24/2026	SI-1788	PKFL 7/4-7/24/26		61.04
501.0000.51.548.79.32.002			7/24/2026	SI-1788	PKFL 7/4-7/24/26		30.21
501.0000.51.548.79.32.002			7/24/2026	SI-1788	PKFL 7/4-7/24/26		99.43
501.0000.51.548.79.32.002			7/24/2026	SI-1788	PKFL 7/4-7/24/26		252.35
501.0000.51.548.79.32.001			7/24/2026	SI-1788	PKFL 7/4-7/24/26		327.87
501.0000.51.548.79.32.002			7/24/2026	SI-1788	PKFL 7/4-7/24/26		154.18
501.0000.51.548.79.32.002			7/24/2026	SI-1788	PKFL 7/4-7/24/26		111.39
501.0000.51.548.79.32.002			7/24/2026	SI-1788	PKFL 7/4-7/24/26		202.64
501.0000.51.548.79.32.002			7/24/2026	SI-1788	PKFL 7/4-7/24/26		113.28
501.0000.51.548.79.32.002			7/24/2026	SI-1788	PKFL 7/4-7/24/26		39.65
501.0000.51.548.79.32.002			7/24/2026	SI-1788	PKFL 7/4-7/24/26		37.76

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
501.0000.51.548.79.32.002			7/24/2026	SI-1788	PKFL 7/4-7/24/26		149.77
501.0000.51.548.79.32.001			7/24/2026	SI-1788	PKFL 7/4-7/24/26		261.16
501.0000.51.548.79.32.001			7/24/2026	SI-1788	PKFL 7/4-7/24/26		135.93
501.0000.51.548.79.32.001			7/24/2026	SI-1788	PKFL 7/4-7/24/26		161.10
501.0000.51.548.79.32.001			7/24/2026	SI-1788	PKFL 7/4-7/24/26		249.83
501.0000.51.548.79.32.001			7/24/2026	SI-1788	PKFL 7/4-7/24/26		157.96
501.0000.51.548.79.32.001			7/24/2026	SI-1788	PKFL 7/4-7/24/26		166.14
501.0000.51.548.79.32.001			7/24/2026	SI-1788	PKFL 7/4-7/24/26		549.98
28792	8/20/2026	000298		LAKEWOOD TOWING AND TRANSPORT.			\$302.66
501.0000.51.521.10.48.005			8/5/2026	276642	PDFL 08/26 Tow		88.24
501.0000.51.521.10.48.005			8/3/2026	276514	PDFL 07/26 Tow		214.42
28793	8/20/2026	003008		LARSEN SIGN CO.			\$769.89
001.9999.11.571.10.41.001			8/6/2026	38414	PORC Banner For 30th Anniversa		176.48
001.0000.15.521.22.41.001			8/6/2026	38421	PD Panels: Life Jacket Is Req		330.90
104.0033.01.557.30.41.001			8/11/2026	38437	HM Banners For Fiesta De La Fa		262.51
28794	8/20/2026	002296		LEXIS NEXIS.			\$1,170.83
503.0000.04.518.80.41.090			7/31/2026	3096605688	IT 07/26 LexisNexis		1,170.83
28795	8/20/2026	005146		MOTOROLA SOLUTIONS, INC.			\$5,169.30
001.0000.15.521.10.49.020			7/28/2026	8282371508	PD Portable Radio Batteries		4,686.58
001.0000.15.521.10.49.020			7/28/2026	8282371508	Sales Tax		482.72
28796	8/20/2026	012500		O'REILLY AUTO PARTS.			\$164.23
501.0000.51.548.79.31.006			8/7/2026	3626-179568	PKFL Battery		164.23
28797	8/20/2026	011207		PACIFIC DUST CONTROL.			\$17,027.67
001.0000.11.576.81.41.001			7/29/2026	6324	PKFC Dust Control Stabilizer &		17,027.67
28798	8/20/2026	013984		PACIFIC FENCE SPECIALISTS LLC.			\$4,687.75
504.0000.09.518.38.48.001			7/24/2026	0067005	RM CI # 2026-048 Furnish		4,687.75
28799	8/20/2026	012470		PARKLAND QUICK PRINT.			\$956.77

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.11.571.20.49.005			8/14/2026	72248	PKRC Post Cards: Legacy Plan		242.22
001.0000.15.521.80.31.001			7/16/2026	72005	PD Fire Arm Labels		450.31
001.0000.11.571.20.49.005			7/31/2026	72131	PKRC Camp Murray Boat Launch P		264.24
28800	8/20/2026	000407		PIERCE COUNTY.			\$28,284.82
101.0000.11.542.64.41.001			7/24/2026	CI-389733	PKST 06/26 Traffic Ops Maint S		16,008.94
105.0001.07.559.20.41.001			8/5/2026	CI-390358	AB/PWSC 07/26 Recordings		618.00
311.0000.01.535.30.41.001			8/5/2026	CI-390358	AB/PWSC 07/26 Recordings		54.00
001.0000.15.521.21.41.001			8/10/2026	CI-390864	PD Q2 Fingerprint Svcs		859.76
001.0000.15.521.10.41.125			8/11/2026	CI-390904	PD 07.26 Jail Services		10,406.78
631.0003.02.586.10.00.010			8/20/2026	07.26 Court Remit	MC July Court Remit		337.34
28801	8/20/2026	008568		PITTS. SVEA			\$237.00
001.0000.15.521.40.43.004			8/19/2026	08/30-09/03 Per Diem	PD IAPRO Conf: S. Pitts		237.00
28802	8/20/2026	014119		PREMIER ELECTRICAL CONTRACTORS.			\$7,710.36
196.6007.99.594.44.63.001			8/20/2026	1274	ARPA Labor & Equip to Install		6,081.17
196.0000.00.223.40.00.000			8/20/2026	1274	ARPA Inv. 1274 Retainage		-304.06
101.0000.11.542.63.48.001			7/30/2026	1273	PKST AG 2026-023 Repair St. Lt		575.00
101.0000.00.223.40.00.000			7/30/2026	1273	PKST AG 2026-023 Inv. 1273 Ret		-28.75
101.0000.11.542.63.48.001			7/30/2026	1275	PKST AG 2026-023 Level Ped X P		1,460.00
101.0000.00.223.40.00.000			7/30/2026	1275	PKST AG 2026-023 Inv. 1275 Ret		-73.00
28803	8/20/2026	010630		PRINT NW.			\$220.20
001.0000.03.557.20.44.001			6/30/2026	E410783013	CM Yearly Website Hosting Fee		220.20
28804	8/20/2026	007183		PRO-VAC.			\$7,777.50
192.0016.07.558.60.41.001			6/30/2026	267762	SSMCP 06/24 CCTV 2916 107th St		1,995.00
502.0000.17.518.30.48.001			7/31/2026	268199	PKFC 07/06 ET w/ Lab CH Pond		4,075.00
504.0000.09.518.39.48.001			7/31/2026	268696	RM CI # 2026-045 Traffic Signa		1,707.50
28805	8/20/2026	002912		SOUND ELECTRONICS.			\$1,654.50
101.0000.11.543.50.41.001			8/5/2026	520038	PKFC CLSS Communicator Install		1,654.50

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
28806	8/20/2026	010656		SOUTH SOUND 911.			\$153,171.66
001.0000.15.521.10.41.126			8/3/2026	343	PD 08.26 Communication Svcs	95,808.33	
001.0000.15.521.10.41.126			8/3/2026	343	PD 08.26 RMS Svcs	22,125.00	
001.0000.15.521.10.41.126			8/3/2026	343	PD 08.26 Record Svcs	25,300.83	
001.0000.15.521.10.41.126			8/3/2026	343	PD 08.26 Warrant Svcs	9,937.50	
28807	8/20/2026	006497		SYSTEMS FOR PUBLIC SAFETY.			\$5,050.46
501.0000.51.521.10.48.005			7/29/2026	50409	PDFL 07/26 Electrical	402.99	
501.0000.51.521.10.48.005			7/29/2026	50409	PDFL 07/26 Other	22.06	
501.0000.51.521.10.48.005			7/30/2026	50399	PDFL 07/26 Oil Change	57.16	
501.0000.51.521.10.48.005			7/30/2026	50399	PDFL 07/26 Safety Inspection	944.60	
501.0000.51.521.10.48.005			7/30/2026	50399	PDFL 07/26 A/C	673.51	
501.0000.51.521.10.48.005			7/30/2026	50399	PDFL 07/26 Wipers	55.40	
501.0000.51.521.10.48.005			7/30/2026	50399	PDFL 07/26 Other	27.58	
501.0000.51.521.10.48.005			7/30/2026	50400	PDFL 07/26 Oil Change	159.91	
501.0000.51.521.10.48.005			7/30/2026	50400	PDFL 07/26 Safety Inspection	831.81	
501.0000.51.521.10.48.005			7/30/2026	50400	PDFL 07/26 Tires	1,784.42	
501.0000.51.521.10.48.005			7/30/2026	50400	PDFL 07/26 Wipers	63.45	
501.0000.51.521.10.48.005			7/30/2026	50400	PDFL 07/26 Other	27.57	
28808	8/20/2026	008186		TRCVB,			\$7,614.32
104.0016.01.557.30.41.001			7/31/2026	LW-2026-07	HM AG 2025-266 07.26 Lodging T	7,614.32	
28809	8/20/2026	000153		TYLER TECHNOLOGIES INC.			\$9,706.40
503.0055.04.594.14.41.001			7/31/2026	045-574513	IT 07/28-07/30 Add'tl Svcs	2,647.20	
503.0055.04.594.14.41.001			7/31/2026	045-574514	IT 07/27-07/29 EERP Migration	5,294.40	
503.0055.04.594.14.41.001			7/29/2026	045-573535	IT 07/22 EERP Migration	1,764.80	
28810	8/20/2026	007885		ULINE. INC.			\$738.35
001.0000.15.521.80.31.001			7/31/2026	211385815	PD Security Tape, Latex Gloves	738.35	
28811	8/20/2026	009372		VENTEK INTERNATIONAL.			\$99.27
503.0000.04.518.80.42.001			8/1/2026	155472	IT 08/26 CCU Server Hosting Mo	45.00	
503.0000.04.518.80.42.001			8/1/2026	155472	IT 08/26 Digital Cell Carrier	45.00	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
503.0000.04.518.80.42.001			8/1/2026	155472	Sales Tax		9.27
28812	8/20/2026	011512		WA STATE DEPT OF CORRECTIONS.			\$108.37
001.0000.15.521.10.41.001			8/5/2026	FCU2607.9951	PD 07.26 Work Crew		108.37
28813	8/20/2026	011595		WALTER E NELSON CO.			\$3,141.60
502.0000.17.518.30.31.001			8/5/2026	INVSEA1160056	PKFC Maint Supplies		2,264.25
001.0000.11.576.81.35.001			8/7/2026	INVSEA1160644	PKFC Tilt Truck		877.35
28814	8/20/2026	000593		WASHINGTON STATE TREASURER.			\$33,835.85
631.0002.07.586.10.00.040			8/17/2026	07/26 Bldg Code	CD 07/26 State Bldg. Code		1,403.50
631.0002.02.586.10.00.020			8/20/2026	07.26 Court Remit	MC 07.26 Court Remit		11,083.38
631.0002.02.586.10.00.010			8/20/2026	07.26 Court Remit	MC 07.26 Court Remit		6,214.90
631.0002.02.586.10.00.090			8/20/2026	07.26 Court Remit	MC 07.26 Court Remit		13.09
631.0002.02.586.10.00.210			8/20/2026	07.26 Court Remit	MC 07.26 Court Remit		45.99
631.0002.02.586.10.00.060			8/20/2026	07.26 Court Remit	MC 07.26 Court Remit		1,207.13
631.0002.02.586.10.00.120			8/20/2026	07.26 Court Remit	MC 07.26 Court Remit		194.09
631.0002.02.586.10.00.130			8/20/2026	07.26 Court Remit	MC 07.26 Court Remit		260.68
631.0002.02.586.10.00.140			8/20/2026	07.26 Court Remit	MC 07.26 Court Remit		219.02
631.0002.02.586.10.00.150			8/20/2026	07.26 Court Remit	MC 07.26 Court Remit		2,413.01
631.0002.02.586.10.00.160			8/20/2026	07.26 Court Remit	MC 07.26 Court Remit		2,337.45
631.0002.02.586.89.23.000			8/20/2026	07.26 Court Remit	MC 07.26 Court Remit		19.28
631.0002.02.586.10.00.220			8/20/2026	07.26 Court Remit	MC 07.26 Court Remit		1.04
631.0002.02.586.89.26.000			8/20/2026	07.26 Court Remit	MC 07.26 Court Remit		1,295.58
631.0002.02.586.10.00.030			8/20/2026	07.26 Court Remit	MC 07.26 Court Remit		6,379.13
631.0002.02.586.10.00.050			8/20/2026	07.26 Court Remit	MC 07.26 Court Remit		748.58
28815	8/20/2026	012987		WEX BANK.			\$1,311.64
501.0000.51.548.79.32.001			7/31/2026	114198842	07/26 PK Fuel		40.53
501.0000.51.521.10.32.001			7/31/2026	114198842	07/26 PD Fuel		72.44
501.0000.51.521.10.32.001			7/31/2026	114198842	07/26 PD Fuel		141.95
501.0000.51.521.10.32.001			7/31/2026	114198842	07/26 PD Fuel		36.62
181.0000.15.521.30.32.001			7/31/2026	114198842	07/26 PD Fuel		40.02
001.0000.15.521.10.32.001			7/31/2026	114198842	07/26 PD Fuel		42.57

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
501.0000.51.521.10.32.001			7/31/2026	114198842	07/26 PD Fuel		188.06
501.0000.51.521.10.32.001			7/31/2026	114198842	07/26 PD Fuel		74.83
501.0000.51.521.10.32.001			7/31/2026	114198842	07/26 PD Fuel		158.11
501.0000.51.521.10.32.001			7/31/2026	114198842	07/26 PD Fuel		118.44
501.0000.51.521.10.32.001			7/31/2026	114198842	07/26 PD Fuel		45.04
501.0000.51.521.10.32.001			7/31/2026	114198842	07/26 PD Fuel		99.28
501.0000.51.521.10.32.001			7/31/2026	114198842	07/26 PD Fuel		253.75
28816	8/20/2026	011031		XIOLOGIX LLC.			\$82,721.18
503.0000.04.518.80.48.002			7/28/2026	13215	IT 06/29/26-06/29/27 Dell R760		9,532.64
503.0000.04.518.80.48.002			7/28/2026	13215	Sales Tax		981.86
503.0000.04.518.80.48.002			7/28/2026	13216	IT 06/29/26-06/29/27 Dell PE-R		4,766.32
503.0000.04.518.80.48.002			7/28/2026	13216	Sales Tax		490.93
503.0003.04.594.18.64.002			7/24/2026	13212	IT FortiAP Indoor Wireless AP		32,175.00
503.0003.04.594.18.64.002			7/24/2026	13212	IT Support for FortiAP Indoor		15,656.10
503.0003.04.594.18.64.002			7/24/2026	13212	IT FortiAP Outdoor Wireless AP		8,250.00
503.0003.04.594.18.64.002			7/24/2026	13212	IT Support for FortiAP Outdoor		4,416.48
503.0003.04.594.18.64.002			7/24/2026	13212	IT FortiAP Order Handling Fee		200.00
503.0003.04.594.18.64.002			7/24/2026	13212	Sales Tax		5,402.10
503.0003.04.594.18.64.002			7/24/2026	13212	Sales Tax		849.75
28817	8/20/2026	013730		ZAYO GROUP. LLC..			\$1,542.03
503.0000.04.518.80.42.001			7/23/2026	5020049922	IT 08/08-09/07 Phone		1,542.03
28818	8/20/2026	008553		ZONES INC.			\$78,366.34
503.0000.04.518.80.49.004			7/13/2026	W11466120102	IT 07/09/26-07/09/27 Windows &		62,511.85
503.0000.04.518.80.49.004			7/13/2026	W11466120102	Sales Tax		6,438.72
503.0000.04.518.80.48.003			7/8/2026	K33867680101	IT 3Yr CheckMK Network Monitor		8,536.51
503.0000.04.518.80.48.003			7/8/2026	K33867680101	Sales Tax		879.26
28819	8/31/2026	011591		911 SUPPLY INC.			\$366.37
001.0000.15.521.22.31.008			8/13/2026	INV-2-63021	PD Badge		33.02
001.0000.15.521.22.31.008			8/14/2026	INV-2-63029	PD Pants, Shirt, Tie: N. Goree		226.28
001.0000.15.521.22.31.008			8/17/2026	INV-2-63053	PD Shirt: J. Cavaleri		107.07

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
28820	8/31/2026	012359		ALCHEMY SKATEBOARDING.			\$5,000.00
104.0011.01.557.30.41.001		8/3/2026	INV-0242	HM 08.15 SF: On Site Skate Par		5,000.00	
28821	8/31/2026	014182		AMS CONSULTING LLC.			\$6,659.36
401.0000.11.531.10.48.001		8/13/2026	170376	PKST AG 2026-082 07/01-08/13 S		6,659.36	
28822	8/31/2026	003946		BATTERIES PLUS.			\$125.74
001.0000.11.542.70.31.001		8/7/2026	P93832015	PKST Batteries		30.44	
101.0000.11.542.30.31.001		8/7/2026	P93832015	PKST Batteries		95.30	
28823	8/31/2026	014207		BAWFAW FARMS.			\$13.00
631.0000.11.589.00.00.000		7/2/2026	07/02/2026	PKRC 06.09 FM: SNAP Reimb		13.00	
28824	8/31/2026	009926		CASCADE RIGHT-OF-WAY SVCS LLC.			\$7,955.00
302.0116.21.595.20.61.006		8/14/2026	LW CU 26.8	PWCP AG 2024-054 Thru 07/31 Cu		7,955.00	
28825	8/31/2026	006493		CH2O INC.			\$275.75
502.0000.17.518.30.41.001		8/26/2026	379347	PKFC 08.26 Qrtly BW Labor		275.75	
28826	8/31/2026	000536		CITY TREASURER CITY OF TACOMA.			\$1,937.82
101.0000.11.542.64.47.005		8/26/2026	100228754 08/26/26	PKST 07/24-08/24 11199 GLD SW		35.75	
101.0000.11.542.64.47.005		8/26/2026	100228973 08/26/26	PKST 07/24-08/23 10699 GLD SW		34.51	
101.0000.11.542.64.47.005		8/26/2026	100254732 08/26/26	PKST 07/24-08/24 11023 GLD SW		29.53	
101.0000.11.542.64.47.005		8/21/2026	100228710 08/21/26	PKST 07/22-08/19 8915 Meadow R		38.93	
101.0000.11.542.64.47.005		8/21/2026	100228949 08/21/26	PKST 07/23-08/20 8200 Steil BI		78.64	
101.0000.11.542.63.47.006		8/21/2026	101391019 08/21/26	PKST 07/22-08/19 9130 Whitman		44.18	
101.0000.11.542.64.47.005		8/24/2026	100665891 08/24/26	PKST 07/24-08/21 7309 Onyx Dr		33.01	
101.0000.11.542.63.47.006		8/24/2026	101316680 08/24/26	PKST 07/23-08/20 7198 Steilaco		61.18	
001.0000.11.576.81.47.005		8/24/2026	101359258 08/24/26	PKFC 07/22-08/19 8714 87th Ave		127.13	
101.0000.11.542.64.47.005		8/24/2026	101445235 08/24/26	PKST 07/23-08/20 7901 Fairway		56.69	
101.0000.11.542.64.47.005		8/25/2026	100228868 08/25/26	PKST 07/23-08/21 10099 GLD SW		31.32	
101.0000.11.542.64.47.005		8/25/2026	101198351 08/25/26	PKST 07/23-08/20 9214 78th ST		74.93	
001.0000.11.576.81.47.005		8/19/2026	100384880 08/19/26	PKFC 07/21-08/18 8700 Steil BI		22.75	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
101.0000.11.542.63.47.006			8/19/2026	101208464 08/19/26	PKST 8003 07/17-08/16 Onyx Dr		68.08
101.0000.11.542.64.47.005			8/20/2026	100433653 08/20/26	PKST 0722-08/19 5460 Steil Blv		2.33
101.0000.11.542.64.47.005			8/20/2026	101085191 08/20/26	PKST 07/20-08/17 6802 Steil Bl		58.48
101.0000.11.542.63.47.006			8/14/2026	100349419 8/14/26	PKST 07/15-08/12 7502 Lkwd Dr		15.23
101.0000.11.542.63.47.006			8/14/2026	100440755 08/14/26	PKST 07/14-08/11 7001 BPW W #S		23.17
101.0000.11.542.64.47.005			8/14/2026	100892477 08/14/26	PKST 07/14-08/11 8108 John Dow		63.05
101.0000.11.542.63.47.006			8/14/2026	100898201 08/14/26	PKST 07/15-08/12 7729 BPW W		154.54
101.0000.11.542.64.47.005			8/14/2026	100905390 08/14/26	PKST 07/14-08/11 7429 BPW W		49.50
001.0000.11.576.81.47.005			8/17/2026	100384879 08/17/26	PKFC 07/17-08/14 8750 Steil Bl		45.49
101.0000.11.542.64.47.005			8/17/2026	100687561 08/17/26	PKST 07/17-08/14 8623 87th Ave		12.45
101.0000.11.542.63.47.006			8/17/2026	101360340 08/17/26	PKST 07/15-08/12 5911 112th St		56.62
101.0000.11.542.63.47.006			8/18/2026	100415564 08/18/26	PKST 07/17-08/14 9450 Steil Bl		58.90
101.0000.11.542.63.47.006			8/18/2026	100415566 08/18/26	PKST 07/17-08/14 9000 Steil Bl		65.12
101.0000.11.542.63.47.006			8/18/2026	100415597 08/18/26	PKST 07/17-08/14 10000 Steil B		55.92
101.0000.11.542.63.47.006			8/18/2026	100471519 08/18/26	PKST 07/17-08/14 8312 87th St		43.32
101.0000.11.542.64.47.005			8/18/2026	100658937 08/18/26	PKST 07/17-08/14 10300 Steil B		45.69
101.0000.11.542.64.47.005			8/18/2026	101086773 08/18/26	PKST 07/17-08/14 9550 Steil Bl		32.78
101.0000.11.542.63.47.006			8/18/2026	101350293 08/18/26	PKST 07/17-08/14 9872 Steil. B		21.93
101.0000.11.542.64.47.005			8/18/2026	101445001 08/18/26	PKST 07/17-08/14 8624 Steil. B		49.29
101.0000.11.542.63.47.006			8/18/2026	101446464 08/18/26	PKST 07/17-08/14 8504 Hipkins		46.67
101.0000.11.542.63.47.006			8/13/2026	100349546 08/13/26	PKST 07/15-08/12 7210 BPW W -		40.75
101.0000.11.542.64.47.005			8/13/2026	100350986 08/13/26	PKST 07/15-08/12 8800 Custer R		78.43
101.0000.11.542.64.47.005			8/13/2026	100351985 08/13/26	PKST 07/15-08/12 7500 BPW SW #		131.60
101.0000.11.542.64.47.005			8/13/2026	100463727 08/13/26	PKST 07/15-08/12 7919 Custer R		2.33
101.0000.11.542.64.47.005			8/13/2026	100475269 08/13/26	PKST 07/15-08/12 6621 BPW W #S		1.92
101.0000.11.542.64.47.005			8/13/2026	100475274 08/13/26	PKST 07/15-08/12 6401 Flanagan		2.33
101.0000.11.542.64.47.005			8/13/2026	100520997 08/13/26	PKST 07/15-08/12 7609 Custer R		43.35
28827	8/31/2026	005786		CLASSY CHASSIS.			\$1,767.97
501.0000.51.521.10.48.005			8/14/2026	6740	PDFL 08/26 Oil Change		114.70
501.0000.51.521.10.48.005			8/21/2026	6742	PDFL 08/26 Oil Change		114.70
501.0000.51.521.10.48.005			8/21/2026	6742	PDFL 08/26 Oil Change		114.70
501.0000.51.521.10.48.005			7/31/2026	W-2910	PDFL 07/26 Carwash		10.69

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
501.0000.51.521.10.48.005			7/31/2026	W-2910	PDFL 07/26 Carwash		35.64
501.0000.51.521.10.48.005			7/31/2026	W-2910	PDFL 07/26 Carwash		10.69
501.0000.51.521.10.48.005			7/31/2026	W-2910	PDFL 07/26 Carwash		10.69
501.0000.51.521.10.48.005			7/31/2026	W-2910	PDFL 07/26 Carwash		32.07
501.0000.51.521.10.48.005			7/31/2026	W-2910	PDFL 07/26 Carwash		40.10
501.0000.51.521.10.48.005			7/31/2026	W-2910	PDFL 07/26 Carwash		10.69
501.0000.51.521.10.48.005			7/31/2026	W-2910	PDFL 07/26 Carwash		40.13
501.0000.51.521.10.48.005			7/31/2026	W-2910	PDFL 07/26 Carwash		21.38
501.0000.51.521.10.48.005			7/31/2026	W-2910	PDFL 07/26 Carwash		10.69
501.0000.51.521.10.48.005			7/31/2026	W-2910	PDFL 07/26 Carwash		10.69
180.0000.15.521.21.48.005			7/31/2026	W-2910	PDFL 07/26 Carwash		10.69
501.0000.51.521.10.48.005			7/31/2026	W-2910	PDFL 07/26 Carwash		29.18
501.0000.51.521.10.48.005			7/31/2026	W-2910	PDFL 07/26 Carwash		10.69
501.0000.51.521.10.48.005			7/31/2026	W-2910	PDFL 07/26 Carwash		42.76
501.0000.51.521.10.48.005			7/31/2026	W-2910	PDFL 07/26 Carwash		10.69
501.0000.51.521.10.48.005			7/31/2026	W-2910	PDFL 07/26 Carwash		10.69
501.0000.51.521.10.48.005			7/31/2026	W-2910	PDFL 07/26 Carwash		32.09
501.0000.51.521.10.48.005			7/31/2026	W-2910	PDFL 07/26 Carwash		10.69
501.0000.51.521.10.48.005			7/31/2026	W-2910	PDFL 07/26 Carwash		10.69
501.0000.51.521.10.48.005			7/31/2026	W-2910	PDFL 07/26 Carwash		10.69
501.0000.51.521.10.48.005			7/31/2026	W-2910	PDFL 07/26 Carwash		10.69
501.0000.51.521.10.48.005			7/31/2026	W-2910	PDFL 07/26 Carwash		10.69
501.0000.51.521.10.48.005			7/31/2026	W-2910	PDFL 07/26 Carwash		21.38
501.0000.51.521.10.48.005			7/31/2026	W-2910	PDFL 07/26 Carwash		10.69
501.0000.51.521.10.48.005			7/31/2026	W-2910	PDFL 07/26 Carwash		21.38
501.0000.51.521.10.48.005			7/31/2026	W-2910	PDFL 07/26 Carwash		10.69
501.0000.51.521.10.48.005			7/31/2026	W-2910	PDFL 07/26 Carwash		10.69
501.0000.51.521.10.48.005			7/31/2026	W-2910	PDFL 07/26 Carwash		29.44
501.0000.51.521.10.48.005			7/31/2026	W-2910	PDFL 07/26 Carwash		43.67
501.0000.51.521.10.48.005			7/31/2026	W-2910	PDFL 07/26 Carwash		21.38
501.0000.51.521.10.48.005			7/31/2026	W-2910	PDFL 07/26 Carwash		21.38
501.0000.51.521.10.48.005			7/31/2026	W-2910	PDFL 07/26 Carwash		10.69
501.0000.51.521.10.48.005			7/31/2026	W-2910	PDFL 07/26 Carwash		21.38
501.0000.51.521.10.48.005			7/31/2026	W-2910	PDFL 07/26 Carwash		42.78

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Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
501.0000.51.521.10.48.005			7/31/2026	W-2910	PDFL 07/26 Carwash		10.69
28828	8/31/2026	013716		COMMONSTREET CONSULTING LLC.			\$11,065.64
302.0131.21.595.20.61.006			7/31/2026	2607083	PWCP AG 2026-010 Thru 07/31 Cu		11,065.64
28829	8/31/2026	000496		DAILY JOURNAL OF COMMERCE,			\$828.80
196.6027.99.518.63.44.001			8/17/2026	3422415	ARPA 08/17 Westlake St End		422.40
301.0048.11.594.76.44.001			7/24/2026	3421857	PKCP 07.24 Nisqually Loop Trai		406.40
28830	8/31/2026	003867		DELL MARKETING LP.			\$328.26
503.0000.04.518.80.35.001			8/20/2026	10888727097	IT Dell Pro Monitors		297.60
503.0000.04.518.80.35.001			8/20/2026	10888727097	Sales Tax		30.66
28831	8/31/2026	013576		EVERGREEN MOUNTAIN BIKE ALL..			\$1,285.53
301.0020.11.594.76.41.001			4/30/2026	10	PK AG 2023-179 04.26 Wards Lak		1,285.53
28832	8/31/2026	011987		FEDERAL EASTERN INTERNATIONAL.			\$3,955.78
001.0000.15.521.22.35.010			7/15/2026	59650501	PD 8X10 Male Speed Plate, Leve		167.44
001.0000.15.521.22.35.010			7/15/2026	59650501	PD 8X10 Male Speed Plate		167.44
001.0000.15.521.22.35.010			7/15/2026	59650501	PD 6X10 Male Speed Plate		140.00
001.0000.15.521.22.35.010			7/15/2026	59650501	PD 8X10 Male Speed Plate		167.44
001.0000.15.521.22.35.010			7/15/2026	59650501	PD - 1 8X10 Male Speed Plate,		167.44
001.0000.15.521.22.35.010			7/15/2026	59650501	Sales Tax		14.38
001.0000.15.521.22.35.010			7/15/2026	59650501	Sales Tax		17.25
001.0000.15.521.22.35.010			7/15/2026	59650501	Sales Tax		17.25
001.0000.15.521.22.35.010			7/15/2026	59650501	Sales Tax		17.25
001.0000.15.521.22.35.010			7/15/2026	59650501	Sales Tax		17.25
001.0000.15.521.22.35.010			8/7/2026	59650500	PD AXBIIA, FAS-64 Tactical Car		1,499.00
001.0000.15.521.22.35.010			8/7/2026	59650500	PD AXBIIA, FAS-64 Highlite Car		1,277.64
001.0000.15.521.22.35.010			8/7/2026	59650500	Sales Tax		154.40
001.0000.15.521.22.35.010			8/7/2026	59650500	Sales Tax		131.60
28833	8/31/2026	013406		FERNANDEZ, PATREA M			\$256.00
001.0000.11.571.20.41.001			8/25/2026	08/25/2026	PKRC 08.23 Yoga Instructor		256.00

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
28834	8/31/2026	013586		FERRER, MONIQUE			\$2,008.75
001.9999.11.565.10.41.020		8/24/2026	033	PKHS 08/16-08/31 Lkwd's Choice		2,008.75	
28835	8/31/2026	000066		FIRST RESPONDER OUTFITTERS INC.			\$82.88
001.0000.15.521.22.41.001		8/20/2026	33006-3	PD Uniform Alterations: Beauch		82.88	
28836	8/31/2026	012975		FOSTER GARVEY PC.			\$36,698.33
001.9999.13.558.70.41.001		8/11/2026	2961324	ED Thru 06/30 Mirjalili/Lapert		59.50	
001.9999.13.558.70.41.001		8/14/2026	2961767	ED Thru 07/31 Appeal -		36,638.83	
28837	8/31/2026	013541		GORDON SOUND INC..			\$14,892.12
104.0011.01.557.30.41.001		6/24/2026	INV-2026-0064	HM 08.15 SF: Audio Services		14,892.12	
28838	8/31/2026	000724		HART HEALTH & SAFETY.			\$522.94
504.0000.09.518.11.31.010		7/20/2026	1058577	RM 1st Aid Supplies CH		397.97	
504.0000.09.518.11.31.010		7/31/2026	1059132	RM First Aid Supplies: 9420 Fr		124.97	
28839	8/31/2026	004036		HORIZON AUTOMATIC RAIN CO.			\$3,101.47
001.0000.11.542.70.31.001			3N208611	PKST Refund: Reducer Bushing		-1.72	
001.0000.11.542.70.31.001		8/14/2026	3N208290	PKST Rain Bird		85.64	
001.0000.11.542.70.31.030		8/17/2026	3N208363	PKST Herbicide		225.59	
001.0000.11.576.80.31.001		8/20/2026	3N208571	PKFC Maint Supplies		2,114.55	
001.0000.11.542.70.31.001		8/20/2026	3N208586	PKST PVC Cap, Staple		18.06	
001.0000.11.542.70.31.001		8/20/2026	3N208587	PKST Maint Supplies		21.44	
001.0000.11.542.70.31.001		8/20/2026	3N208606	PKST PVC Coupling		8.87	
001.0000.11.542.70.31.001		8/19/2026	3N208523	PKST Bluetooth Battery Control		484.83	
001.0000.11.542.70.31.001		8/21/2026	3N208674	PKST Pop-Up Rotor		99.71	
001.0000.11.542.70.31.001		8/27/2026	3N208918	PKST Maint Supplies		10.77	
001.0000.11.542.70.31.001		8/27/2026	3N208935	PKST Maint Supplies		33.73	
28840	8/31/2026	013859		KBT DISTRIBUTING LLC.			\$27,972.13
501.0000.51.521.10.32.001		8/19/2026	SI-2059	PD 08.19 Fuel		23,744.78	
501.0000.51.548.79.32.001		8/20/2026	SI-2081	PKFL 7/24-8/20/26		80.30	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
501.0000.51.548.79.32.001			8/20/2026	SI-2081	PKFL 7/24-8/20/26		166.57
501.0000.51.548.79.32.002			8/20/2026	SI-2081	PKFL 7/24-8/20/26		99.55
501.0000.51.548.79.32.001			8/20/2026	SI-2081	PKFL 7/24-8/20/26		80.30
501.0000.51.548.79.32.002			8/20/2026	SI-2081	PKFL 7/24-8/20/26		66.36
501.0000.51.548.79.32.002			8/20/2026	SI-2081	PKFL 7/24-8/20/26		193.12
501.0000.51.548.79.32.002			8/20/2026	SI-2081	PKFL 7/24-8/20/26		88.93
501.0000.51.548.79.32.002			8/20/2026	SI-2081	PKFL 7/24-8/20/26		440.65
501.0000.51.548.79.32.002			8/20/2026	SI-2081	PKFL 7/24-8/20/26		317.22
501.0000.51.548.79.32.002			8/20/2026	SI-2081	PKFL 7/24-8/20/26		122.11
501.0000.51.548.79.32.002			8/20/2026	SI-2081	PKFL 7/24-8/20/26		596.61
501.0000.51.548.79.32.001			8/20/2026	SI-2081	PKFL 7/24-8/20/26		49.77
501.0000.51.548.79.32.002			8/20/2026	SI-2081	PKFL 7/24-8/20/26		145.34
501.0000.51.548.79.32.002			8/20/2026	SI-2081	PKFL 7/24-8/20/26		49.77
501.0000.51.548.79.32.001			8/20/2026	SI-2081	PKFL 7/24-8/20/26		177.19
501.0000.51.548.79.32.001			8/20/2026	SI-2081	PKFL 7/24-8/20/26		159.27
501.0000.51.548.79.32.001			8/20/2026	SI-2081	PKFL 7/24-8/20/26		250.85
501.0000.51.548.79.32.001			8/20/2026	SI-2081	PKFL 7/24-8/20/26		365.00
501.0000.51.548.79.32.002			8/20/2026	SI-2081	PKFL 7/24-8/20/26		234.26
501.0000.51.548.79.32.001			8/20/2026	SI-2081	PKFL 7/24-8/20/26		242.23
501.0000.51.548.79.32.001			8/20/2026	SI-2081	PKFL 7/24-8/20/26		301.95
28841	8/31/2026	011961		KELLEY CREATE.			\$3,337.23
503.0000.04.518.80.31.002			8/12/2026	IN2409883	IT 07/26 Copier Overage		3,337.23
28842	8/31/2026	014004		KIM, JAMES			\$3,672.63
001.9999.01.573.90.41.001			8/31/2026	08/31/26	CC 08/26 Gimhae Sister Cities		3,672.63
28843	8/31/2026	008414		LAKEWOOD FORD.			\$350.72
501.0000.51.548.79.48.005			8/28/2026	LCCS551895	PKFL Vehicle Maint		350.72
28844	8/31/2026	000288		LAKEWOOD HARDWARE & PAINT,			\$511.94
001.0000.11.542.70.31.001			8/20/2026	813463	PKST Kneeler Pad		20.95
001.0000.11.576.81.31.001			8/20/2026	813464	PKFC Maint Supplies		229.45
001.0000.11.542.70.31.001			8/19/2026	813327	PKST Gopher Bait & Mole Worm		37.48

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.11.542.70.48.009			8/19/2026	813407	PKST Mower Repair		207.81
502.0000.17.518.35.31.001			8/17/2026	813104	PKFC Fuses		16.25
28845	8/31/2026	000298		LAKEWOOD TOWING AND TRANSPORT,			\$88.24
001.0000.15.521.10.41.070			8/13/2026	276839	PD 08.10 Chevrolet Malibu, Cas		88.24
28846	8/31/2026	002390		LASA,			\$66,636.06
190.5000.53.559.32.41.001			8/17/2026	AG 2025-160 # 5	CDBG AG 2025-160 July/Aug HOME		66,636.06
28847	8/31/2026	009711		LEXIS NEXIS RISK DATA MGMT INC.			\$440.80
001.0000.15.521.10.41.001			7/31/2026	1100345670	PD 07.26 Person Searches		220.60
001.0000.15.521.10.41.001			6/30/2026	1100329595	PD 06.26 Person Searches		220.20
28848	8/31/2026	013643		LLANOS, RONNY			\$50.00
001.0000.09.518.91.31.009			8/13/2026	AG 2026-058 08/13/26	HR AG 2026-058 08.13 Tai Chi I		50.00
28849	8/31/2026	002185		LOWE'S COMPANIES INC.			\$1,816.68
101.0000.11.542.64.31.001			8/13/2026	931105	PKST Maint Supplies		94.17
001.0000.11.542.70.31.001			8/14/2026	911585	PKST Maint Supplies		26.17
001.0000.11.576.81.31.001			8/14/2026	930996	PKFC Maint Supplies		622.09
101.0000.11.542.70.31.001			8/7/2026	994700	PKST Maint Supplies		366.89
001.0000.11.576.81.31.001			8/23/2026	980873	PKFC Maint Supplies		119.39
502.0000.17.521.50.31.001			8/24/2026	952696	PKFC Maint Supplies		188.56
001.0000.11.576.81.31.001			7/30/2026	971035	PKFC Trash Cans		399.41
28850	8/31/2026	000360		MCCLATCHY COMPANY LLC.			\$3,032.61
001.0000.07.558.60.44.001			8/3/2026	IN166103	CD NOA PLN-2026-62 Cho Short T		215.22
001.0000.07.558.60.44.001			8/3/2026	IN166104	CD Planning Commission Public		389.32
001.0000.07.558.60.44.001			8/3/2026	IN166105	CD Westlake Ave St End Access		314.44
001.0000.07.558.60.44.001			8/3/2026	IN166106	CD PLN-2025-110 Public Hearing		525.31
001.0000.07.558.60.44.001			8/3/2026	IN166107	CD Planning Commission Public		388.87
001.0000.07.558.60.44.001			8/3/2026	IN166108	CD Notice of SEPA Threshold		438.48
301.0048.11.594.76.44.001			8/3/2026	IN166109	PK Bids for Nisqually Loop Tra		760.97

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
28851	8/31/2026	009724		MILES RESOURCES LLC.			\$266.80
101.0000.11.542.30.31.030		8/24/2026	381229	PKST Cold Mix		266.80	
28852	8/31/2026	000365		NORTHWEST ABATEMENT SVC INC.			\$1,941.28
502.0000.17.521.50.48.001		8/5/2026	126-4505	PKFC Empty Lead Buckets, Chg F		1,941.28	
28853	8/31/2026	007033		PARAMETRIX.			\$2,365.00
301.0038.11.594.76.63.001		8/20/2026	82018	PK AG 2025-156A Thru 07.26 Pri		2,365.00	
28854	8/31/2026	012470		PARKLAND QUICK PRINT.			\$401.87
104.0011.01.557.30.44.001		8/12/2026	72224	HM Passports		401.87	
28855	8/31/2026	014072		PH CONSULTING LLC.			\$6,948.75
302.0001.21.544.20.41.001		8/20/2026	2899	PWCP Thru 07/31 Lkwd Traffic S		2,448.75	
302.0078.21.595.13.41.001		8/20/2026	2899	PWCP Thru 07/31 Lkwd Traffic S		472.50	
302.0116.21.595.13.41.001		8/20/2026	2899	PWCP Thru 07/31 Lkwd Traffic S		3,555.00	
302.0176.21.595.13.41.001		8/20/2026	2899	PWCP Thru 07/31 Lkwd Traffic S		472.50	
28856	8/31/2026	014119		PREMIER ELECTRICAL CONTRACTORS.			\$28,648.20
504.0000.09.518.39.48.001		7/14/2026	1260	RM CI # 2026-041 108th St SW &		30,156.00	
504.0000.00.223.40.00.000		7/14/2026	1260	RM CI # 2026-041 Inv. 1260 Ret		-1,507.80	
28857	8/31/2026	013410		PROFAST SUPPLY INC.			\$809.38
001.0000.11.576.81.31.001		8/17/2026	INV/2026/06037	PKFC Tie Wrap		140.06	
001.0000.11.576.81.31.001		8/14/2026	INV/2026/06007	PKFC Gloves, Caution Tape		669.32	
28858	8/31/2026	007183		PRO-VAC.			\$261,816.02
401.0000.11.531.10.48.001		6/30/2026	467693956	PKSW AG 2024-230 06/26 CCTV &		149,788.30	
401.0000.11.531.10.48.001		7/6/2026	468005889	PKSW AG 2024-230 06/23 Annual		93,852.71	
401.0000.11.531.10.48.001		7/6/2026	468465867	PKSW AG 2024-230 06/09 Vault C		18,175.01	
28859	8/31/2026	000445		PUGET SOUND ENERGY.			\$1,697.86
502.0000.17.521.50.47.011		8/19/2026	200008745289 8/19/26	PKFC 07/17-08/18 9401 Lkwd Dr		134.57	
502.0000.17.518.35.47.011		8/20/2026	200018357661 8/20/26	PKFC 07/20-08/19 6000 Main St		69.85	
101.0000.11.542.63.47.006		8/20/2026	220033539960 8/20/26	PKST 07/20-08/19 9210 Elwood D		200.32	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
101.0000.11.542.63.47.006			8/20/2026	220035471758 8/20/26	PKST 07/20-08/19 9230 Hipkins		43.47
101.0000.11.542.64.47.005			8/19/2026	3000000005037 8/19/26	PKST 07/20-08/19 Flashing Ligh		188.57
001.0000.11.576.81.47.005			8/21/2026	200001527551 8/21/26	PKFC 07/21-08/20 9115 Angle Ln		94.36
101.0000.11.542.63.47.005			8/21/2026	220036507386 8/21/26	PKST 07/21-08/20 10102 Angle L		10.85
101.0000.11.542.63.47.006			8/21/2026	220037345380 8/21/26	PKST 07/21-08/20 10714 Farwest		40.98
101.0000.11.542.63.47.006			8/21/2026	220037403296 8/21/26	PKST 07/21-08/20 9628 Farwest		79.99
001.0000.11.576.81.47.005			8/21/2026	300000010896 8/21/26	PKFC 07/21-08/20 Ft Steil Park		415.66
001.0000.11.576.81.47.005			8/21/2026	300000010938 8/21/26	PKFC 07/21-08/20 8802 Dresden		419.24
28860	8/31/2026	012953		R. L. ALIA COMPANY.			\$442,865.53
302.0121.21.595.30.63.001			8/27/2026	AG 2026-031 PP # 1	PWCP AG 2026-031 06/15-07/31 1		466,174.24
302.0000.00.223.40.00.000			8/27/2026	AG 2026-031 PP # 1	PWCP AG 2026-031 Retainage		-23,308.71
28861	8/31/2026	013553		REDWOOD TOXICOLOGY LAB INC.			\$1,949.35
001.0000.02.523.30.31.001			8/7/2028	881188	MC Fentanyl ICups		198.00
001.0000.02.523.30.41.001			7/31/2026	30852920267	MC 07.26 UA's		1,751.35
28862	8/31/2026	000473		ROBBLEE'S TOTAL SECURITY INC.			\$1,061.57
101.0000.11.542.64.31.001			8/24/2026	34951	PKST Keys & Core For Signal Ca		1,061.57
28863	8/31/2026	004775		SAN DIEGO POLICE EQUIP CO.			\$23,320.29
001.0000.15.521.10.31.020			4/1/2026	668159	PD - 100 Cases of 500 FEDERAL		21,181.00
001.0000.15.521.10.31.020			4/1/2026	668159	Sales Tax		2,139.29
28864	8/31/2026	011508		SCJ ALLIANCE.			\$11,407.64
196.6020.99.518.63.41.001			8/13/2026	86134	ARPA AG 2026-039 07/26 Camp Mu		11,407.64
28865	8/31/2026	002912		SOUND ELECTRONICS.			\$158.83
502.0000.17.518.35.48.001			8/17/2026	520071	PKFC Partial Monitoring For Au		158.83
28866	8/31/2026	002881		SPRAGUE PEST SOLUTIONS CO.			\$674.37
502.0000.17.518.35.48.001			8/20/2026	6318048	PKFC 08.20 Gen Pest Ctrl Svcs:		101.91
001.0000.11.576.81.41.001			8/20/2026	6318159	PKFC 08.20 Gen Pest Ctrl Svcs:		141.50
502.0000.17.542.65.31.001			8/20/2026	6318356	PKST 08.20 Gen Pest Ctrl Svcs:		90.73

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
502.0000.17.521.50.48.001			8/20/2026	6318525	PKFC 08.20 Gen Pest Ctrl Svcs:		198.73
001.0000.11.576.81.41.001			7/30/2026	6284234	PKFC 07.30 Gen Pest Ctrl Svcs:		141.50
28867	8/31/2026	013478		STANTEC CONSULTING SVCS INC.,			\$111,350.85
192.0014.07.558.60.41.001			3/31/2026	2543575	SSMCP AG 2025-233 02/26 JBLM G		18,964.00
192.0014.07.558.60.41.001			6/2/2026	2570631	SSMCP AG 2025-233 04/26 JBLM G		51,965.95
192.0014.07.558.60.41.001			5/5/2026	2558885	SSMCP AG 2025-233 03/26 JBLM G		40,420.90
28868	8/31/2026	009493		STAPLES ADVANTAGE,			\$298.97
001.0000.11.571.20.31.001			8/16/2026	6068923316	PKST/PKRC Office Supplies		171.40
101.0000.11.544.90.31.001			8/16/2026	6068923316	PKST/PKRC Office Supplies		25.07
001.0000.04.514.20.31.001			8/14/2026	6071496616	FN Stickies, Pens, Ribbons, Sh		46.70
001.0000.04.514.20.31.001			8/14/2026	6071496617	FN Astro Bright Paper		55.80
28869	8/31/2026	000517		STATE AUDITOR'S OFFICE.			\$36,236.84
001.0000.04.514.20.41.001			8/11/2026	L176772	FN 07/26 Fed/Financial/Account		36,236.84
28870	8/31/2026	002458		SUMMIT LAW GROUP.			\$8,034.35
001.0000.15.521.10.41.001			8/21/2026	174652	PD Thru 07.31 Gen Labor		5,806.85
001.0000.15.521.10.41.001			8/21/2026	174653	PD Thru 07.26 Tenney/Dier Griv		2,227.50
28871	8/31/2026	011396		SYMBOLARTS LLC.			\$3,318.37
195.0024.15.521.30.44.001			7/23/2026	469437	PD 300 COIN 2.5" Federal Way P		2,868.00
195.0024.15.521.30.44.001			7/23/2026	469437	freight		140.50
195.0024.15.521.30.44.001			7/23/2026	469437	Sales Tax		309.87
28872	8/31/2026	006497		SYSTEMS FOR PUBLIC SAFETY.			\$12,764.60
501.0000.51.521.10.48.005			8/24/2026	50531	PDFL 08/26 Oil Change		64.41
501.0000.51.521.10.48.005			8/24/2026	50531	PDFL 08/26 Safety Inspection		357.89
501.0000.51.521.10.48.005			8/24/2026	50531	PDFL 08/26 Steering		871.06
501.0000.51.521.10.48.005			8/24/2026	50531	PDFL 08/26 Wheel		930.85
501.0000.51.521.10.48.005			8/24/2026	50531	PDFL 08/26 Wiper		62.53
501.0000.51.521.10.48.005			8/24/2026	50531	PDFL 08/26 Other		26.65
501.0000.51.521.10.48.005			8/25/2026	50529	PDFL 08/26 Tire Repair		35.85

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
501.0000.51.521.10.48.005			8/25/2026	50529	PDFL 08/26 Other		129.57
501.0000.51.521.10.48.005			8/26/2026	50535	PDFL 08/26 Safety Inspection		557.99
501.0000.51.521.10.48.005			8/26/2026	50535	PDFL 08/26 Wipers		67.12
501.0000.51.521.10.48.005			8/26/2026	50535	PDFL 08/26 Others		201.47
501.0000.51.521.10.48.005			8/26/2026	50544	PDFL 08/26 Oil Change		72.99
501.0000.51.521.10.48.005			8/26/2026	50544	PDFL 08/26 Safety Inspection		591.86
501.0000.51.521.10.48.005			8/26/2026	50544	PDFL 08/26 Wipers		67.72
501.0000.51.521.10.48.005			8/26/2026	50544	PDFL 08/26 Other		132.36
501.0000.51.521.10.48.005			8/19/2026	50498	PDFL 08/26 Tire Repair		63.39
501.0000.51.521.10.48.005			8/19/2026	50498	PDFL 08/26 Other		24.82
501.0000.51.521.10.48.005			8/20/2026	50510	PDFL 08/26 Oil Change		65.39
501.0000.51.521.10.48.005			8/20/2026	50510	PDFL 08/26 Safety Inspection		112.14
501.0000.51.521.10.48.005			8/20/2026	50510	PDFL 08/26 Other		23.90
501.0000.51.521.10.48.005			8/20/2026	50511	PDFL 08/26 Oil Change		73.05
501.0000.51.521.10.48.005			8/20/2026	50511	PDFL 08/26 Safety Inspection		337.79
501.0000.51.521.10.48.005			8/20/2026	50511	PDFL 08/26 Battery		126.54
501.0000.51.521.10.48.005			8/20/2026	50511	PDFL 08/26 Other		28.96
501.0000.51.521.10.48.005			8/7/2026	50437	PDFL 08/26 Oil Change		167.82
501.0000.51.521.10.48.005			8/7/2026	50437	PDFL 08/26 Safety Inspection		55.15
501.0000.51.521.10.48.005			8/7/2026	50437	PDFL 08/26 Other		22.06
501.0000.51.521.10.48.005			8/5/2026	50449	PDFL 08/26 Other		412.13
501.0000.51.521.10.48.005			8/5/2026	50450	PDFL 08/26 Tire Repair		386.66
501.0000.51.521.10.48.005			8/3/2026	50447	PDFL 08/26 Oil Change		147.14
501.0000.51.521.10.48.005			8/3/2026	50447	PDFL 08/26 Tires		1,301.07
501.0000.51.521.10.48.005			8/3/2026	50447	PDFL 08/26 AC		1,061.68
501.0000.51.521.10.48.005			8/3/2026	50447	PDFL 08/26 Other		17.92
501.0000.51.521.10.48.005			8/3/2026	50448	PDFL 08/26 Carburator		440.19
501.0000.51.521.10.48.005			8/4/2026	50445	PDFL 08/26 Tires		1,251.82
501.0000.51.521.10.48.005			8/4/2026	50445	PDFL 08/26 Oil Change		154.39
501.0000.51.521.10.48.005			8/4/2026	50446	PDFL 08/26 Oil Change		158.15
501.0000.51.521.10.48.005			8/4/2026	50446	PDFL 08/26 Safety Inspection		321.84
501.0000.51.521.10.48.005			8/4/2026	50446	PDFL 08/26 Brakes		1,349.72
501.0000.51.521.10.48.005			8/4/2026	50446	PDFL 08/26 Tire Repair		114.24

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
501.0000.51.521.10.48.005			8/4/2026	50446	PDFL 08/26 Tire Rotation		59.09
501.0000.51.521.10.48.005			8/4/2026	50446	PDFL 08/26 Wipers		61.86
501.0000.51.521.10.48.005			8/4/2026	50446	PDFL 08/26 Other		26.00
501.0000.51.521.10.48.005			8/18/2026	50493	PDFL 08/26 Oil Change		67.54
501.0000.51.521.10.48.005			8/18/2026	50493	PDFL 08/26 Safety Inspection		111.68
501.0000.51.521.10.48.005			8/18/2026	50493	PDFL 08/26 Wipers		26.72
501.0000.51.521.10.48.005			8/18/2026	50493	PDFL 08/26 Other		23.43
28873	8/31/2026	000153		TYLER TECHNOLOGIES INC.			\$10,588.80
503.0055.04.594.14.41.001			8/19/2026	045-576357	IT 08/10-08/11 EERP Migration		4,412.00
503.0055.04.594.14.41.001			8/13/2026	045-575489	IT 08/03-08/05 EERP Migration		1,764.80
503.0055.04.594.14.41.001			8/28/2026	045-576356	IT 08/10-08/13 Add'tl Svcs Rem		4,412.00
28874	8/31/2026	007885		ULINE. INC.			\$640.37
001.0000.15.521.80.31.001			8/18/2026	212151392	PD Clasp Envelopes		640.37
28875	8/31/2026	012914		VERIZON COMMUNICATIONS INC.			\$1,919.47
503.0000.04.518.80.42.001			8/3/2026	612000085698	IT 07/26 GPS		249.17
503.0000.04.518.80.42.001			8/8/2026	Z2373746	IT Thru 08/31 Internet		1,670.30
28876	8/31/2026	002509		VERIZON WIRELESS.			\$301.80
503.0000.04.518.80.42.001			8/16/2026	6151205086	IT 07/17-08/16 Phone		301.80
28877	8/31/2026	011595		WALTER E NELSON CO.			\$27.12
502.0000.17.518.35.31.001			8/19/2026	INVSEA1163266	PKFC Windex Glass Cleaner		27.12
28878	8/31/2026	006877		WESTERN EQUIPMENT DIST INC.			\$368.13
501.0000.51.548.79.48.005			8/13/2026	INV171849	PKFL V-Belt		368.13
28879	8/31/2026	000620		WINNING SEASONS.			\$359.03
001.0000.11.571.21.31.008			7/29/2026	S2026328	PKRC T-Shirts For SF Staff		359.03
28880	8/31/2026	001272		ZUMAR INDUSTRIES INC.			\$5,179.40
101.0000.11.542.64.31.001			8/17/2026	58194	PKST Anchors, Perf Tubes		5,179.40

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
28881	9/11/2026	014234		GODYN, MICHELLE			\$191.00
001.0000.09.518.10.43.004		9/11/2026	09/14-09/16/26 Meals	HR WAPELRA Conf: Godyn		191.00	
28882	9/11/2026	014233		MEDFORD, VENNESSA			\$191.00
001.0000.09.518.10.43.004		9/11/2026	09/14-09/16/26 Meals	HR WAPELRA Conf: Medford		191.00	
28883	9/15/2026	011591		911 SUPPLY INC.			\$634.81
001.0000.15.521.10.31.008		8/28/2026	INV-2-63357	PD Hero Emblems		634.81	
28884	9/15/2026	012424		AGA. SIMEAMATIVA			\$150.00
001.0000.02.512.51.49.009		9/11/2026	August 2026	MC 08.26 Interpreter Svcs		150.00	
28885	9/15/2026	014043		AMERICAN TRAFFIC SOLUTION INC.,			\$19,633.88
001.0000.15.521.71.41.080			CM0006545	PD Site Down: Photo Enforcemen		-48,166.84	
001.0000.15.521.71.41.080		7/31/2026	INV0006545-1	PD 2025-183 07.26 Photo Enforc		35,560.72	
001.0000.15.521.71.41.080		8/31/2026	INV0129593	PD 2025-183 08.26 Photo Enforc		32,240.00	
28886	9/15/2026	014182		AMS CONSULTING LLC.			\$55,150.00
401.0000.11.531.10.48.001		9/3/2026	170381	PKST AG 2026-082 09/03/26-09/0		55,150.00	
28887	9/15/2026	011699		AQUATECHNEX LLC.			\$27,270.20
401.0021.41.531.10.41.001		8/18/2026	21935	PWSW AG 2020-115G American Lk		2,350.00	
401.0021.41.531.10.41.001		8/18/2026	21936	PWSW AG 2020-115G American Lk		6,395.20	
401.0021.41.531.10.41.001		8/18/2026	21937	PWSW AG 2020-115G American Lk		18,525.00	
28888	9/15/2026	013480		AVASEK LLC.			\$9,706.40
503.0000.04.518.80.41.001		9/10/2026	A6163	IT 08/26 MSP Monthly Svc		8,800.00	
503.0000.04.518.80.41.001		9/10/2026	A6163	Sales Tax		906.40	
28889	9/15/2026	012523		AXON ENTERPRISE INC.			\$304,394.41
503.0000.04.518.80.41.090		8/1/2026	INUS468798	IT Axon Evidence Storage 10GB		17,362.42	
503.0044.04.518.80.35.003		8/1/2026	INUS468891	IT 2021 Officer Safety Plan 7		287,031.99	
28890	9/15/2026	000065		BOYS & GIRLS CLUBS OF PS.			\$1,755.18
001.0000.11.565.10.41.020		9/4/2026	08/26	PKHS AG 2025-004A 08/26 Youth		1,755.18	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
28891	9/15/2026	002327		CECCANTI INC.			\$1,919.15
302.0076.21.595.30.63.001			9/14/2026	AG 2025-158 PP # 12	PWCP AG 2025-158 07/01-07/31 N		2,020.16
302.0000.00.223.40.00.000			9/14/2026	AG 2025-158 PP # 12	PWCP AG 2025-158 Retainage		-101.01
28892	9/15/2026	014237		CENTER FOR PUBLIC SAFETY,			\$61,578.40
001.0000.03.513.10.41.001			9/4/2026	2737	CM Police Study Project		61,578.40
28893	9/15/2026	012324		CHUUKESSE INTERPRETER LLC,			\$160.00
001.0000.02.512.51.49.009			9/11/2026	August 2026	MC 08.26 Interpreter Svcs		160.00
28894	9/15/2026	000536		CITY TREASURER CITY OF TACOMA.			\$10,490.87
101.0000.11.542.63.47.006			8/27/2026	101088135 08/27/26	PKST 07/27-08/24 8104 Phillips		27.73
101.0000.11.542.64.47.005			8/27/2026	101315810 08/27/26	PKST 07/28-08/25 7500 Steilaco		53.23
101.0000.11.542.64.47.005			8/26/2026	100463704 08/26/26	PKST 07/28-08/25 8211 Phillips		2.33
101.0000.11.542.64.47.005			8/26/2026	100463705 08/26/26	PKST 07/28-08/25 7912 Phillips		2.33
101.0000.11.542.64.47.005			8/26/2026	100463706 08/26/26	PKST 07/28-08/25 7902 Steil BI		2.33
101.0000.11.542.64.47.005			8/26/2026	100463728 08/26/26	PKST 07/28-08/25 10227 GLD SW		2.33
101.0000.11.542.64.47.005			8/26/2026	100463794 08/26/26	PKST 07/28-08/25 7621 Steil BI		2.33
101.0000.11.542.64.47.005			8/26/2026	100707975 08/26/26	PKST 07/24-08/24 7403 Lkwd Dr		52.54
101.0000.11.542.64.47.005			9/10/2026	100463729 09/10/26	PKST 08/11-09/09 8203 Custer R		22.56
101.0000.11.542.64.47.005			9/11/2026	100575626 09/11/26	PKST 08/11-09/09 8901 BPW SW		53.36
101.0000.11.542.64.47.005			9/11/2026	100681481 09/11/26	PKST 08/10-09/08 8601 BPW SW S		62.76
101.0000.11.542.64.47.005			9/8/2026	100436443 09/08/26	PKST 08/05-09/02 8103 83rd Ave		24.27
101.0000.11.542.64.47.005			9/8/2026	101129625 09/08/26	PKST 08/05-09/02 7804 83rd Ave		27.37
101.0000.11.542.64.47.005			9/8/2026	101444995 09/08/26	PKST 08/06-09/03 8201 Steilaco		54.75
101.0000.11.542.64.47.005			9/3/2026	100230603 09/03/26	PKST 08/03-09/01 7429 Custer R		30.84
101.0000.11.542.63.47.006			9/3/2026	100230616 09/03/26	PKST 08/03-08/31 7400 Custer R		33.13
001.0000.15.521.10.49.020			9/1/2026	91304681	PD RSC Service Charge		345.31
101.0000.11.542.64.47.005			9/2/2026	100233510 09/02/26	PKST 08/01-08/31 2310 84th St		25.87
101.0000.11.542.63.47.006			9/2/2026	101367973 09/02/26	PKST 08/01-08/30 8200 Tacoma M		31.71
101.0000.11.542.63.47.006			9/1/2026	100223530 09/01/26	PKST 08/01-08/31 9315 GLD SW		3,106.53
502.0000.17.518.35.47.005			8/31/2026	100113209 08/31/26	PKFC 07/29-08/27 6000 Main St		6,350.04
101.0000.11.542.63.47.006			8/31/2026	100218262 08/31/26	PKST 07/29-08/26 10601 Main St		61.32

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101.0000.11.542.63.47.006			8/31/2026	100218270 08/31/26	PKST 07/29-08/27 10602 Main St		12.61
101.0000.11.542.64.47.005			8/31/2026	100218275 08/31/26	PKST 07/29-08/27 10511 GLD SW		73.55
101.0000.11.542.63.47.006			8/31/2026	100262588 08/31/26	PKST 07/29-08/26 6100 Lkwd Tow		29.74
28895	9/15/2026	014136		CIVILAIR ENGINEERS PLLC.			\$38,059.31
302.0179.21.544.20.41.001			8/27/2026	26.08.01	PWCP AG 2026-024 07/26 Downtow		38,059.31
28896	9/15/2026	005786		CLASSY CHASSIS.			\$1,141.65
501.0000.51.521.10.48.005			8/28/2026	6747	PDFL 08/26 Oil Change		114.70
501.0000.51.521.10.48.005			8/28/2026	6747	PDFL 08/26 Oil Change		114.70
501.0000.51.521.10.48.005			8/28/2026	6747	PDFL 08/26 Oil Change		114.70
501.0000.51.521.10.48.005			8/28/2026	6747	PDFL 08/26 Oil Change		114.70
501.0000.51.548.79.48.005			8/31/2026	6759	PKFL Car Washes & Lube Svcs		439.42
501.0000.51.521.10.48.005			9/4/2026	6775	PDFL 08/26 Oil Change		128.73
501.0000.51.521.10.48.005			9/4/2026	6775	PDFL 08/26 Oil Change		114.70
28897	9/15/2026	000099		CLOVER PARK SCHOOL DISTRICT.			\$10,457.71
501.0000.51.548.79.32.001			8/31/2026	20784	PKFL 07.26 Fuel		3,640.57
501.0000.51.548.79.32.001			8/31/2026	20785	PKFL 08.26 Fuel		3,920.80
104.0011.01.557.30.41.001			8/28/2026	20782	HM 08.15 SummerFest Transporta		1,735.01
001.0000.11.571.20.41.001			8/26/2026	2926	PKRC Camp Create Facility Rent		953.96
001.0000.11.571.20.41.001			7/21/2026	20776	PKRC 06.25 Field Trip		207.37
28898	9/15/2026	013716		COMMONSTREET CONSULTING LLC.			\$9,634.35
302.0131.21.595.20.61.006			8/31/2026	2608035	PWCP AG 2026-010 Thru 08/31 Cu		9,634.35
28899	9/15/2026	013529		CORPORATION SERVICE COMPANY.			\$395.00
001.0000.06.515.30.41.001			4/1/2026	881118048125011	LG Annual Fee For Electronic R		395.00
28900	9/15/2026	000496		DAILY JOURNAL OF COMMERCE.			\$286.00
196.6027.99.518.63.41.001			8/26/2026	3422637	ARPA 08/19-08/26 Stormwater NP		286.00
28901	9/15/2026	003867		DELL MARKETING LP.			\$430.70
503.0000.04.518.80.35.030			7/1/2026	10881668197	IT Dell PCIe SSD Gen4 Full Hei		390.48

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
503.0000.04.518.80.35.030			7/1/2026	10881668197	Sales Tax		40.22
28902	9/15/2026	013352		EL FAJRI, AMINE			\$300.00
001.0000.02.512.51.49.009			9/11/2026	August 2026	MC 08.26 Interpreter Svcs		300.00
28903	9/15/2026	002938		ESRI,			\$8,936.51
503.0000.04.518.80.48.003			8/31/2026	900320803	IT 09/29/26-09/28/27 ArcGIS On		8,936.51
28904	9/15/2026	013873		EXP U.S. SERVICES INC.,			\$53,193.75
196.6021.99.518.63.41.001			9/2/2026	168727	ARPA AG 2025-184 06/01-08/31 2		34,751.94
001.9999.07.558.65.41.001			9/2/2026	168727	CD AG 2025-184 06/01-08/31 25.		18,441.81
28905	9/15/2026	013586		FERRER, MONIQUE			\$2,008.75
001.9999.11.565.10.41.020			9/9/2026	034	PKHS 09/01-09/15 Lkwd's Choice		2,008.75
28906	9/15/2026	009689		FLOHAWKS,			\$833.04
001.0000.11.576.81.48.001			8/17/2026	66316590	PKFC Lift Station Svcs: FSP		833.04
28907	9/15/2026	012975		FOSTER GARVEY PC.			\$10,957.03
001.9999.13.558.70.41.001			8/31/2026	2964107	ED Thru 7/31 Emmert Lakewood C		10,957.03
28908	9/15/2026	007965		GORDON THOMAS HONEYWELL,			\$13,050.00
001.0000.03.513.10.41.001			8/31/2026	August 2026 1014	CM AG 2024-182 08/26 Govt'I Af		5,582.00
192.0000.00.558.60.41.001			8/31/2026	August 2026 1185	SSMCP AG 2025-209 08/26 Govt'I		3,734.00
192.0000.00.558.60.41.001			7/31/2026	July 2026 1185	SSMCP AG 2025-209 07/26 Govt'I		3,734.00
28909	9/15/2026	012958		GRM INFORMATION MANAGEMENT.			\$2,477.25
503.0000.04.518.80.41.090			8/31/2026	2766668	IT 08/26 Hosting Enterprise		2,477.25
28910	9/15/2026	000724		HART HEALTH & SAFETY.			\$328.71
504.0000.09.518.11.31.010			8/6/2026	1059339	RM 1st Aid Supplies: 9115 Angl		328.71
28911	9/15/2026	011900		HEMISPHERE DESIGN INC.			\$12,254.33
001.0000.13.558.70.41.001			9/1/2026	BYBH260901	ED 09/26 BYBH Advertising/Mark		4,533.33
104.0007.01.557.30.44.001			9/1/2026	LTAC260901	CM AG 2026-022 09/26 LTAC		7,721.00

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
28912	9/15/2026	013418		HID GLOBAL.			\$3,347.58
503.0000.04.518.80.41.090			9/1/2026	13402027475	IT 05/01/26-04/30/27 CMT Advan		3,347.58
28913	9/15/2026	012308		HONEY BUCKET.			\$1,787.60
104.0011.01.557.30.41.001			8/24/2026	0555743866	HM 08.24-09.20 Sani-Can: 9115		1,787.60
28914	9/15/2026	004036		HORIZON AUTOMATIC RAIN CO.			\$838.74
001.0000.11.542.70.31.001			9/4/2026	3N209386	PKST Bluetooth & Rainbird		349.92
001.0000.11.542.70.35.001			9/4/2026	3N209387	PKST Backpack Sprayer		156.71
001.0000.11.542.70.31.001			9/3/2026	3N209284	PKST Bluetooth		323.22
001.0000.11.542.70.31.001			9/3/2026	3N209285	PKST Battery		8.89
28915	9/15/2026	011300		HORWATH LAW PLLC.			\$114,733.83
001.0000.99.512.51.41.004			9/9/2026	August 2026	ND AG 2020-203C 08.26 Public D		107,861.33
001.9999.02.512.51.41.001			9/9/2026	August 2026	MC 09.26 Investigator Svcs		3,061.50
001.9999.02.512.51.41.001			9/9/2026	August 2026	MC 09.26 Social Worker Svcs		1,836.00
001.9999.02.523.30.41.001			9/9/2026	August 2026	MC 09.26 Community Court		1,975.00
28916	9/15/2026	000234		HUMANE SOCIETY FOR TACOMA & PC.			\$16,455.44
001.0000.15.554.30.41.008			9/1/2026	PS-INV103456	PD AG 2020-261 09.26 Animal Sh		16,455.44
28917	9/15/2026	011936		IEH LABORATORIES & CONSULTING.			\$106.00
401.9999.41.531.10.41.001			8/20/2026	186650	PKSW AG 2024-018 08/04 Waughop		106.00
28918	9/15/2026	010885		JOHNSTON GROUP LLC.			\$5,250.00
001.0000.03.513.10.41.001			9/2/2026	2204	CM AG 2024-183 09/26 Fed. Gov.		5,250.00
28919	9/15/2026	011961		KELLEY CREATE.			\$4,717.23
503.0000.04.518.80.31.002			9/8/2026	IN2438051	IT 08/26 Copier Overage		4,717.23
28920	9/15/2026	014004		KIM. JAMES			\$1,533.96
001.0000.01.573.90.41.001			9/15/2026	09/15/26 Reimburse	CC 08/26 Gimhae Sister Cities		1,533.96
28921	9/15/2026	000280		LAKEWOOD CHAMBER OF COMMERCE.			\$10,462.78

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
104.0005.01.557.30.41.001			9/12/2026	AG 2025-262 08.26	HM AG 2025-262 08.26 Lodging T		10,462.78
28922	9/15/2026	000288		LAKEWOOD HARDWARE & PAINT.			\$98.41
001.0000.11.576.81.35.001			9/8/2026	815044	PKFC Chain/Bar Adjuster		47.97
001.0000.11.542.70.35.001			9/3/2026	814762	PKST Trimmer Head		43.01
502.0000.17.518.35.31.001			8/28/2026	814265	PKFC Edger Tool		7.43
28923	9/15/2026	005490		LAKEWOOD PLAYHOUSE.			\$8,386.96
104.0013.01.557.30.41.001			9/13/2026	AG 2025-264 #7	HM AG 2025-264 07.23-09.13 Lod		8,386.96
28924	9/15/2026	000296		LAKEWOOD SISTER CITIES.			\$911.60
104.0014.01.557.30.41.001			8/30/2026	Invoice #10 2026	HM AG 2025-265 SF 2026 Lodging		911.60
28925	9/15/2026	003008		LARSEN SIGN CO.			\$649.59
001.0000.11.576.80.41.001			6/18/2026	38161	PKFC Panels		649.59
28926	9/15/2026	002390		LASA.			\$19,037.53
190.5000.53.559.32.41.001			9/9/2026	AG 2025-160 # 6	CDBG AG 2025-160 07/01-08/31 H		19,037.53
28927	9/15/2026	010434		LEE. YOUNG			\$372.50
001.0000.02.512.51.49.009			9/11/2026	August 2026	MC 08.26 Interpreter Svcs		372.50
28928	9/15/2026	002296		LEXIS NEXIS.			\$1,170.83
503.0000.04.518.80.41.090			8/31/2026	3096687692	IT 08/26 LexisNexis		1,170.83
28929	9/15/2026	013262		LIM. VANNARA			\$150.00
001.0000.02.512.51.49.009			9/11/2026	August 2026	MC 08.26 Interpreter Svcs		150.00
28930	9/15/2026	002185		LOWE'S COMPANIES INC.			\$93.17
001.0000.11.542.70.31.001			8/27/2026	938093	PKST Maint Supplies		56.52
001.0000.11.542.70.35.001			9/1/2026	915363	PKST Maint Supplies		36.65
28931	9/15/2026	004073		MACDONALD-MILLER FACILITY SOL.			\$12,137.52
101.0000.11.544.90.48.001			9/1/2026	PM168826	PKST HVAC PM: 9420 Front Stree		630.36
502.0036.17.594.18.63.001			8/27/2026	JC113111	PKFC Jace Upgrade: PD		1,786.86

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
502.0000.17.518.35.48.001			8/28/2026	SVC401538	PKFC Service Call: CH		1,110.72
502.0000.17.521.50.48.001			8/31/2026	SVC402009	PKFC Fan Motor Repair: PD		2,003.58
502.0000.17.518.35.48.001			5/8/2026	1r1	PKFC CH Phase 1 Energy Upgrade		6,606.00
28932	9/15/2026	010674		MACKAY COMMUNICATIONS INC.			\$60.18
503.0000.04.518.80.42.001			8/24/2026	SB_202607_175772	IT PD 07/26 Air-Time AQ01968		60.18
28933	9/15/2026	013715		NASWORTHY POLYGRAPH LLC.			\$386.05
001.0000.15.521.40.41.001			8/29/2026	20260807	PD 08.16 Polygraph: M. Rodriqu		386.05
28934	9/15/2026	013743		NDEKERE, BERNARD			\$329.00
001.0000.02.512.51.49.009			9/11/2026	August 2026	MC 08.26 Interpreter Svcs		329.00
28935	9/15/2026	011935		NEIL, LANI			\$525.00
104.0011.01.557.30.41.001			8/16/2026	Summerfest 26 Event	HM SummerFest Svcs		525.00
28936	9/15/2026	009317		OPTIC FUSION INC.			\$1,524.28
503.0000.04.518.80.42.001			9/1/2026	95-21028	IT 09/26 Internet Connectivity		1,524.28
28937	9/15/2026	012500		O'REILLY AUTO PARTS.			\$26.44
101.0000.11.542.30.31.001			9/8/2026	2863-273053	PKST Carwash, Term Cleaner		26.44
28938	9/15/2026	013260		PABLO, EDGAR JEROMINO			\$150.00
001.0000.02.512.51.49.009			9/11/2026	August 2026	MC 08.26 Interpreter Svcs		150.00
28939	9/15/2026	010255		PAPE' MACHINERY EXCHANGE.			\$6,471.32
501.0000.51.548.79.48.005			9/2/2026	6504496	PKFL Machinery Repair		6,471.32
28940	9/15/2026	000407		PIERCE COUNTY.			\$118,368.22
105.0001.07.559.20.41.001			9/3/2026	CI-392181	AB/PWCP/PWSW 08/26 Recordings		628.00
401.0021.41.531.10.41.001			9/3/2026	CI-392181	AB/PWCP/PWSW 08/26 Recordings		18.00
311.0000.01.535.30.41.001			9/3/2026	CI-392181	AB/PWCP/PWSW 08/26 Recordings		18.00
001.0000.15.521.10.49.005			8/28/2026	CI-391391	PD Printing Svcs: LPD Victims		239.99
302.0004.21.543.20.41.001			8/24/2026	CI-391210	PWCP 07/26 Traffic Ops Maint S		69,181.52
101.0000.11.542.64.41.001			8/24/2026	CI-391210	PKST 07/26 Traffic Ops Maint S		17,045.64

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
504.0000.09.594.44.41.001			8/24/2026	CI-391210	RM CI # 2026-041 Traffic Ops M		2,882.90
504.0000.09.594.44.41.001			8/24/2026	CI-391210	RM CI # 2026-045 Traffic Ops M		5,946.42
001.9999.07.558.60.49.001			4/22/2026	CI-385295	CD 2026 South Sound Housing		22,407.75
28941	9/15/2026	000428		PIERCE COUNTY SEWER.			\$1,695.58
502.0000.17.521.50.47.004			9/1/2026	1360914 09/01/26	PKFC 08/26 9401 Lkwd Dr SW		470.90
001.0000.11.576.81.47.004			9/1/2026	1431285 09/01/26	PKFC 08/26 9107 Angle Ln SW Co		148.94
101.0000.11.543.50.47.004			9/1/2026	1552201 09/01/26	PKST 08/26 9420 Front St S		64.75
001.0000.11.576.80.47.004			9/1/2026	1032275 09/01/26	PKFC 08/26 2716 84th St Ct S		41.61
502.0000.17.518.35.47.004			9/1/2026	870307 09/01/26	PKFC 08/26 6000 Main St SW		199.44
001.0000.11.576.80.47.004			9/1/2026	936570 09/01/26	PKFC 08/26 6002 Fairlawn DR SW		28.98
001.0000.11.576.81.47.004			9/1/2026	2020548 09/01/26	PKFC 08/26 8200 87th Ave SW Sh		174.19
001.0000.11.576.81.47.004			9/1/2026	2029430 09/01/26	PKFC 08/26 9101 Angle Ln SW		75.76
001.0000.11.576.81.47.001			9/1/2026	2067277 09/01/26	PKFC 08/26 9251 Angle LN SW		148.94
001.0000.11.576.80.47.004			9/1/2026	2079712 09/01/26	PKFC 08/26 8928 North Thorne L		130.00
001.0000.11.576.80.47.004			9/1/2026	3025794 09/01/26	PKFC 08/26 9222 Veterans Dr SW		212.07
28942	9/15/2026	013225		PIONEER ATHLETICS.			\$1,480.78
502.0002.17.518.20.48.001			7/31/2026	INV-306140	PKFC Quik Stripe		1,480.78
28943	9/15/2026	014119		PREMIER ELECTRICAL CONTRACTORS.			\$546.25
101.0000.11.542.63.48.001			7/30/2026	1272	PKST AG 2026-023 9301 Whitman		575.00
101.0000.00.223.40.00.000			7/30/2026	1272	PKST AG 2026-023 Inv. 1272 Ret		-28.75
28944	9/15/2026	010630		PRINT NW.			\$2,937.02
106.9999.11.573.20.41.001			8/31/2026	W47219001	PK Traffic Box Wrap: STL & Hip		1,603.42
106.9999.11.573.20.41.001			8/31/2026	W47219301	PK Traffic signal Box Wrap: GL		1,333.60
28945	9/15/2026	008202		PSOMAS.			\$2,627.00
301.0043.11.594.76.41.001			9/10/2026	239216	PKCP 07.24 Thru 08.20		2,627.00
28946	9/15/2026	000445		PUGET SOUND ENERGY.			\$13,038.95
001.0000.11.576.80.47.005			9/1/2026	200001526637 9/01/26	PKFC 07/30-08/31 9222 Veteran'		126.62
101.0000.11.542.63.47.006			9/1/2026	200006381095 9/01/26	PKST 07/30-08/31 7819 150th St		37.23

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
101.0000.11.542.63.47.006			9/1/2026	220008814687 9/01/26	PKST 07/30-08/31 7000 150th St		31.62
001.0000.11.576.80.47.005			9/1/2026	220018963391 9/01/26	PKFC 07/30-08/31 10365 112th S		104.75
101.0000.11.542.63.47.005			9/1/2026	220025290614 9/01/26	PKST 07/30-08/31 12702 Vernon		356.94
101.0000.11.542.63.47.005			9/1/2026	220025290630 9/01/26	PKST 07/30-08/31 8299 Veterans		219.22
001.0000.11.576.80.47.005			9/1/2026	220026435523 9/01/26	PKFC 07/30-08/31 8928 N Thorne		168.31
101.0000.11.542.63.47.006			9/1/2026	220028304982 9/01/26	PKST 07/30-08/31 12810 Gravell		223.78
101.0000.11.542.63.47.005			9/1/2026	220029285701 9/01/26	PKST 07/30-08/31 12319 GLD SW		216.10
101.0000.11.542.63.47.005			9/1/2026	220030615417 9/01/26	PKST 07/30-08/31 11828 Gravell		143.60
101.0000.11.542.63.47.005			9/1/2026	220031520764 9/01/26	PKST 07/30-08/31 12112 Edgewoo		116.38
101.0000.11.542.63.47.006			9/1/2026	220034217525 9/01/26	PKST 07/30-08/31 8601 WA Blvd		201.34
101.0000.11.542.63.47.005			9/1/2026	220034218267 9/01/26	PKST 07/30-08/31 14630 Union A		121.36
101.0000.11.542.63.47.006			9/1/2026	220035223043 9/01/26	PKST 07/30-08/31 11521 GLD SW		136.53
101.0000.11.542.63.47.006			9/1/2026	220040281549 9/01/26	PKST 07/31-08/31 9214 Westmont		7.42
101.0000.11.542.63.47.006			9/1/2026	220040560355 9/01/26	PKST 07/30-08/31 11609 Interla		96.64
101.0000.11.542.63.47.006			9/1/2026	220040858163 9/01/26	PKST 07/30-08/31 11798 Nyanza		231.47
001.0000.11.576.80.47.005			9/1/2026	300000000129 9/01/26	PKFC 07/30-08/31 11500 Militar		18.94
101.0000.11.542.63.47.006			9/1/2026	3000000007165 9/01/26	PKST 08/01-09/01 N of Lk WA BI		10,142.51
001.0000.11.576.80.47.005			9/1/2026	300000010268 9/01/26	PKFC 07/30-08/31 Woodlawn Ave		217.40
001.0000.11.576.81.47.005			8/25/2026	200001527346 8/25/26	PKFC 07/23-08/24 8714 87th Ave		35.15
001.0000.11.576.81.47.005			8/25/2026	220024933081 8/25/26	PKFC 07/23-08/24 8714 87th Ave		85.64
28947	9/15/2026	009761		PUGET SOUND SPECIALTIES INC.			\$3,527.39
001.0000.11.576.81.31.030			9/1/2026	28840	PKFC Fertilizer		3,527.39
28948	9/15/2026	012953		R. L. ALIA COMPANY.			\$1,314,357.83
302.0074.21.595.30.63.001			9/14/2026	AG 2025-049 PP # 10	PWCP AG 2025-049 04/01-04/30 S		13,587.84
311.0008.21.535.30.63.001			9/14/2026	AG 2025-221 PP # 3	PWSC AG 2025-221 06/01-06/30 G		52,862.78
311.0000.00.223.40.00.000			9/14/2026	AG 2025-221 PP # 3	PWSC AG 2025-221 Retainage		-2,597.78
311.0007.21.535.30.63.001			9/14/2026	AG 2025-223 PP # 2	PWSC AG 2025-223 08/01-08/31 S		539,640.48
311.0000.00.223.40.00.000			9/14/2026	AG 2025-223 PP # 2	PWSC AG 2025-223 Retainage		-25,228.65
302.0116.21.595.30.63.001			9/14/2026	AG 2026-035 PP # 2	PWCP AG 2026-035 08/12-08/31 C		736,093.16
28949	9/15/2026	013553		REDWOOD TOXICOLOGY LAB INC.			\$198.00

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.02.523.30.31.001			9/2/2026	882821	MC Fentanyl ICups		198.00
28950	9/15/2026	013903		RG LANGUAGE SERVICES.			\$375.00
001.0000.02.512.51.49.009			9/11/2026	August 2026	MC 08.26 Interpreter Svcs		375.00
28951	9/15/2026	013756		RIGOR, ROGELIO			\$150.00
001.0000.02.512.51.49.009			9/11/2026	August 2026	MC 08.26 Interpreter Svcs		150.00
28952	9/15/2026	013635		SANTANA, CARLOS MANUEL			\$1,413.80
001.0000.02.512.51.49.009			9/11/2026	August 2026	MC 08.26 Interpreter Svcs		1,413.80
28953	9/15/2026	002772		SARCO SUPPLY LLC.			\$198.13
001.0000.11.576.81.31.001			9/3/2026	1170582	PKFC Maint Supplies		198.13
28954	9/15/2026	012020		SCHELL, MICHAEL			\$150.00
001.0000.02.512.51.49.009			9/11/2026	August 2026	MC 08.26 Interpreter Svcs		150.00
28955	9/15/2026	013074		SIERRA SANTA FE CORP.			\$344,957.52
302.0005.21.542.30.63.001			9/14/2026	AG 2026-077 PP # 1	PWCP AG 2026-077 08/26 Chip Se		363,113.18
302.0000.00.223.40.00.000			9/14/2026	AG 2026-077 PP # 1	PWCP AG 2026-077 Retainage		-18,155.66
28956	9/15/2026	010348		SME SOLUTIONS, LLC.			\$474.01
502.0000.17.521.50.48.001			7/31/2026	2347143	PKFC Inspection: PD		474.01
28957	9/15/2026	002912		SOUND ELECTRONICS.			\$618.17
502.0000.17.518.35.48.001			9/3/2026	520105	PKFC Front Dr Repair: CH		618.17
28958	9/15/2026	014205		SOURDOUGH & SARCASM.			\$185.00
631.0000.11.589.00.00.000			8/10/2026	08/10/2026	PKRC 07/17,14,21,28 & 08/04 FM		185.00
28959	9/15/2026	010656		SOUTH SOUND 911.			\$153,171.66
001.0000.15.521.10.41.126			9/1/2026	348	PD 09.26 Communication Svcs		95,808.33
001.0000.15.521.10.41.126			9/1/2026	348	PD 09.26 RMS Svcs		22,125.00
001.0000.15.521.10.41.126			9/1/2026	348	PD 09.26 Record Svcs		25,300.83
001.0000.15.521.10.41.126			9/1/2026	348	PD 09.26 Warrant Svcs		9,937.50

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
28960	9/15/2026	013803		STEILACOOM CHEERLEADING.			\$8,000.00
104.0011.01.557.30.44.001		8/31/2026	202601B	HM 08.14 & 08.15 SummerFest Se		8,000.00	
28961	9/15/2026	014029		STEWART. STEPHEN			\$504.65
101.0000.21.544.20.35.004		9/15/2026	08/08/26 Reimburse	PWST Reimburse Stewart for Off		504.65	
28962	9/15/2026	013210		STRATAGEM LAW GROUP PLLC.			\$1,500.00
001.0000.99.512.51.41.035		8/12/2026	01488	ND 08.12 Public Defender Svcs		1,500.00	
28963	9/15/2026	005033		SUNBELT RENTALS.			\$2,541.96
104.0011.01.557.30.41.001		8/20/2026	187791393-0001	HM SummerFest 2026		1,070.85	
001.0000.11.576.81.45.004		9/1/2026	188254757-0001	PKFC 08.24-08.28 Str Manlift		1,471.11	
28964	9/15/2026	006497		SYSTEMS FOR PUBLIC SAFETY.			\$10,841.95
504.0000.09.518.35.48.001		9/1/2026	50594	PDFL 09/26 Insurance Repair		5,374.68	
501.0000.51.521.10.48.005		9/2/2026	50578	PDFL 09/26 Oil Change		97.24	
501.0000.51.521.10.48.005		9/2/2026	50578	PDFL 09/26 Safety Inspection		461.29	
501.0000.51.521.10.48.005		9/2/2026	50578	PDFL 09/26 Transmission		768.38	
501.0000.51.521.10.48.005		9/2/2026	50578	PDFL 09/26 Brakes		303.83	
501.0000.51.521.10.48.005		9/2/2026	50578	PDFL 09/26 Wipers		58.22	
501.0000.51.521.10.48.005		9/2/2026	50578	PDFL 09/26 Tire Repair		114.24	
501.0000.51.521.10.48.005		9/2/2026	50578	PDFL 09/26 Other		26.00	
501.0000.51.521.10.48.005		8/27/2026	50545	PDFL 08/26 Oil Change		29.04	
501.0000.51.521.10.48.005		8/27/2026	50545	PDFL 08/26 Safety Inspection		246.55	
501.0000.51.521.10.48.005		8/27/2026	50545	PDFL 08/26 Tire Rotation		55.15	
501.0000.51.521.10.48.005		8/27/2026	50545	PDFL 08/26 Wipers		58.16	
501.0000.51.548.79.48.005		7/9/2026	50259	PKFL Car Maint		3,249.17	
28965	9/15/2026	000564		TUCCI & SONS. INC.			\$567,488.07
302.0176.21.595.30.63.001		9/14/2026	AG 2026-078 PP # 1	PWCP AG 2026-078 08/03-08/31 1		567,488.07	
28966	9/15/2026	013362		TUXEDO ENTERPRISES INC..			\$3,750.00
001.0000.03.557.20.49.005		9/9/2026	090926COL	CM AG 2025-057 Fall 2026 Lkwd		3,750.00	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
28967	9/15/2026	000153		TYLER TECHNOLOGIES INC.			\$7,059.20
503.0055.04.594.14.41.001			9/9/2026	045-578572	IT 09/02 Add'It Svcs Remote	1,764.80	
503.0055.04.594.14.41.001			8/31/2026	045-577799	IT 08/25-08/26 Add'tl Svcs Rem	3,529.60	
503.0055.04.594.14.41.001			8/31/2026	045-577800	IT 08/19 EERP Migration	1,764.80	
28968	9/15/2026	007885		ULINE, INC.			\$7,809.78
195.0041.15.594.21.64.010			8/20/2026	212267842	PD Shelving	7,809.78	
28969	9/15/2026	009372		VENTEK INTERNATIONAL,			\$645.26
503.0000.04.518.80.42.001			9/1/2026	155912	IT 09/26 CCU Server Hosting Mo	45.00	
503.0000.04.518.80.42.001			9/1/2026	155912	IT 08/26 Digital Cell Carrier	45.00	
503.0000.04.518.80.42.001			9/1/2026	155912	IT 09/01/26-08/31/27 1 Paystat	495.00	
503.0000.04.518.80.42.001			9/1/2026	155912	Sales Tax	60.26	
28970	9/15/2026	012914		VERIZON COMMUNICATIONS INC.			\$249.17
503.0000.04.518.80.42.001			9/1/2026	630000090237	IT 08/26 GPS	249.17	
28971	9/15/2026	002509		VERIZON WIRELESS.			\$1,114.61
503.0000.04.518.80.42.001			9/11/2026	6152053440	IT 07/27-08/26 Phone	743.56	
180.0000.15.521.21.42.001			9/11/2026	6152053440	IT 07/27-08/26 Phone	371.05	
28972	9/15/2026	010064		VILLIERS-FURZE, MICHELLE			\$871.80
001.0000.02.512.51.49.009			9/11/2026	August 2026	MC 08.26 Interpreter Svcs	871.80	
28973	9/15/2026	002977		WACHTER, HEIDI			\$133.00
001.0000.06.515.30.43.004			9/15/2026	09/30-10/02/26 Meals	LG WSAMA Fall Conf: Wachter	133.00	
28974	9/15/2026	012987		WEX BANK.			\$1,307.16
501.0000.51.548.79.32.001			8/31/2026	115028288	08/26 PK Fuel	44.29	
501.0000.51.521.10.32.001			8/31/2026	115028288	08/26 PD Fuel	282.92	
501.0000.51.521.10.32.001			8/31/2026	115028288	08/26 PD Fuel	65.18	
501.0000.51.521.10.32.001			8/31/2026	115028288	08/26 PD Fuel	15.93	
501.0000.51.521.10.32.001			8/31/2026	115028288	08/26 PD Fuel	179.81	
501.0000.51.521.10.32.001			8/31/2026	115028288	08/26 PD Fuel	60.39	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.15.521.10.32.001			8/31/2026	115028288	08/26 PD Fuel		26.21
501.0000.51.521.10.32.001			8/31/2026	115028288	08/26 PD Fuel		80.28
501.0000.51.521.10.32.001			8/31/2026	115028288	08/26 PD Fuel		145.45
501.0000.51.521.10.32.001			8/31/2026	115028288	08/26 PD Fuel		56.32
501.0000.51.521.10.32.001			8/31/2026	115028288	08/26 PD Fuel		27.49
501.0000.51.521.10.32.001			8/31/2026	115028288	08/26 PD Fuel		72.72
501.0000.51.521.10.32.001			8/31/2026	115028288	08/26 PD Fuel		133.62
501.0000.51.521.10.32.001			8/31/2026	115028288	08/26 PD Fuel		116.55
28975	9/15/2026	011031		XIOLOGIX LLC.			\$11,696.36
503.0000.04.518.80.48.003			8/28/2026	13289	IT FortiNet Renewal FG200FT		5,229.80
503.0000.04.518.80.48.003			8/28/2026	13289	Sales Tax		538.67
503.0000.04.518.80.48.003			9/2/2026	13295	IT Ruckus WatchDog Support		248.94
503.0000.04.518.80.48.003			9/2/2026	13295	IT Ruckus Switch Management Li		3,757.65
503.0000.04.518.80.48.003			9/2/2026	13295	IT Ruckus Virtual SmartZone		1,367.74
503.0000.04.518.80.48.003			9/2/2026	13295	Sales Tax		553.56
28976	9/15/2026	013730		ZAYO GROUP. LLC..			\$1,553.22
503.0000.04.518.80.42.001			9/8/2026	22715125	IT 09/08-10/07 Phone		1,553.22
28977	9/15/2026	014219		ZUBELLI, CHRISTINA			\$150.00
001.0000.02.512.51.49.009			9/11/2026	August 2026	MC 08.26 Interpreter Svcs		150.00
28978	9/15/2026	001272		ZUMAR INDUSTRIES INC.			\$159.80
101.0000.11.542.64.31.001			9/2/2026	58431	PKST Sign		159.80
102745	8/20/2026	014168		AMAZON CAPITAL SERVICES INC.			\$7,689.18
503.0000.04.518.80.31.001			8/6/2026	1WV4-6PPX-3HMH	IT Magnetic Phone Cover		110.20
503.0009.04.594.14.64.002			8/3/2026	1MVK-RKDG-CLWG	IT APC Smart-UPS B/U Battery P		3,242.82
503.0000.04.518.80.31.001			8/3/2026	1MVK-RKDG-KVHK	IT Leviton 30 Amp, 250V Lockin		29.96
503.0009.04.594.14.64.002			7/31/2026	14NQ-9MH6-KNHJ	IT RAM Kit		1,419.55
503.0009.04.594.14.64.002			7/31/2026	19HN-4FJR-MPN1	IT 96GB Kit		2,839.10
503.0000.04.518.80.31.001			7/31/2026	1YYJ-11XV-3MPW	IT Cable		47.55

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
102746	8/20/2026	014221		BAKER, ROSALIND			\$62.50
001.0101.11.347.30.07.001		8/11/2026	2001757.002	PK 50% Refund For Shelter Rent		62.50	
102747	8/20/2026	010262		CENTURYLINK,			\$267.86
503.0000.04.518.80.42.001		8/3/2026	333964560 08/03/26	IT 08/03-09/03 Phone		79.94	
503.0000.04.518.80.42.001		8/2/2026	333543562 08/02/26	IT 08/02-09/01 Phone		79.94	
503.0000.04.518.80.42.001		8/2/2026	333880787 08/02/26	IT 08/02-09/01 Phone		107.98	
102748	8/20/2026	009191		CITY OF DUPONT,			\$59,650.28
631.0001.02.586.10.00.030		8/20/2026	07.26 Court Remit	MC 07.26 Court Remit		59,650.28	
102749	8/20/2026	002408		CITY OF TACOMA,			\$104.50
001.0000.15.521.32.41.001		8/6/2026	91302783	PD 07.26 Dump Charges		104.50	
102750	8/20/2026	006613		CITY OF UNIVERSITY PLACE,			\$538.61
631.0001.02.586.10.00.010		8/20/2026	07.26 Court Remit	MC 07.26 Court Remit		538.61	
102751	8/20/2026	002662		GENE'S TOWING INC.			\$176.48
001.0000.15.521.10.41.070		8/14/2026	26-08-23753	PD 08.14 GMC Sierra 1500		88.24	
001.0000.15.521.10.41.070		8/2/2026	26-08-23447	PD 08.26 Jeep Grand Cherokee		88.24	
102752	8/20/2026	014220		HUDSON, DORIS			\$62.50
001.0101.11.347.30.07.001		8/11/2026	2001758.002	PK 50% Refund For Shelter Rent		62.50	
102753	8/20/2026	010716		JUBITZ FLEET SERVICES,			\$1,281.78
501.0000.51.521.10.32.001		8/16/2026	CL1279881	PD 08.16 Fuel		567.17	
501.0000.51.521.10.32.001		7/31/2026	CL1274178	PD 07.31 Fuel		714.61	
102754	8/20/2026	007626		KENYON DISEND PLLC,			\$1,750.50
001.0000.06.515.30.41.001		7/31/2026	1101630	LG Thru 07/31 Gordon COA # 617		684.00	
001.0000.07.558.60.41.001		7/31/2026	1101633	CD Thru 07/30 Christopher Cred		1,066.50	
102755	8/20/2026	011049		KIVA CONTAINER,			\$3,249.00
001.0000.15.521.80.31.001		7/27/2026	26668	PD Trays		3,249.00	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
102756	8/20/2026	011984		KNOWBE4 INC.			\$8,360.74
503.0000.04.518.80.48.003			7/31/2026	INV446852	IT 09/25/26-09/24/27 KnowBe4 S		8,360.74
102757	8/20/2026	000309		LES SCHWAB TIRE CENTER.			\$2,940.00
501.0000.51.548.79.48.005			8/7/2026	30500946872	PKFL Tires		1,096.62
501.0000.51.548.79.48.005			8/6/2026	30500946740	PKFL Tires		1,843.38
102758	8/20/2026	014214		LEVEL 3 COMMUNICATIONS LLC.			\$284.74
503.0000.04.518.80.42.001			8/1/2026	796266404	IT 08/01-08/31 Phone		284.74
102759	8/20/2026	008978		METROPOLITAN TRANSPORTATION.			\$1,750.00
503.0000.04.518.80.48.003			8/11/2026	4926-AR14567	IT 07/1/26-06/30/27 StreetSave		1,750.00
102760	8/20/2026	010108		MIWALL CORPORATION.			\$7,862.40
001.0000.15.521.26.31.020			7/23/2026	1015043	PD Hornady 308 168gr AMAX TAP		6,978.20
001.0000.15.521.26.31.020			7/23/2026	1015043	freight		150.00
001.0000.15.521.26.31.020			7/23/2026	1015043	Sales Tax		734.20
102761	8/20/2026	006117		PETTY CASH.			\$59.21
001.0000.09.518.91.31.009			8/20/2026	07/26 NY	HR/Washburn: Tomatoes for Well		15.00
001.0000.01.573.90.31.001			8/20/2026	07/26 NY	CC/Kraus: Whispers of Korean A		44.21
102762	8/20/2026	014222		PREMIER AIRPORT SHUTTLE.			\$8,951.03
001.9999.01.573.90.41.001			8/11/2026	2396	CC 08/11-08/16 Gimhae Transpor		8,951.03
102763	8/20/2026	010896		PUGET SOUND TITLE - TACOMA.			\$693.63
105.0001.07.559.20.41.001			6/25/2026	229733	AB Mal C. Collins Litigation G		693.63
102764	8/20/2026	012825		READY SET TOW LLC.			\$88.24
001.0000.15.521.10.41.070			8/10/2026	7383	PD 08.02 Infiniti Q50		88.24
102765	8/20/2026	011411		SMARSH INC.			\$4,839.69
503.0000.04.518.80.41.090			7/31/2026	INV-371885	IT 07/29-12/31 T-Mobile Prof A		3,567.89
503.0000.04.518.80.41.090			7/31/2026	INV-371885	IT 07/29-12/31 Add'l Cx T-Mobi		610.00
503.0000.04.518.80.41.090			7/31/2026	INV-371885	IT 07/29-12/31 Onboarding - Ca		600.00

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
503.0000.04.518.80.41.090			7/31/2026	INV-371885	Sales Tax		61.80
102766	8/20/2026	005831		TOWN OF STEILACOOM.			\$1,735.16
631.0001.02.586.10.00.020			8/20/2026	07.26 Court Remit	MC 07.26 Court Remit		1,735.16
102767	8/20/2026	010640		TRANSUNION RISK AND.			\$478.82
001.0000.15.521.21.41.001			8/1/2026	212084-202607-1	PD 07.26 People Searches		478.82
102768	8/20/2026	009856		UTILITIES UNDERGROUND LOCATION.			\$456.78
101.0000.11.544.90.41.001			7/31/2026	6070185	PKST 07/26 Excavation Notifica		456.78
102769	8/20/2026	014185		VISA - 1909.			\$775.38
001.0000.11.571.20.31.001			7/27/2026	1909/Enright 7/27/26	PKRC Camp Create Supplies		102.14
001.0000.11.571.20.41.001			7/27/2026	1909/Enright 7/27/26	PKRC Camp Create Field Trip: A		135.20
001.0000.11.571.20.41.001			7/27/2026	1909/Enright 7/27/26	PKRC Camp Create: Reptile Lady		479.36
001.0000.11.571.20.31.001			7/27/2026	1909/Enright 7/27/26	PKRC Camp Create & Pavilion Su		58.68
102770	8/20/2026	013494		VISA - 3477.			\$595.38
001.0000.15.521.10.31.001			7/27/2026	3477/Johnso 07/27/26	PD Food For Citizens Academy		45.90
001.0000.15.521.10.31.001			7/27/2026	3477/Johnso 07/27/26	PD Office Suoplies For Citizen		138.06
001.0000.15.521.10.41.001			7/27/2026	3477/Johnso 07/27/26	PD E Bike Repairs		411.42
102771	8/20/2026	013084		VISA - 3768.			\$13.19
001.0000.99.518.40.42.002			7/27/2026	3768/Beard 07/27/26	ND 07.14 PD Postage: Mail To T		25.32
001.0000.99.518.40.42.002				3738/Beard 07/27/26	ND 07.22 PD Postage Refund		-12.13
102772	8/20/2026	012656		VISA - 4197.			\$897.53
001.0000.09.518.10.49.003			7/27/2026	4197/Fin 6 07/27/26	HR WAPELRA Conf: Medford		349.00
001.0000.09.518.91.31.009			7/27/2026	4197/Fin 6 07/27/26	HR Hand Fans & T-shirts: Welln		548.53
102773	8/20/2026	013734		VISA - 5000.			\$3,524.46
001.0000.15.521.22.31.001			7/27/2026	5000/Meeks 07/27/26	PD Badge Holders		437.59
001.0000.15.521.10.31.008			7/27/2026	5000/Meeks 07/27/26	PD Uniforms For AC: D. Caldrid		551.28
001.0000.15.521.80.31.008			7/27/2026	5000/Meeks 07/27/26	PD Uniform Pants: Evidence		254.68
001.0000.15.521.80.31.008			7/27/2026	5000/Meeks 07/27/26	PD Uniform Shirts: Evidence		131.23

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001.0000.15.521.22.31.001			7/27/2026	5000/Meeks 07/27/26	PD Wipes		435.69
001.0000.15.521.80.31.001			7/27/2026	5000/Meeks 07/27/26	PD NIK Test Kits		1,032.40
001.0000.15.521.10.31.008			7/27/2026	5000/Meeks 07/27/26	PD Uniforms For AC: D. Caldrid		461.05
001.0000.15.521.22.31.001			7/27/2026	5000/Meeks 07/27/26	PD Ear Buds: Cerniaskaus		220.54
102774	8/20/2026	013544		VISA - 6041,			\$483.15
001.0000.15.521.10.31.001			7/27/2026	6041/PD1 07/27/26	PD Dog Food		159.53
001.9999.01.511.60.31.008			7/27/2026	6041/PD1 07/27/26	PD Name Tags For PSAC		110.10
001.0000.99.518.40.42.002			7/27/2026	6041/PD1 07/27/26	ND 06.29 PD Postage		27.20
001.0000.15.521.10.41.001			7/27/2026	6041/PD1 07/27/26	PD Good To Go Fee For Vehicle		13.24
001.0000.15.521.10.31.020			7/27/2026	6041/PD1 07/27/26	PD Supplies For Range: Wooden		173.08
102775	8/20/2026	013367		VISA - 6364,			\$713.36
001.0000.02.523.30.31.001			7/27/2026	6364/Wright 07/27/26	MC Workbooks For DVMRT		352.50
001.9999.02.523.30.31.001			7/27/2026	6364/Wright 07/27/26	MC Bus Passes For Therapeutic		100.00
001.9999.02.523.30.43.002			7/27/2026	6364/Wright 07/27/26	MC 2026 RISE Conf: T. Lewis		514.20
001.9999.02.523.30.43.002				6364/Wright 07/27/26	MC 2026 RISE Conf Lodging Refu		-253.34
102776	8/20/2026	011138		VISA - 7776,			\$355.90
001.0000.11.576.81.45.004			7/27/2026	7776/Anders 07/27/26	PKFC Mixing Drum Rental Fee		355.90
102777	8/20/2026	011158		VISA - 7966,			\$5,025.34
001.0000.15.521.40.43.002			7/27/2026	7966/Pitts 07/27/26	PD UOF/CDT Trng: J Harper		1,031.00
001.0000.15.521.10.31.008			7/27/2026	7966/Pitts 07/27/26	PD CDT Clothing: T. Borchardt		533.62
001.0000.15.521.90.43.002			7/27/2026	7966/Pitts 07/27/26	PD Interview & Interrogation:		265.56
001.0000.15.521.10.49.001			7/27/2026	7966/Pitts 07/27/26	PD ICP Membership - Burgos		150.00
001.0000.15.521.40.49.001			7/27/2026	7966/Pitts 07/27/26	PD Phlebotomy License Renewal:		225.50
001.0000.15.521.40.49.001			7/27/2026	7966/Pitts 07/27/26	PD WACE Membership: Mathies &		110.00
001.0000.15.521.40.49.003			7/27/2026	7966/Pitts 07/27/26	PD PNW Summit: Porche		217.69
001.0000.15.521.40.49.003			7/27/2026	7966/Pitts 07/27/26	PD WSPCA Fall Seminar: Repp		381.99
001.0000.15.521.26.31.008			7/27/2026	7966/Pitts 07/27/26	PD SRT Bang Hanger		154.97
001.0000.15.521.90.49.003			7/27/2026	7966/Pitts 07/27/26	PD Basic Homicide Investigatio		450.00
001.0000.15.521.40.43.001			7/27/2026	7966/Pitts 07/27/26	PD IACP Conference: Prater		689.45
001.0000.15.521.40.49.003			7/27/2026	7966/Pitts 07/27/26	PD IACP Conference: Prater		500.00

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001.0000.15.521.10.35.004			7/27/2026	7966/Pitts 07/27/26	PD Chair For AC		295.56
001.0000.15.521.90.43.005			7/27/2026	7966/Pitts 07/27/26	PD Interview & Interrogation:		20.00
102778	8/20/2026	011159		VISA - 7974.			\$291.79
104.0010.01.557.30.31.001			7/27/2026	7974/Scheid 07/27/26	HM Famer's Market Supplies		184.68
001.0000.11.569.50.31.001			7/27/2026	7974/Scheid 07/27/26	PKSR Sr Ctr Supplies		107.11
102779	8/20/2026	011172		VISA - 8105.			\$499.38
001.0000.15.521.21.43.002			7/27/2026	8105/PD2 07/27/26	PD Investigation: CN #26108021		499.38
102780	8/20/2026	013244		VISA - 9393.			\$29.77
001.0000.15.521.21.31.001			7/27/2026	9393/Sale 07/27/26	PD Vacuum Bags		29.77
102781	8/20/2026	006716		WESTERN SYSTEMS INC.			\$61,780.47
504.0000.09.518.39.48.001			6/29/2026	0000072811	RM CI # 2025-084 Replacement T		55,960.57
504.0000.09.518.39.48.001			6/29/2026	0000072811	Sales Tax		5,819.90
102782	8/31/2026	003133		ACC EDUCATION FOUNDATION.			\$385.00
401.0000.41.531.10.49.003			8/17/2026	109698	PWSW Remote WWHM 2025 Basic Wo		385.00
102783	8/31/2026	012402		ALEXANDER'S GOLF CARTS.			\$4,174.86
104.0011.01.557.30.41.001			8/13/2026	I-2684847	HM 08.15 SF: Golf Carts		4,174.86
102784	8/31/2026	014168		AMAZON CAPITAL SERVICES INC.			\$1,919.68
503.0000.04.518.80.31.001			8/5/2026	11KV-1WKN-LD34	IT Brackets for Server Racks		189.68
503.0070.04.594.14.64.001			8/5/2026	1WLG-TNV9-LDWC	IT Label Maker Refills		1,247.42
503.0000.04.518.80.31.001			8/10/2026	1D1H-9W4L-LX7X	IT Cables		135.84
503.0000.04.518.80.31.001			8/11/2026	11YJ-QKKF-FNJ3	IT 10PCS 10GBASE		303.01
503.0000.04.518.80.31.001			8/1/2026	1MGW-T9X1-NGXL	IT Cable		43.73
102785	8/31/2026	008307		AT&T MOBILITY.			\$4,271.95
503.0000.04.518.80.42.001			8/19/2026	287296255265 08/26	IT Thru 08/19 Phone		4,271.95
102786	8/31/2026	013264		BARKER, JASON			\$12,000.00
104.0011.01.557.30.41.001			8/15/2026	081526-1	HM 08.15 SF: Circus Shows		12,000.00

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
102787	8/31/2026	014228		BEANWATER.			\$90.00
001.0000.07.321.99.00.001		8/21/2026	604316404	CD Refund: Duplicate Business		90.00	
102788	8/31/2026	014224		BROME. SHAWN			\$16.55
001.0101.11.347.30.06.001		8/25/2026	08/25/2026	PKRC Refund: Boat Launch Xtra		16.55	
102789	8/31/2026	010262		CENTURYLINK.			\$919.07
503.0000.04.518.80.42.001		8/15/2026	333545327 08/15/26	IT 08/15-09/14 Phone		234.12	
503.0000.04.518.80.42.001		8/17/2026	333627933 08/17/26	IT 08/17-09/16 Phone		372.61	
503.0000.04.518.80.42.001		8/17/2026	333628514 08/17/26	IT 08/17-09/16 Phone		312.34	
102790	8/31/2026	008105		DEPARTMENT OF TRANSPORTATION.			\$78.78
101.0000.11.544.90.41.001		7/6/2026	AUTO2605140000310	PKST/PKSW Traffic Mgmt Ctr Ops		39.39	
401.0000.11.531.10.41.001		7/6/2026	AUTO2605140000310	PKST/PKSW Traffic Mgmt Ctr Ops		39.39	
102791	8/31/2026	006540		DYNAMIC LANGUAGE CENTER LTD.			\$102.90
105.0001.07.559.20.41.001		8/21/2026	IN-3315372	AB 08/19 Korean Interpretation		102.90	
102792	8/31/2026	004710		EQUIFAX CREDIT NORTHWEST CORP.			\$129.28
001.0000.15.521.40.41.001		8/17/2026	2075773258	PD 07.18-08.17 Person Searches		129.28	
102793	8/31/2026	013289		FACE PAINTING BY SKYE.			\$1,200.00
104.0011.01.557.30.41.001		8/14/2026	039	HM 08.15 SF: Face Painting		1,200.00	
102794	8/31/2026	013532		FLEXENTIAL.			\$4,313.05
503.0000.04.518.80.41.001		8/27/2026	INV847206	IT 08/26 Data Protection,		4,313.05	
102795	8/31/2026	014231		GITHIRI. ELIUD I			\$34,600.00
302.0131.21.595.20.61.006		8/28/2026	Githiri ROW Acq	PWCP Githiri ROW Acquisition P		34,600.00	
102796	8/31/2026	002817		GRAINGER.			\$54.14
502.0000.17.518.35.31.001		8/20/2026	9051256924	PKFC Polycarbonate		54.14	
102797	8/31/2026	014226		GREEN. MATT			\$418.00

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001.0000.07.322.10.00.000			8/25/2026	Bldg-2026-566	CD Refund: Permit Withdrawn: C		184.00
631.0002.07.386.10.00.040			8/25/2026	Bldg-2026-566	CD Refund: Permit Withdrawn: C		25.00
001.0000.07.322.10.00.000			8/25/2026	Bldg-2026-634	CD Refund: Permit Withdrawn: C		184.00
631.0002.07.386.10.00.040			8/25/2026	Bldg-2026-634	CD Refund: Permit Withdrawn: C		25.00
102798	8/31/2026	009728		HSA BANK,			\$173.25
001.0000.09.518.10.41.001			8/4/2026	W722976	HR 07/26 HSA Svc Fee		173.25
102799	8/31/2026	013893		JAMES, DAVID			\$2,463.75
104.0011.01.557.30.41.001			8/10/2026	08152026	HM 08.15 SF: Photo Booth - Mai		2,463.75
102800	8/31/2026	007626		KENYON DISEND PLLC.			\$10,468.50
001.0000.06.515.30.41.001			7/31/2026	1101627	LG Thru 07/30 General City Att		456.00
001.0000.07.558.60.41.001			7/31/2026	1101628	CD Thru 07/31 Balgenorth Lawsu		8,477.00
001.0000.06.515.30.41.001			7/31/2026	1101629	LG Thru 07/22 Gordon COA #6207		571.50
001.0000.06.515.30.41.001			7/31/2026	1101631	LG Thru 07/22 Rodriguez COA #6		482.00
001.0000.06.515.30.41.001			7/31/2026	1101632	LG Thru 07/22 Rodriguez COA #6		482.00
102801	8/31/2026	013540		KEYS, WINSTON			\$3,000.00
104.0011.01.557.30.41.001			8/12/2026	000169	HM 08.15 SF: Bubble Suits		3,000.00
102802	8/31/2026	014230		KOMLAN SEVON AND.			\$26,200.00
302.0131.21.595.20.61.006			8/28/2026	Mawoekou ROW acq	PWCP Mawoekou ROW Acquisition		26,200.00
102803	8/31/2026	000299		LAKEVIEW LIGHT & POWER CO..			\$17,820.37
101.0000.11.542.64.47.005			8/7/2026	67044-002 08/07/26	PKST 07/04-08/04 Pac Hwy & STW		74.43
101.0000.11.542.64.47.005			8/7/2026	67044-012 08/07/26	PKST 07/04-08/04 Hwy 512 & STW		96.09
101.0000.11.542.63.47.006			8/7/2026	67044-014 08/07/26	PKST 06/30-07/30 Hwy 512 & STW		92.57
101.0000.11.542.64.47.005			8/7/2026	67044-016 08/07/26	PKST 07/04-08/04 40th Ave SW		61.61
101.0000.11.542.64.47.005			8/7/2026	67044-032 08/07/26	PKST 07/04-08/04 100th ST SW &		79.21
001.0000.11.576.80.47.005			8/7/2026	67044-048 08/07/26	PKFC 07/04-08/04 2716 84th St		27.86
101.0000.11.542.64.47.005			8/7/2026	67044-050 08/07/26	PKST 07/04-08/04 Lkwd Dr SW/St		73.71
101.0000.11.543.50.47.005			8/7/2026	67044-074 08/07/26	PKST 07/04-08/04 9424 Front St		255.65
101.0000.11.542.64.47.005			8/7/2026	67044-078 08/07/26	PKST 07/04-08/04 100th St SW &		94.29

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
101.0000.11.542.64.47.005			8/7/2026	67044-079 08/07/26	PKST 07/16-08/04 96th St S & S		83.21
101.0000.11.542.64.47.005			8/7/2026	67044-080 08/07/26	PKST 07/04-08/04 8802 STW		74.52
101.0000.11.542.64.47.005			8/7/2026	67044-081 08/07/26	PKST 07/04-08/04 3601 Steil Bl		71.17
101.0000.11.542.63.47.006			8/7/2026	67044-083 08/07/26	PKST 07/04-08/04 40th & 100th		87.34
101.0000.11.542.63.47.006			8/7/2026	67044-085 08/07/26	PKST 07/04-08/04 26th & 88th S		45.44
101.0000.11.542.63.47.006			8/7/2026	67044-087 08/07/26	PKST 07/04-08/04 123rd & BPW S		70.09
101.0000.11.542.63.47.006			8/7/2026	67044-089 08/07/26	PKST 07/04-08/04 9520 Front ST		48.51
101.0000.11.542.63.47.006			8/7/2026	67044-092 08/07/26	PKST 07/04-08/04 8909 STW		43.91
101.0000.11.542.64.47.005			8/7/2026	67044-094 08/07/26	PKST 07/04-08/04 8402 Pine St		69.56
101.0000.11.542.64.47.005			8/7/2026	67044-095 08/07/26	PKST 07/04-08/04 84th St S & S		107.02
101.0000.11.542.63.47.005			8/7/2026	67044-096 08/07/26	PKST 07/04-08/04 3598 92nd St		76.77
101.0000.11.542.63.47.005			8/7/2026	67044-098 08/07/26	PKST 07/04-08/04 5309 112th St		78.67
101.0000.11.542.64.47.005			8/14/2026	67044-004 08/14/26	PKST 07/11-08/11 108th St SW &		70.46
101.0000.11.542.64.47.005			8/14/2026	67044-010 08/14/26	PKST 07/11-08/11 108th St SW &		71.81
101.0000.11.542.64.47.005			8/14/2026	67044-017 08/14/26	PKST 07/11-08/11 112th St SW &		60.16
101.0000.11.542.64.47.005			8/14/2026	67044-030 08/14/26	PKST 07/11-08/11 112th ST SW &		73.43
101.0000.11.542.63.47.006			8/14/2026	67044-072 08/14/26	PKST 07/11-08/11 11302 Kendric		57.09
502.0000.17.542.65.47.005			8/14/2026	67044-073 08/14/26	PKFC 07/11-08/11 11420 Kendric		164.17
101.0000.11.542.63.47.006			8/14/2026	67044-091 08/14/26	PKST 07/11-08/11 4713 111th St		55.46
101.0000.11.542.64.47.005			8/26/2026	67044-053 08/07/26	PKST 07/04-08/04 4648 Steil Bl		59.98
101.0000.11.542.64.47.005			8/26/2026	67044-084 08/07/26	PKST 07/04-08/04 Steil & Lkvw		81.10
504.0000.09.518.39.48.001			8/25/2026	458	RM Cl # 2026-041 108th St SW &		8,268.89
502.0000.17.521.50.47.005			8/21/2026	117448-001 08/21/26	PKFC 07/18-08/18 Lkwd Police S		7,146.19
102804	8/31/2026	000296		LAKEWOOD SISTER CITIES.			\$5,796.26
104.0014.01.557.30.41.001			8/20/2026	Invoice #8 2026	HM AG 2025-265 Lodging Tax Gra		5,221.09
104.0014.01.557.30.41.001			8/20/2026	Invoice #9 2026	HM AG 2025-265 Lodging Tax Gra		575.17
102805	8/31/2026	000300		LAKEWOOD WATER DISTRICT.			\$18,091.63
101.0000.11.542.70.47.001			8/18/2026	22087.01 08/18/26	PKST 06/08-08/07 @ 75th St & C		190.61
101.0000.11.542.70.47.001			8/18/2026	26690.03 08/18/26	PKST 06/10-08/07 Entr Meadow P		2,920.32
101.0000.11.542.70.47.001			8/18/2026	27116.03 08/18/26	PKST 06/08-08/07 NE Corner BP		113.41
001.0000.11.576.80.47.001			8/18/2026	19131.02 08/18/26	PKFC 06/08-08/07 Russell Rd S/		3,040.09

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
101.0000.11.542.70.47.001			8/18/2026	19210.03 08/18/26	PKST 06/08-08/07 Russell Rd &		90.81
101.0000.11.542.70.47.001			8/11/2026	30353.01 08/11/26	PK 06/03-08/03 Lake City Blvd/		808.37
001.0000.11.576.80.47.001			8/11/2026	38053.01 08/11/26	PK 06/03-08/03 8928 N Thorne L		345.34
101.0000.11.542.70.47.001			8/11/2026	39353.01 08/11/26	PKST 06/03-08/03 111th St SW /		58.71
001.0000.11.576.80.47.001			8/11/2026	14449.03 08/11/26	PKFC 06/03-08/03 9222 Vet Dr S		198.25
001.0000.11.576.80.47.001			8/11/2026	14451.02 08/11/26	PKFC 06/03-08/03 9222 Vet Dr S		2,925.74
001.0000.11.576.80.47.001			8/11/2026	15996.04 08/11/26	PKFC 06/03-08/03 8928 N Thorne		5,909.92
101.0000.11.542.70.47.001			8/11/2026	17009.02 08/11/26	PKST 06/03-08/03 100th St SW S		58.71
101.0000.11.542.70.47.001			8/11/2026	26684.02 08/11/26	PKST 06/03-08/03 11002 Pac Hwy		58.71
101.0000.11.542.70.47.001			8/11/2026	26698.02 08/11/26	PKST 06/03-08/03 11620 Pac Hwy		213.01
101.0000.11.542.70.47.001			8/11/2026	26755.02 08/11/26	PKST 06/03-08/03 Pac Hwy SW S/		122.25
101.0000.11.542.70.47.001			8/11/2026	26862.02 08/11/26	PKST 06/03-08/03 Pac Hwy & STW		673.84
101.0000.11.542.70.47.001			8/11/2026	27111.02 08/11/26	PKST 06/03-08/03 Kendrick Dr S		71.24
101.0000.11.542.70.47.001			8/11/2026	27146.02 08/11/26	PKST 06/03-08/03 9420 Front St		58.71
001.0000.11.576.80.47.001			8/11/2026	27156.01 08/11/26	PK 06/03-08/03 9203 Veterans D		120.32
101.0000.11.542.70.47.001			8/11/2026	27348.01 08/11/26	PKST 06/03-08/03 100th & STW S		54.56
101.0000.11.542.70.47.001			8/11/2026	28253.01 08/11/26	PKST 06/03-08/03 15410 Union A		58.71
102806	8/31/2026	004680		LANGUAGE LINE SERVICES.			\$2,029.76
001.0000.02.512.51.49.009			7/31/2026	11987674	MC 07.26 Interpreter		985.47
001.0000.02.512.51.49.009			6/30/2026	11964852	MC 06.26 Interpreter		1,044.29
102807	8/31/2026	000309		LES SCHWAB TIRE CENTER.			\$3,228.15
501.0000.51.548.79.48.005				30500947606	{KFL Refund: Tire Repair, Inv		-23.15
501.0000.51.548.79.48.005				30500947901	PKFL Refund: Brakes, Inv #3050		-3,091.87
501.0000.51.548.79.48.005			8/7/2026	30500947092	PKFL Tire Repair		23.15
501.0000.51.548.79.48.005			8/12/2026	30500947575	PKFL Tires		1,430.51
501.0000.51.548.79.48.005			8/15/2026	30500947902	PKFL Brakes		1,565.36
501.0000.51.548.79.48.005			8/14/2026	30500947787	PKFL Brakes		3,091.87
501.0000.51.548.79.48.005			8/25/2026	30500949206	PKFL Power Battery		232.28
102808	8/31/2026	013524		MESSMER. KAMERON			\$1,425.00
104.0011.01.557.30.41.001			8/14/2026	02042118	HM 08.15 SF: Balloon Twisting		1,425.00

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
102809	8/31/2026	014229		MILLER, JEROLD			\$480.00
001.0000.07.345.81.01.001		8/25/2026	08/25/2026	Refund	CD Refund: Permit Withdrawn, C		480.00
102810	8/31/2026	009967		MT VIEW LOCATING SERVICES LLC,			\$375.00
001.0000.11.576.81.41.001		8/19/2026	22351.43331		PKFC 08.11 Private Locate: 871		375.00
102811	8/31/2026	010743		NISQUALLY INDIAN TRIBE.			\$62,113.02
001.0000.15.521.10.41.125		7/31/2026	6600		PD 07.26 Jail Services		62,113.02
102812	8/31/2026	009421		PACIFIC RIM TALENT INC.			\$1,500.00
001.0000.11.571.20.41.082		3/12/2026	03/12/26	Fiesta	PKRC 09.26 Fiesta Festival		1,500.00
102813	8/31/2026	013295		PNW AXE THROWING LLC,			\$2,000.00
104.0011.01.557.30.41.001		5/6/2026	340		HM 08.15 SF: 9 Hole Mini Putt		2,000.00
102814	8/31/2026	010896		PUGET SOUND TITLE - TACOMA,			\$1,928.44
105.0001.07.559.20.41.001		7/14/2026	229795		AB Linette Wilson Litigation G		694.20
105.0001.07.559.20.41.001		7/22/2026	229819		AB Joseph Kim Litigation Guara		462.84
302.0121.21.595.20.61.007		8/5/2026	229092		PWSW Craig Visser Cancellation		110.20
302.0121.21.595.20.61.007		8/5/2026	229093		PWCP George Montgomery Cancell		110.20
302.0121.21.595.20.61.007		8/5/2026	229094		PWCP Eliud Githiri Cancellatio		110.20
302.0121.21.595.20.61.007		8/5/2026	229095		PWCP Komlan Sevon Cancellation		110.20
302.0121.21.595.20.61.007		8/5/2026	229096		PWCP Clover Park SD #400 Cance		330.60
102815	8/31/2026	005342		RAINIER LIGHTING & ELECTRICAL.			\$33.09
502.0000.17.518.30.31.001		8/26/2026	618292-1		PKFC Fuse		33.09
102816	8/31/2026	012825		READY SET TOW LLC.			\$528.96
001.0000.15.521.10.41.070		8/26/2026	7482		PD 08.25 Chevrolet Trailblazer		88.24
001.0000.15.521.10.41.070		8/28/2026	7487		PD 08.27 Ford Fusion		88.24
001.0000.15.521.10.41.070		8/19/2026	7455		PD 08.18 Suzuki GSX 650F, Case		88.24
001.0000.15.521.10.41.070		8/20/2026	6973		PD 05.26 Infiniti G37 Coupe		88.08
001.0000.15.521.10.41.070		8/20/2026	7057		PD 05.22 Ford F-550		88.08
001.0000.15.521.10.41.070		8/20/2026	7090		PD 06.01 Ford Fusion, Case #26		88.08

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
102817	8/31/2026	014190		RIDE FINESSE.			\$15,000.00
104.0011.01.557.30.41.001		8/12/2026	1999	HM 08/15 SF: Motorcross Shows		15,000.00	
102818	8/31/2026	013504		RUX, CHERYL			\$1,200.00
104.0011.01.557.30.41.001		7/29/2026	07/29/2026	HM 08.15 SF: 30th Anniv Art Cr		1,200.00	
102819	8/31/2026	013241		SEATTLE BALLOONING.			\$16,269.25
104.0011.01.557.30.41.001		8/27/2026	SID4RBWG-0003	HM/PKRC 08.15 SF: Hot Air Ball		15,442.00	
001.9999.11.571.10.41.001		8/27/2026	SID4RBWG-0003	HM/PKRC 08.15 SF: Hot Air Ball		827.25	
102820	8/31/2026	011227		SHOW CASE MEDIA,			\$960.00
104.0011.01.557.30.44.001		7/30/2026	6480	HM 07.16 SummerFest Featured E		380.00	
104.0010.01.557.30.44.001		5/28/2026	6368	HM FM Opening		580.00	
102821	8/31/2026	013953		SMS CLEANING INC.			\$16,041.88
502.0000.17.542.65.48.001		8/19/2026	Lakewood-0826	PKFC AG 2025-069 08.26 Custodi		901.88	
502.0000.17.521.50.48.001		8/19/2026	Lakewood-0826	PKFC AG 2025-069 08.26 Custodi		3,742.50	
502.0000.17.518.30.41.001		8/19/2026	Lakewood-0826	PKFC AG 2025-069 08.26 Custodi		5,557.50	
001.0000.11.576.81.41.001		8/19/2026	LakewoodParks-0826	PKFC AG 2025-069 Custodial Svc		3,738.00	
001.0000.11.576.80.41.001		8/19/2026	LakewoodParks-0826	PKFC AG 2025-069 Custodial Svc		2,102.00	
102822	8/31/2026	014225		SPLASH TIMES FUN.			\$9,145.00
104.0011.01.557.30.41.001		4/17/2026	59831763	HM 08.15 Foam Party & Bubbles		9,145.00	
102823	8/31/2026	014227		STAYTON. CASSIE			\$5,810.00
001.0000.07.322.10.00.000		7/16/2026	Mech-2026-419	CD Refund: 2nd Permit Not Need		3,428.50	
001.0000.07.322.10.00.000		7/16/2026	Plum-2026-206	CD Refund: 2nd Permit Not Need		2,381.50	
102824	8/31/2026	012412		STEAGALL. LARRY			\$1,452.00
001.0000.03.557.20.41.001		8/17/2026	26-05	CM 08/15 SummerFest Photograph		1,452.00	
102825	8/31/2026	009354		TK ELEVATOR.			\$156.48
502.0000.17.521.50.48.001		8/14/2026	7000413592	PKFC Elevator Maint: PD		156.48	
102826	8/31/2026	001255		US POSTMASTER,			\$6,820.38

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.03.557.20.42.002			8/18/2026	337095	CM Permit 2160: Fall 2026 Conn		6,820.38
102827	8/31/2026	013357		VISA - 5580.			\$702.00
195.0024.15.521.30.41.090			7/27/2026	5580/Prater 07/27/26	PD View Commander Software		702.00
102828	8/31/2026	013543		WENATCHEE YOUTH CIRCUS.			\$6,600.00
104.0011.01.557.30.41.001			8/3/2026	2026080301	HM 08.15 SummerFest Performanc		6,600.00
102829	9/11/2026	014243		OLD PROBLEMS NEW SOLUTIONS.			\$4,000.00
190.1007.52.559.32.41.001			8/30/2026	OPS-2026-0830-001	CDBG EPP: S Hubert Rental Assi		4,000.00
102830	9/11/2026	014236		SANTOS ROJAS. ALEJANDRA			\$7,800.00
190.1007.52.559.32.41.001			9/10/2026	2026-Mayorga	CDBG EPP: Mayorga Rental Assis		4,000.00
190.3019.52.559.32.41.001			9/10/2026	2026-Mayorga	CDBG EADR: Mayorga Relocation		3,800.00
102831	9/15/2026	010899		ACCESS INFORMATION MANAGEMENT.			\$614.58
001.0000.06.514.30.41.001			8/31/2026	12372275	LG 08/26 Record Retention & Mg		614.58
102832	9/15/2026	011667		ALLPLAY SYSTEMS LLC.			\$3,104.95
301.0016.11.594.76.63.001			9/4/2026	2026-172F	PKCP Pedestal Grills		3,104.95
102833	9/15/2026	009991		ALTEC INDUSTRIES INC.			\$1,327.96
501.0000.51.548.79.48.005			9/1/2026	52220292	PKFL Annual PM & Dielectric		1,327.96
102834	9/15/2026	014168		AMAZON CAPITAL SERVICES INC.			\$2,557.74
503.0000.04.518.80.31.001			8/19/2026	14VQ-7FTY-9J9Y	IT HDMI Converter		174.03
503.0000.04.518.80.31.001			8/17/2026	1HHP-XQ9W-FCDQ	IT Smart TV		460.69
503.0000.04.518.80.31.001				1C34-R66L-M13V	IT Refund Inv 1YFG-C1MC-R7M6:		-107.90
503.0000.04.518.80.31.001				1DNN-L63L-LXW4	IT Refund Inv 1YFG-C1MC-R7M6:		-107.90
503.0000.04.518.80.31.001				1FML-R1TF-7YXC	IT Refund Inv 1QP6-94HP-RN3L:		-229.00
503.0000.04.518.80.31.001				1HDJ-JQ7M-1VFK	IT Refund Inv 17XD-LYJT-QNJW:		-75.16
503.0000.04.518.80.31.001				1JJ7-XJQ3-WJ9Y	IT Refund Inv 1PTL-YX94-QK6M:		-15.40
503.0000.04.518.80.31.001				1MXQ-113Q-46R9	IT Refund Inv 1YFG-C1MC-R7M6:		-107.90
503.0000.04.518.80.31.001				1PNJ-DLGM-9XT7	IT Refund Inv 1XXV-PHVT-9W3Q:		-114.12
503.0000.04.518.80.31.001				1RXW-F9TY-KFT3	IT Refund:Inv 1QNX-313X-KGD1:		-106.68

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
503.0000.04.518.80.31.001				1THM-3VVT-3J4P	IT Refund Inv 1YFG-C1MC-R7M6:		-107.90
503.0000.04.518.80.31.001				1TTV-WGHD-4716	IT Refund Inv 1WNW-FLPR-3JGF:		-180.14
503.0009.04.594.14.64.002			9/9/2026	1KW6-QKR9-JFFY	IT Dome Cameras		3,075.12
102835	9/15/2026	008307		AT&T MOBILITY.			\$20.20
503.0000.04.518.80.42.001			8/19/2026	287304884473 08/26	IT Thru 08/19 Phone		11.13
503.0000.04.518.80.42.001			7/19/2026	287304884473 07/26	IT Thru 07/19 Phone		9.07
102836	9/15/2026	013264		BARKER, JASON			\$3,000.00
104.0033.01.557.30.41.001			9/15/2026	09262026	HM 09.26 Feista De La Familia		3,000.00
102837	9/15/2026	005965		BUILDERS EXCHANGE OF.			\$50.48
301.0048.11.594.76.44.001			8/9/2026	1082704	PKCP Publish Online: City of L		50.48
102838	9/15/2026	010262		CENTURYLINK.			\$350.88
503.0000.04.518.80.42.001			8/24/2026	333452252 08/24/26	IT 08/24-09/23 Phone		83.04
503.0000.04.518.80.42.001			9/3/2026	333964560 09/03/26	IT 09/03-10/02 Phone		79.94
503.0000.04.518.80.42.001			9/2/2026	333543562 09/02/26	IT 09/02-10/01 Phone		79.94
503.0000.04.518.80.42.001			9/2/2026	333880787 09/02/26	IT 09/02-10/01 Phone		107.96
102839	9/15/2026	011564		CODE PUBLISHING COMPANY.			\$337.50
001.0000.06.514.30.41.001			8/31/2026	GCI0020377	LG Muni Code - Web Update, New		337.50
102840	9/15/2026	014238		DAVIS, TESSA			\$1,186.80
101.0000.21.322.40.00.004			9/14/2026	ROW-2026-177	PWST Refund Camino # ROW-2026-		1,186.80
102841	9/15/2026	009472		DISH NETWORK LLC.			\$191.21
503.0000.04.518.80.42.001			9/4/2026	8255 7070 8168 1616	IT 09/16-10/15 PD TV/HD Receiv		191.21
102842	9/15/2026	013532		FLEXENTIAL.			\$4,322.69
503.0000.04.518.80.41.001			9/10/2026	INV850211	IT 09/26 Data Protection,		4,322.69
102843	9/15/2026	002662		GENE'S TOWING INC.			\$88.24
001.0000.15.521.10.41.070			8/27/2026	26-08-24020	PD 08.27 Chevrolet Trailblazer		88.24

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
102844	9/15/2026	000196		GOV'T FINANCE OFFICERS ASSOC.			\$175.00
001.0000.04.514.20.49.003			9/8/2026	3143450	FN 2026 Annual Gov'tl GAAP Upd		175.00
102845	9/15/2026	011428		GUNDERSON LAW FIRM,			\$26,000.00
001.0000.06.515.31.41.001			9/2/2026	1633	LG AG 2026-009 08/26 Prosecuti		26,000.00
102846	9/15/2026	009728		HSA BANK.			\$180.00
001.0000.09.518.10.41.001			9/4/2026	W729718	HR 08/26 HSA Svc Fee		180.00
102847	9/15/2026	014240		JOHNSON, CLINT			\$1,440.00
101.0000.21.322.40.00.004			9/14/2026	ENG-2026-86	PW Refund ENG-2026-86 Permit W		1,440.00
102848	9/15/2026	013483		JUHASZ, PATRICK			\$300.00
001.0000.11.571.22.41.001			9/1/2026	09/01/2026	PKRC 09.01 FM Performance		300.00
102849	9/15/2026	014230		KOMLAN SEVON AND,			\$400.00
302.0131.21.595.20.61.006			9/15/2026	Mawoekou ROW Fees	PWCP Mawoekou ROW Acquisition		400.00
102850	9/15/2026	000299		LAKEVIEW LIGHT & POWER CO..			\$2,188.53
101.0000.11.542.64.47.005			8/28/2026	67044-028 08/28/26	PKST 07/25-08/25 Pac Hwy SW &		71.00
101.0000.11.542.64.47.005			8/28/2026	67044-038 08/28/26	PKST 07/25-08/25 BP Way & Pac		71.62
001.0000.11.576.80.47.005			8/28/2026	67044-041 08/28/26	PKFC 07/25-08/25 4721 127th St		39.17
101.0000.11.542.64.47.005			8/28/2026	67044-043 08/28/26	PKST 07/25-08/25 BPW SW & San		149.72
101.0000.11.542.64.47.005			8/28/2026	67044-054 08/28/26	PKST 07/25-08/25 11417 Pac Hwy		70.72
101.0000.11.542.64.47.005			8/28/2026	67044-055 08/28/26	PKST 07/25-08/25 11424 Pac Hwy		65.94
101.0000.11.542.64.47.005			8/28/2026	67044-056 08/28/26	PKST 07/25-08/25 11517 Pac Hwy		70.54
401.0000.41.531.10.47.005			8/26/2026	67044-037 08/28/26	PWSW 07/25-08/25 Pac Hwy SW		43.72
401.0000.41.531.10.47.005			8/26/2026	67044-057 08/28/26	PWSW 07/25-08/25 5118 Seattle		53.11
101.0000.11.542.64.47.005			8/21/2026	67044-001 08/21/26	PKST 07/18-08/18 100th St SW &		67.48
101.0000.11.542.64.47.005			8/21/2026	67044-003 08/21/26	PKST 07/18-08/18 Motor Ave & W		83.18
101.0000.11.542.64.47.005			8/21/2026	67044-005 08/21/26	PKST 07/18-08/18 BP Wy SW & Lk		75.96
101.0000.11.542.64.47.005			8/21/2026	67044-006 08/21/26	PKST 07/18-08/18 108th St SW &		71.98
101.0000.11.542.64.47.005			8/21/2026	67044-019 08/21/26	PKST 07/18-08/18 BPW SW & 100t		71.98
101.0000.11.542.64.47.005			8/21/2026	67044-020 08/21/26	PKST 07/18-08/18 59th Ave SW &		88.15

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
101.0000.11.542.64.47.005			8/21/2026	67044-022 08/21/26	PKST 07/18-08/18 GLD SW & BPW		93.75
101.0000.11.542.64.47.005			8/21/2026	67044-024 08/21/26	PKST 07/18-08/18 GLD SW & Stei		69.45
001.0000.11.576.80.47.005			8/21/2026	67044-034 08/21/26	PKFC 07/18-08/18 10506 Russell		41.91
101.0000.11.542.63.47.006			8/21/2026	67044-039 08/21/26	PKST 07/18-08/18 5700 100th St		51.04
101.0000.11.542.64.47.005			8/21/2026	67044-046 08/21/26	PKST 07/18-08/18 10013 GLD SW		166.25
101.0000.11.542.64.47.005			8/21/2026	67044-047 08/21/26	PKST 07/18-08/18 59th Ave SW &		73.35
001.0000.11.576.80.47.005			8/21/2026	67044-063 08/21/26	PKFC 07/18-08/18 6002 Fairlawn		51.58
101.0000.11.542.64.47.005			8/21/2026	67044-064 08/21/26	PKST 07/18-08/18 93rd & BPW		64.31
101.0000.11.542.64.47.005			8/21/2026	67044-082 08/21/26	PKST 07/18-08/18 GLD & Mt Tac		156.13
101.0000.11.542.63.47.006			8/21/2026	67044-086 08/21/26	PKST 07/18-08/18 6119 Motor Av		60.88
101.0000.11.542.63.47.005			8/21/2026	67044-088 08/21/26	PK 07/18-08/18 11950 47th St S		48.97
101.0000.11.542.63.47.006			8/21/2026	67044-090 08/21/26	PKST 07/18-08/18 5310 100th St		81.91
101.0000.11.542.63.47.006			8/21/2026	67044-093 08/21/26	PKST 07/18-08/18 9511 GLD SW		134.73
102851	9/15/2026	000300		LAKESIDE WATER DISTRICT.			\$9,730.71
101.0000.11.542.70.47.001			9/1/2026	10796.06 09/01/26	PKST 06/29-08/24 6115 Motor Av		2,931.19
101.0000.11.542.70.47.001			9/1/2026	11045.03 09/01/26	PKST 06/27-08/24 Ardmore & Ste		58.71
101.0000.11.542.70.47.001			9/1/2026	11046.03 09/01/26	PKST 06/27-08/24 Steil & Ardmo		208.85
101.0000.11.542.70.47.001			9/1/2026	11047.03 09/01/26	PKST 06/27-08/24 Meadow Rd SW		116.63
001.0000.11.576.80.47.001			8/25/2026	24214.01 08/25/26	PKFC 06/16-08/15 Oakbrook Pk S		1,526.22
101.0000.11.542.70.47.001			8/25/2026	26425.06 08/25/26	PKST 06/15-08/15 7912 150th St		54.56
001.0000.11.576.80.47.001			8/25/2026	47453.01 08/25/26	PKFC 06/15-08/15 146th & Murra		58.71
101.0000.11.542.70.47.001			9/1/2026	71998.01 09/01/26	PKST 06/27-08/24 8400 S Tacoma		1,323.34
001.0000.11.576.80.47.001			9/1/2026	72063.02 09/01/26	PKFC 06/27-08/24 2716 84th St		54.56
001.0000.11.576.80.47.001			9/1/2026	25956.03 09/01/26	PKFC 06/27-08/24 8807 25th Ave		500.73
001.0000.11.576.80.47.001			9/1/2026	26121.03 09/01/26	PKFC 06/27-08/24 8421 Pine St		72.28
502.0000.17.521.50.47.001			9/1/2026	26834.02 09/01/26	PKFC 06/27-08/24 9401 Lkwd Dr		917.30
001.0000.11.576.80.47.001			9/1/2026	26980.02 09/01/26	PKFC 06/27-08/24 8421 Pine St		1,907.63
102852	9/15/2026	011263		LAW OFFICES OF MATTHEW RUSNAK.			\$8,256.00
001.0000.99.512.51.41.035			8/31/2026	503	ND 08.26 Public Dfender Svcs		3,190.00
001.0000.99.512.51.41.035			7/31/2026	501	ND 07.31 Public Defender Svcs		5,066.00

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
102853	9/15/2026	005685		LEMAY MOBILE SHREDDING.			\$301.82
001.0000.15.521.10.41.001			9/1/2026	4943113S185	PD 08.26		146.70
001.0000.02.512.50.41.001			9/1/2026	4944689S185	MC 08.26		84.71
001.0000.99.518.40.41.001			9/1/2026	4944696S185	ND 08/26 Shredding CH 3rd Floo		70.41
102854	9/15/2026	000309		LES SCHWAB TIRE CENTER.			\$4,390.61
501.0000.51.548.79.31.006			9/3/2026	30500950664	PKFL Batteries		925.15
501.0000.51.548.79.48.005			8/21/2026	30500948830	PKFL Brakes		3,465.46
102855	9/15/2026	014214		LEVEL 3 COMMUNICATIONS LLC.			\$284.74
503.0000.04.518.80.42.001			9/1/2026	800223353	IT 0901-09/30 Phone		284.74
102856	9/15/2026	013592		LIBERTY TOWING.			\$88.24
001.0000.15.521.10.41.070			8/28/2026	26-119444	PD 08.28 Dodge Challenger, Cas		88.24
102857	9/15/2026	013380		MEDITERRANEAN FLAVORS.			\$97.00
631.0000.11.589.00.00.000			9/14/2026	08/20/2025	PKFC 08.12.25 & 08.12.25 FM: S		35.00
631.0000.11.589.00.00.000			9/14/2026	08/20/25	PKRC 07.01 FM: SNAP Reimb		62.00
102858	9/15/2026	002474		NATIONAL BARRICADE CO LLC.			\$8,842.75
001.0000.11.576.81.45.004			8/20/2026	716912	PKRC 07.31-08.17 Barricades		8,842.75
102859	9/15/2026	011393		NAVIA BENEFIT SOLUTIONS.			\$898.70
001.0000.09.518.10.41.001			7/30/2026	11105509	HR 07/26 Participant Fee		301.00
001.0000.09.518.10.41.001			6/29/2026	11098399	HR 06/26 Participant Fee		301.00
001.0000.09.518.10.41.001			8/28/2026	11112731	HR 08/26 Participant Fee		296.70
102860	9/15/2026	000930		PACIFIC PLANTS INC.			\$131.02
001.0000.11.542.70.31.030			6/2/2026	105420	PKST Plants: 9420 Front St		131.02
102861	9/15/2026	012352		PREMIER MEDIA GROUP.			\$5,000.00
001.0000.11.571.22.44.001			6/29/2026	1773-M	HM FM & SF Ads		2,000.00
104.0011.01.557.30.44.001			6/29/2026	1773-M	HM FM & SF Ads		3,000.00
102862	9/15/2026	013707		RANGER AND THE "RE-ARRANGERS",			\$500.00

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.11.571.22.41.001			8/5/2026	1527	PKRC 08.04 FSP Performance		500.00
102863	9/15/2026	013477		SCHEIBMEIR, KELLY & NELSON, PS.			\$4,477.50
001.0000.07.558.60.41.007			9/1/2026	08291	CD 08/01-08/31 EPIC Massage an		900.00
001.0000.07.558.60.41.007			9/2/2026	08387	CD 07/23-08/28 Hubbell, Jason		3,577.50
102864	9/15/2026	013864		SINGH, MANPREET			\$150.00
001.0000.02.512.51.49.009			9/11/2026	August 2026	MC 08.26 Interpreter Svcs		150.00
102865	9/15/2026	014235		SLAUGHTER, BRITTANY			\$45.00
001.0101.11.347.30.07.001			9/1/2026	2001759.002	PK Refund: Shelter Rental, Per		45.00
102866	9/15/2026	004860		SOUND GLASS SALES INC,			\$523.35
190.1007.52.559.32.41.001			8/6/2026	TI-000554	CDBG EPP: McIntyre Household S		523.35
102867	9/15/2026	013890		SWAHILI LANGUAGE SERVICES,			\$150.00
001.0000.02.512.51.49.009			9/11/2026	August 2026	MC 08.26 Interpreter Svcs		150.00
102868	9/15/2026	014244		THE FRENCH ELK,			\$90.00
001.0000.07.321.99.00.001			9/14/2026	605633699	CD Refund: Applied to Wrong Ci		90.00
102869	9/15/2026	013996		THE HANDY TROUBADOUR,			\$300.00
104.0010.01.557.30.41.001			6/17/2026	0193	HM 06.17 Farmer's Mrkt Perform		300.00
102870	9/15/2026	009354		TK ELEVATOR,			\$1,432.10
502.0000.17.518.35.48.001			8/31/2026	3009766222	PKFC/PKST 08.26 Maint		609.40
502.0000.17.521.50.48.001			8/31/2026	3009766222	PKFC/PKST 08.26 Maint		304.70
502.0000.17.542.65.48.001			8/31/2026	3009766222	PKFC/PKST 08.26 Maint		518.00
102871	9/15/2026	009580		T-MOBILE USA,			\$9,732.10
195.0024.15.521.30.31.001			8/31/2026	997424255-29	PD 07.21-08.26 SIMS		638.40
180.0000.15.521.21.42.001			8/20/2026	996033566-31	IT 07/21-08/20 Phone		415.31
503.0000.04.518.80.42.001			8/20/2026	996033566-31	IT 07/21-08/20 Phone		4,371.31
503.0000.04.518.80.42.001			8/20/2026	996146084-31	IT 07/21-08/20 Phone		3,662.40
503.0000.04.518.80.42.001			8/20/2026	996226608-31	IT 07/21-08/20 Phone		477.75

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
503.0000.04.518.80.42.001			8/20/2026	220787336-3	IT 07/21-08/20 Phone		166.93
102872	9/15/2026	010640		TRANSUNION RISK AND.			\$307.51
001.0000.15.521.21.41.001			9/1/2026	212084-202608-1	PD 08.26 People Searches		307.51
102873	9/15/2026	009856		UTILITIES UNDERGROUND LOCATION,			\$357.42
101.0000.11.544.90.41.001			8/31/2026	6080185	PKST 08.26 Excavation Notices		357.42
102874	9/15/2026	014208		VISA - 0069,			\$1,167.43
104.0011.01.557.30.31.050			8/27/2026	0069/Hayes 08/27/26	HM Swags for SummerFest		1,016.38
001.0000.11.571.20.31.050			8/27/2026	0069/Hayes 08/27/26	PKRC Bins For Various Events		149.96
001.0000.11.571.22.31.001			8/27/2026	0069/Hayes 08/27/26	PKRC Ice For Farmer's Market		23.92
104.0011.01.557.30.31.050				0069/Hayes 08/27/26	HM Refurnd: Swags For SF		-22.83
102875	9/15/2026	013425		VISA - 0143.			\$923.35
001.0000.06.515.30.31.005			8/27/2026	0143/Laverg 08/27/26	LG McKain Retirement Gathering		94.91
001.0000.06.515.30.43.002			8/27/2026	0143/Laverg 08/27/26	LG WSAMA Conf: Deposit for New		305.22
001.0000.01.511.60.31.005			8/27/2026	0143/Laverg 08/27/26	CC Coffee for Gimhae Sister Ci		22.06
001.0000.01.511.60.31.001			8/27/2026	0143/Laverg 08/27/26	CC Centerpiece for Gimhae Sist		38.59
001.0000.01.511.60.31.001			8/27/2026	0143/Laverg 08/27/26	CC City Council Business Card		11.86
001.0000.01.511.60.31.005			8/27/2026	0143/Laverg 08/27/26	CC Food for City Council Speci		29.21
001.0000.06.515.30.49.003			8/27/2026	0143/Laverg 08/27/26	LG WSAMA Conf: Wachter		416.00
001.0000.06.515.30.31.005			8/27/2026	0143/Laverg 08/27/26	LG Water for LPIG Mediation		5.50
102876	9/15/2026	011958		VISA - 0975.			\$1,223.52
105.0002.07.559.20.41.001			8/27/2026	0975/Gumm 08/27/26	AB RHSP Monthly Credit Card Pr		32.60
190.1007.52.559.32.41.001			8/27/2026	0975/Gumm 08/27/26	CDBG EPP: C Lange Household TP		220.00
190.1007.52.559.32.41.001			8/27/2026	0975/Gumm 08/27/26	CDBG EPP: C Lange Household PC		155.02
190.1007.52.559.32.41.001			8/27/2026	0975/Gumm 08/27/26	CDBG EPP: C Lange Household: G		815.90
102877	9/15/2026	014185		VISA - 1909.			\$315.75
001.0000.11.571.20.41.001			8/27/2026	1909/Enrigh 08/27/26	PKRC Field Trip Kandle Park: C		84.00
001.0000.11.571.20.31.001			8/27/2026	1909/Enrigh 08/27/26	PKRC Supplies: Camp Create Wk		221.83
001.0000.11.571.20.31.050			8/27/2026	1909/Enrigh 08/27/26	PKRC Supplies: SummerFest Even		9.92

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
102878	9/15/2026	014153		VISA - 2513.			\$883.96
503.0000.04.518.80.35.001			8/27/2026	2513/Lam 08/27/26	IT DAC Cables	264.60	
503.0000.04.518.80.35.001			8/27/2026	2513/Lam 08/27/26	IT UPS Network Modules	314.36	
503.0000.04.518.80.41.001			8/27/2026	2513/Lam 08/27/26	IT Monthly MailChimp	135.67	
503.0000.04.518.80.49.004			8/27/2026	2513/Lam 08/27/26	IT 08/11-09/11 Fix & Protect	29.99	
503.0000.04.518.80.49.004			8/27/2026	2513/Lam 08/27/26	IT Int'l Trx Fee On Fix & Prot	0.30	
503.0000.04.518.80.49.004			8/27/2026	2513/Lam 08/27/26	IT PHP Extended Support 1 Mont	5.00	
503.0000.04.518.80.49.004			8/27/2026	2513/Lam 08/27/26	IT DreamPress Yearly	244.88	
503.0000.04.518.80.31.001			8/27/2026	2513/Lam 08/27/26	IT Tyler Wells Farewell Wood P	103.40	
503.0000.04.518.80.49.004			8/27/2026	2513/Lam 08/27/26	IT Domain IP Svcs	50.00	
503.0000.04.518.80.48.003				2513/Lam 08/27/26	IT Refund 0/12/26-05/11/27 Tim	-264.24	
102879	9/15/2026	013268		VISA - 2868.			\$233.56
105.0001.07.559.20.42.002			8/27/2026	2868/RHSP 08/27/26	AB 5106 Filbert Ln S Abatement	12.42	
001.0000.99.518.40.42.002			8/27/2026	2868/RHSP 08/27/26	ND RHSP 1st Class & Certified	11.84	
105.0001.07.559.20.42.002			8/27/2026	2868/RHSP 08/27/26	AB 5231 Chicago Ave Abatement	13.00	
105.0001.07.559.20.42.002			8/27/2026	2868/RHSP 08/27/26	AB 14721 Portland Ave Abatemen	12.42	
105.0001.07.559.20.42.002			8/27/2026	2868/RHSP 08/27/26	AB 5231 Chicago Ave Abatement	2.27	
105.0001.07.559.20.42.002			8/27/2026	2868/RHSP 08/27/26	AB 14721 Portland Ave Abatemen	2.27	
001.0000.99.518.40.42.002			8/27/2026	2868/RHSP 08/27/26	ND RHSP 1st Class & Certified	59.20	
001.0000.99.518.40.42.002			8/27/2026	2868/RHSP 08/27/26	ND RHSP 1st Class & Certified	12.42	
190.0011.52.559.31.49.001			8/27/2026	2868/RHSP 08/27/26	CDBG Notary Public License: Ho	40.00	
001.0000.99.518.40.42.002			8/27/2026	2868/RHSP 08/27/26	ND RHSP 1st Class & Certified	35.52	
001.0000.99.518.40.42.002			8/27/2026	2868/RHSP 08/27/26	ND RHSP 1st Class & Certified	12.42	
190.0011.52.559.31.31.001			8/27/2026	2868/RHSP 08/27/26	CDBG Notary Journal Book	19.78	
102880	9/15/2026	013084		VISA - 3768.			\$25.32
001.0000.99.518.40.42.002			8/27/2026	3768/Beard 08/27/26	ND 08.18 PD Mailing To Vancouv	25.32	
102881	9/15/2026	012415		VISA - 3853.			\$4,851.36
001.0000.03.557.20.49.004			8/27/2026	3853/Fin 2 08/27/26	CM 07/28/26-07/28/27 Sprout An	4,353.72	
101.0000.21.542.64.31.001			8/27/2026	3853/Fin 2 08/27/26	PWST Spray Paint	224.13	
001.0000.11.571.20.31.005			8/27/2026	3853/Fin 2 08/27/26	PK Cardstock Paper	71.67	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
101.0000.21.542.30.31.001			8/27/2026	3853/Fin 2 08/27/26	PWST Tabs, Binders, Plastic En		93.01
104.0033.01.557.30.31.001			8/27/2026	3853/Fin 2 08/27/26	HM Butterfly Wings for Fiesta		44.10
101.0000.21.542.64.35.001			8/27/2026	3853/Fin 2 08/27/26	PWST Catch Basin Wrench		64.73
102882	9/15/2026	014165		VISA - 4243.			\$506.52
001.0000.11.571.21.31.005			8/27/2026	4243/Paynte 08/27/26	PKRC Snack For SummerFest Deta		506.52
102883	9/15/2026	014186		VISA - 4350.			\$609.74
180.0000.15.521.21.43.006			8/27/2026	4350/PD4 08/27/26	PD NATIA TRng & Certification:		409.74
180.0000.15.521.21.43.002			8/27/2026	4350/PD4 08/27/26	PD NATIA TRng & Certification:		200.00
102884	9/15/2026	014177		VISA - 4928.			\$833.91
001.0000.03.513.10.31.005			8/27/2026	4928/Fin 4 08/27/26	CM Desserts on the Driveway Ev		234.74
001.0000.99.518.40.42.002			8/27/2026	4928/Fin 4 08/27/26	ND Postage Stamps		114.80
301.0020.11.594.76.63.001			8/27/2026	4928/Fin 4 08/27/26	PK Deed Docs: Wards Lake Park		12.00
001.0000.99.518.40.42.002			8/27/2026	4928/Fin 4 08/27/26	ND FedEx Inv. 9-393-36345		65.90
001.0000.03.513.10.31.005			8/27/2026	4928/Fin 4 08/27/26	CM Desserts on the Driveway Ev		203.12
001.0000.03.513.10.31.005			8/27/2026	4928/Fin 4 08/27/26	CM Desserts on the Driveway Ev		203.35
102885	9/15/2026	013734		VISA - 5000.			\$97.30
001.0000.15.521.10.31.008				0349/Meeks	PD Return: Pants For AC Clarid		-356.85
001.0000.15.521.80.31.001			8/27/2026	5580/Meeks 08/27/26	PD Evidence Stamp		29.26
001.0000.15.521.80.31.001			8/27/2026	5580/Meeks 08/27/26	PD Master Locks		174.89
001.0000.15.521.40.49.003			8/27/2026	5580/Meeks 08/27/26	PD 2027 Joint Education Semina		250.00
102886	9/15/2026	012715		VISA - 5244.			\$11,295.43
001.0000.06.514.30.41.001			8/27/2026	5244/Schuma 08/27/26	LG Criminal Case Translation		31.60
001.0000.06.514.30.41.001			8/27/2026	5244/Schuma 08/27/26	LG Criminal Case Translation		7.90
001.0000.06.514.30.41.001			8/27/2026	5244/Schuma 08/27/26	LG Criminal Case Translation		3.95
001.0000.06.514.30.41.001			8/27/2026	5244/Schuma 08/27/26	LG Criminal Case Translation		3.95
001.0000.06.514.30.41.001			8/27/2026	5244/Schuma 08/27/26	LG 07/30-08/30 Online Notary B		19.00
001.0000.06.514.30.41.001			8/27/2026	5244/Schuma 08/27/26	LG Criminal Case Translation		55.30
001.0000.06.514.30.41.001			8/27/2026	5244/Schuma 08/27/26	LG 06/30-07/30 Online Notary (		50.00
001.0000.06.514.30.49.003			8/27/2026	5244/Schuma 08/27/26	LG When Public Pushes Back: De		50.00

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.9999.01.573.90.31.001			8/27/2026	5244/Schuma 08/27/26	CC Sister City Gimhae Gift		145.12
001.0000.06.515.30.49.001			8/27/2026	5244/Schuma 08/27/26	LG Clover Park Rotary Dues: Wa		195.00
001.9999.01.573.90.41.001			8/27/2026	5244/Schuma 08/27/26	CC Sister City Gimhae Mtg. Foo		83.07
001.0000.01.511.60.31.005			8/27/2026	5244/Schuma 08/27/26	CC City Council Mtg. Food		198.61
001.0000.06.515.30.41.001			8/27/2026	5244/Schuma 08/27/26	LG 25-2-11758-3 Case Filing Fe		6.50
001.0000.06.514.30.41.001			8/27/2026	5244/Schuma 08/27/26	LG Criminal Case Translation		75.05
001.9999.01.573.90.43.002			8/27/2026	5244/Schuma 08/27/26	CC Sister City Gimhae Lodging		10,295.33
001.0000.06.514.30.41.001			8/27/2026	5244/Schuma 08/27/26	LG Criminal Case Translation		75.05
102887	9/15/2026	013357		VISA - 5580.			\$8,332.51
195.0024.15.521.30.44.001			8/27/2026	5580/Prater 08/27/26	PD Swags For WSF		8,332.51
102888	9/15/2026	014178		VISA - 5692.			\$781.12
001.0000.00.231.90.00.005			8/27/2026	5692/Fin 5 08/27/26	HR Employee Bday Celebration		89.12
001.0000.01.511.60.49.014			8/27/2026	5692/Fin 5 08/27/26	CC Catering for Youth Council		692.00
102889	9/15/2026	013544		VISA - 6041.			\$1,314.13
001.0000.15.521.21.41.001			8/27/2026	6041/PD1 08/27/26	PD Search Warrant Fee, Case 26		245.00
001.0000.99.518.40.42.002			8/27/2026	6041/PD1 08/27/26	ND 07/29 & 08/25 PD Forfeiture		123.90
195.0024.15.521.30.31.001			8/27/2026	6041/PD1 08/27/26	PD Office Supplies: Toner & Th		303.17
001.0000.15.521.22.35.010			8/27/2026	6041/PD1 08/27/26	PD Chameleon Feather Contacts		55.80
195.0024.15.521.30.31.008			8/27/2026	6041/PD1 08/27/26	PD Polo Shirts For PSATT		586.26
102890	9/15/2026	013567		VISA - 6058.			\$2,834.24
001.0000.15.521.10.31.005			8/27/2026	6058/PD3 08/27/26	PD Water & Coffee: Active Shoo		147.38
001.0000.15.521.10.31.001			8/27/2026	6058/PD3 08/27/26	PD Coins		2,686.86
102891	9/15/2026	013758		VISA - 6313.			\$1,766.77
001.0000.11.571.21.31.050			8/27/2026	6313/POM 08/27/26	PK Food for SummerFest Volunte		1,766.77
102892	9/15/2026	013367		VISA - 6364.			\$75.35
001.0000.02.523.30.49.001			8/27/2026	6364/Wright 08/27/26	MC Misdemeanant Prob Assoc: B		50.00
001.9999.02.523.30.31.001			8/27/2026	6364/Wright 08/27/26	MC Certificate Holders: Comm C		25.35

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
102893	9/15/2026	013394		VISA - 6687.			\$3,704.91
101.0000.21.542.30.31.001			8/27/2026	6687/Fin 1 08/27/26	PWST Red Marking Flags	15.43	
101.0000.21.542.30.31.001			8/27/2026	6687/Fin 1 08/27/26	PWST Batteries, Mirror	67.55	
301.0020.11.594.76.63.001			8/27/2026	6687/Fin 1 08/27/26	PK Wards Lake Closeout Deed Le	3.00	
001.9999.11.571.10.31.001			8/27/2026	6687/Fin 1 08/27/26	PK Cookies for 30 year Anniver	3,618.93	
102894	9/15/2026	014040		VISA - 7452.			\$133.74
001.0000.03.513.10.43.002			8/27/2026	7452/Russel 08/27/26	CM WCCMA Conf: Vargas	133.74	
102895	9/15/2026	011136		VISA - 7750.			\$225.53
001.0000.99.518.40.42.002			8/27/2026	7750/Allen 08/27/26	ND 08/04 & 08/18 PD Mailings:	108.43	
001.0000.15.521.80.31.001			8/27/2026	7750/Allen 08/27/26	PD Maint Supplies	141.12	
001.0000.99.518.40.42.002				7750/Allen 07/27/26	ND 06.30 PD Shipping Credit	-11.91	
001.0000.15.521.80.31.001				7750/Allen 08/27/26	PD Maint Supplies	-12.11	
102896	9/15/2026	011138		VISA - 7776.			\$773.06
001.0000.11.576.81.31.001			8/27/2026	7776/Anders 08/27/26	PKFC Maint Supplies: Coupling	9.92	
001.0000.11.576.80.31.001			8/27/2026	7776/Anders 08/27/26	PKFC Gate Pins	339.18	
001.0000.11.576.80.48.001			8/27/2026	7776/Anders 08/27/26	PKFC Gate Repair: Wards Lake	423.96	
102897	9/15/2026	011140		VISA - 7800.			\$1,390.82
101.0000.11.542.70.31.001			8/27/2026	7800/Cummin 08/27/26	PKST Brake Clean, Window Clean	59.34	
101.0000.11.542.70.45.004			8/27/2026	7800/Cummin 08/27/26	PKST 08/03-08/05 Rent Water Tr	636.92	
101.0000.11.542.70.45.004			8/27/2026	7800/Cummin 08/27/26	PKST 08/13-08/17 Rent Water Tr	944.34	
101.0000.11.542.30.45.004				7800/Cummin 08/27/26	PKST 08/17 Credit for Early Re	-249.78	
102898	9/15/2026	011158		VISA - 7966.			\$6,742.96
001.0000.15.521.10.31.001			8/27/2026	7966/Pitts 08/27/26	PD Office Supplies	78.21	
001.0000.15.521.40.49.003			8/27/2026	7966/Pitts 08/27/26	PD Basic Homicide Inv Certific	1,350.00	
001.0000.15.521.40.43.001			8/27/2026	7966/Pitts 08/27/26	PD 2027 IACP Conference: Clari	688.71	
001.0000.15.521.40.49.003			8/27/2026	7966/Pitts 08/27/26	PD 2027 IACP Conference: Clari	500.00	
001.0000.15.521.40.49.003			8/27/2026	7966/Pitts 08/27/26	PD Glock Training: Futch, Kenn	1,200.00	
001.0000.15.521.40.49.003			8/27/2026	7966/Pitts 08/27/26	PD 2026 WACE Fall Conference:	1,200.00	
001.0000.15.521.40.49.001			8/27/2026	7966/Pitts 08/27/26	PD CRIA Membership: Borchardt,	60.00	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.15.521.40.41.001			8/27/2026	7966/Pitts 08/27/26	PD Medical Exams For New Hire:		875.00
001.0000.15.521.10.31.001			8/27/2026	7966/Pitts 08/27/26	PD Carpet For Boat Trailer		88.22
001.0000.15.521.10.31.001			8/27/2026	7966/Pitts 08/27/26	PD Plaques For Awards		191.97
001.0000.15.521.10.31.001			8/27/2026	7966/Pitts 08/27/26	PD Ink For Picture Printer		168.94
001.0000.15.521.10.31.001			8/27/2026	7966/Pitts 08/27/26	PD Range Supplies		341.91
102899	9/15/2026	011159		VISA - 7974.			\$414.12
104.0033.01.557.30.31.001			8/27/2026	7974/Scheid 08/27/26	HM Fiesta De La Familia Supplie		8.40
001.0000.11.571.22.31.001			8/27/2026	7974/Scheid 08/27/26	PKRC Farmer's Mrkt Supplies		50.83
001.0000.11.571.21.31.008			8/27/2026	7974/Scheid 08/27/26	PKRC SummerFest Shirts		354.89
102900	9/15/2026	011167		VISA - 8055.			\$8,606.38
401.0000.41.531.10.49.005			8/27/2026	8055/Fin 3 08/27/26	PWSW 1/2 Pmt: 2027 Strmwtr Out		5,200.00
302.0116.21.595.30.63.001			8/27/2026	8055/Fin 3 08/27/26	PWCP Custer Rd No Ped Crossing		536.53
001.0000.09.518.91.31.009			8/27/2026	8055/Fin 3 08/27/26	HR Wellness Ice Cream Event		1,270.50
104.0033.01.557.30.31.001			8/27/2026	8055/Fin 3 08/27/26	HM Fiesta de la Familia Bags,		1,166.59
001.0000.09.518.91.31.009			8/27/2026	8055/Fin 3 08/27/26	HR Wellness Halloween Pet Priz		432.76
102901	9/15/2026	011172		VISA - 8105.			\$187.46
001.0000.15.521.10.31.001			8/27/2026	8105/PD2 08/27/26	PD Maint Supplies		57.75
001.0000.15.521.10.31.001			8/27/2026	8105/PD2 08/27/26	PD Plaque : Vol Award For Burg		129.71
102902	9/15/2026	011177		VISA - 8550.			\$215.45
192.0016.07.558.60.47.001			8/27/2026	8550/Newton 08/27/26	SSMCP Parkland Light & Water 2		215.45
102903	9/15/2026	011707		VISA - 9465.			\$304.43
001.9999.11.565.10.41.020			8/27/2026	9465/Fairfi 08/27/26	PK 08/15/26-08/15/27 Lkwd's Ch		304.43
102904	9/15/2026	009664		WAPRO.			\$90.00
001.0000.06.515.30.49.001			9/2/2026	15601	LG 12/01/25-11/30/26 WAPRO: At		25.00
001.0000.06.515.30.49.003			9/14/2026	15290	LG WAPRO Virtual Spring Conf:		65.00
102905	9/15/2026	000595		WASHINGTON ASSOC OF SHERIFFS.			\$356.68
001.0000.02.523.30.41.001			7/31/2026	EM 2026-00371	MC 07.26 Home Monitoring		356.68

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
102906	9/15/2026	011895		WASHINGTON TRANSLATION BUREAU.			\$150.00
001.0000.02.512.51.49.009			9/11/2026	August 2026	MC 08.26 Interpreter Svcs		150.00
102907	9/15/2026	013415		WEBSTER, ERIC			\$3,825.00
104.0011.01.557.30.41.001			8/11/2026	INV02172	HM 08.15 SummerFest Svcs		3,825.00
# of Checks Issued		369					
Total		\$ 5,930,053.81					

Voids:

Ck# 101906	-6.50
Ck# 101980	-25.00
Ck# 102409	-986.22
Ck# 102475	-366.63
Ck# 102568	-300.00
Ck# 101370	-97.00

\$5,928,272.46



To: Mayor and City Councilmembers
From: Tho Kraus, Deputy City Manager
Through: Douglas Russell, City Manager
Date: October 05, 2026
Subject: Payroll Approval

Payroll Period(s): August 16-31, 2026 – September 01- 15, 2026

Total Amount: \$3,072,854.54

Checks Issued:

08/16-08/31/26	Checks #114808-114812	\$26,364.82
09/01-09/15/26	Checks #114813-114815	\$917.32

Direct Deposit Checks Issued:

08/16-08/31/26	Checks #206296-206526	\$1,023,918.55
09/01-09/15/26	Checks #206527-206750	\$988,762.34

EFT Checks Issued:

08/16-08/31/26	Checks #114918-114929	\$567,565.83
09/01-09/15/26	Checks #114930-114937	\$148,456.34

Federal Tax Deposit:

08/16-08/31/26	Federal Tax Deposit	\$167,076.18
09/01-09/15/26	Federal Tax Deposit	\$149,793.16

Grand Total: **\$3,072,854.54**

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein and that the claims are just and due obligations against the City of Lakewood, Washington, and that I am authorized to authenticate and certify said liens.

Tho Kraus
Deputy City Manager/Chief Financial Officer

Douglas Russell
City Manager

Payroll Distribution**City of Lakewood****Pay Period ending 08-16-2026 thru 09-15-2026**

Direct Deposit and ACH in the amount of: \$	3,045,572.40
Payroll Ck#'s 114808 - 114815 in the amount of: \$	27,282.14
Total Payroll Distribution: \$	3,072,854.54

Employee Pay Total by Fund:

<u>Fund 001 - General</u>	Amount
City Council	\$ 11,720.00
Municipal Court	\$ 79,048.41
City Manager	\$ 55,967.12
Administrative Services	\$ 81,221.00
Legal	\$ 67,022.95
Human Resources	\$ 37,402.23
Planning and Public Works	\$ 147,198.31
Parks, Recreation and Community Services	\$ 145,510.08
Police	\$ 1,389,049.27
General Fund Total	\$ 2,014,139.37
Fund 101 - Street	\$ 58,582.68
Fund 104 - Hotel / Motel Lodging Tax	\$ 7,830.57
Fund 105 - Property Abatement/Rental Housing Safety Program	\$ 16,948.72
Fund 180 - Narcotics Seizure	\$ 603.18
Fund 190 - CDBG Grants	\$ 6,772.28
Fund 192 - SSMCP	\$ 9,945.00
Fund 195 - Public Safety Grants	\$ 8,532.09
Fund 196 - ARPA Grant	\$ 3,191.14
Fund 301 - Parks CIP	\$ 17,003.38
Fund 302 - Transportation CIP	\$ 83,465.31
Fund 311 - Sewer Capital Project	\$ 12,410.40
Fund 401 - Surface Water Management	\$ 53,303.06
Fund 502 - Property Management	\$ 17,412.58
Fund 503 - Information Technology	\$ 31,562.88
Other Funds Total	\$ 327,563.27

Employee Gross Pay Total:	\$ 2,341,702.64
Benefits and Deductions:	\$ 731,151.90
Grand Total:	\$ 3,072,854.54

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED:	TITLE: Appointing Youth Councilmember Lincoln Estrada to serve on the Lakewood's Promise Advisory Board for the 2026-2027 school year.	TYPE OF ACTION:
October 5, 2026		— ORDINANCE NO.
REVIEW:		— RESOLUTION NO.
		<u>X</u> MOTION NO. 2026-72
	ATTACHMENTS:	— OTHER

SUBMITTED BY: Briana Schumacher, City Clerk

RECOMMENDATION: It is recommended that the Mayor and City Council appoint Youth Councilmember Lincoln Estrada to serve on the Lakewood's Promise Advisory Board for the 2026-2027 school year.

DISCUSSION: At the September 21, 2026 Youth Council meeting the students selected representatives for several Boards and Commissions. [Per Lakewood Municipal Code](#) a Youth Council member shall be a representative on the Lakewood's Promise Advisory Board. The Youth Council recommended that Lincoln Estrada to serve as the Youth Council representative on the Lakewood's Promise Advisory Board.

ALTERNATIVE(S): The City Council could choose not to appoint the Youth Council representative; the City Council could ask the Youth Council to select another member to represent, or not provide a Youth Council representative this year to the Lakewood's Promise Advisory Board.

FISCAL IMPACT: There is no fiscal impact from this appointment.

Briana Schumacher, City Clerk
Prepared by



City Manager Review

Heidi Ann Wachter, City Attorney
Department Director

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED: October 5, 2026	TITLE: Reappointing Shauna Alexandra, Sylviann Estrella, Faaluaina Pritchard and Lani Neil to serve on the Lakewood Arts Commission through October 15, 2029	TYPE OF ACTION: — ORDINANCE — RESOLUTION <u>X</u> MOTION NO. 2026-73 — OTHER
REVIEW:	ATTACHMENTS: Candidate applications.	

SUBMITTED BY: Briana Schumacher, City Clerk on behalf of Mayor Bocchi.

RECOMMENDATION: It is recommended that the City Council confirm the Mayor's reappointment of Shauna Alexandra, Sylviann Estrella, Faaluaina Pritchard and Lani Neil to serve on the Lakewood Arts Commission through October 15, 2029.

DISCUSSION: The role of the Lakewood Arts Commission is to assess needs, establish priorities and make recommendations for enrichment of the community and promotion of its cultural vitality through the arts.

The Lakewood Arts Commission will do the following:

- Promote the visual, performing and literary arts;
- Encourage the creative contribution of local artists;
- Make recommendations for Public Art to the City Council;
- Support community-building events; and
- Foster the City's cultural heritage.

ALTERNATIVE(S): The City Council could choose not to confirm the reappointments.

FISCAL IMPACT: There is no fiscal impact.

Briana Schumacher, City Clerk Prepared by	 City Manager Review
Heidi Ann Wachter, City Attorney Department Director	



CITY OF LAKEWOOD

6000 Main Street SW
Lakewood, WA 98499

APPLICATION FOR APPOINTMENT

*The information in this document is subject to public disclosure and can be made available to the public.
(Attach additional pages if necessary to complete answers.)*

I wish to be considered for appointment to the following committee, board or commission:

- | | |
|--|--|
| ☒ Arts Commission | ☐ Parks and Recreation Advisory Board |
| ☐ Community Services Advisory Board | ☐ Planning Commission |
| ☐ Lakewood's Promise Advisory Board | ☐ Public Safety Advisory Committee |
| ☐ Landmarks and Heritage Advisory Board | ☐ Salary Commission |
| ☐ Lodging Tax Advisory Committee (Members of
this committee must be representative of an agency
involved in tourism promotion.) | |

EXPECTATIONS: Adhere to City of Lakewood's Code of Ethics and regular attendance at meetings is required.

PLEASE RETURN THIS FORM TO: City of Lakewood - City Clerk's Office
6000 Main Street SW
Lakewood, WA 98499
(253) 983-7705 Fax: (253) 589-3774
Email: bschumacher@cityoflakewood.us

Name: Shauna Alexander
(Please Print)

Home Address: 9832 Washington Blvd SW

City: Lakewood State: WA Zip: 98498

Home Phone Number: 253 232 3573 E-mail: Shaunaalexander@aol.com

Present Employer: Harbor Stone Credit Union

Address: 9611 Gravelly Lake Dr SW Work Phone: _____

Cell: _____

LODGING TAX ADVISORY COMMITTEE APPLICANT QUESTIONS:

Are you representing a business that is required to collect lodging tax? Yes ☐ No ☐

Are you involved in activities authorized to be funded by revenues received from lodging tax? Yes ☐ No ☐

Have you previously served or are you currently on one of the Lakewood's Boards, Committees or Commissions? ☒ Yes ☐ No If yes, please explain (include names of Boards, Committees or Commissions and the dates that you served:

Lakewood Arts Commission

Date available for appointment: 9/14/2024

Are you available to attend evening meetings? Yes ☒ No ☐

Are you available to attend daytime meetings? Yes ☒ No ☐

Recommended by: Sally Martinez

Education:

Professional and/or community activities:

Holiday Parade, Parks Appreciation, National Night Out

Please share some of the experiences or qualifications that you have relating to the work of this board, committee or commission:

3yrs on current commission and participation of above.

Please explain why you would like to be part of this board, committee or commission:

I enjoy helping bring arts to our community events

I hereby certify that this application and any other materials and/or documents provided in this application process contains no willful misrepresentation and that the information given is true and complete to the best of my knowledge.

Signature:

Shayl

Date: 9/14/24



CITY OF LAKEWOOD

6000 Main Street SW
Lakewood, WA 98499

APPLICATION FOR APPOINTMENT

*The information in this document is subject to public disclosure and can be made available to the public.
(Attach additional pages if necessary to complete answers.)*

I wish to be considered for appointment to the following committee, board or commission:

- | | |
|--|--|
| ☒ Arts Commission | ☐ Parks and Recreation Advisory Board |
| ☐ Community Services Advisory Board | ☐ Planning Commission |
| ☐ Lakewood's Promise Advisory Board | ☐ Public Safety Advisory Committee |
| ☐ Landmarks and Heritage Advisory Board | ☐ Salary Commission |
| ☐ Lodging Tax Advisory Committee (Members of this committee must be representative of an agency involved in tourism promotion.) | |

EXPECTATIONS: Adhere to City of Lakewood's Code of Ethics and regular attendance at meetings is required.

PLEASE RETURN THIS FORM TO: City of Lakewood - City Clerk's Office
6000 Main Street SW
Lakewood, WA 98499
(253) 983-7705 Fax: (253) 589-3774
Email: bschumacher@cityoflakewood.us

Name: Lani Neil
(Please Print)

Home Address: 10016 Dekoven Dr SW

City: Lakewood State: WA Zip: 98499

Home Phone Number: 253-722-9802 E-mail: makeroffun@gmail.com

Present Employer: Joint Base Lewis McChord (WA State Courts starting Oct 1)

Address: _____ Work Phone: _____

Cell: _____

LODGING TAX ADVISORY COMMITTEE APPLICANT QUESTIONS:

Are you representing a business that is required to collect lodging tax? Yes ☐ No ☒

Are you involved in activities authorized to be funded by revenues received from lodging tax? Yes ☐ No ☒

Have you previously served or are you currently on one of the Lakewood's Boards, Committees or Commissions? Yes No If yes, please explain (include names of Boards, Committees or Commissions and the dates that you served:

YES - arts commission. Approx 7-8 years (?)

Date available for appointment: Current

Are you available to attend evening meetings? Yes ☒ No ☐

Are you available to attend daytime meetings? Yes ☒ No ☒

Recommended by: Originally recruited by Sally Martinez

Education:

Bachelors of Fine Arts, Industrial Design - University of Washington

Professional and/or community activities:

current board member
successful design career
Events planner and coordinator

Please share some of the experiences or qualifications that you have relating to the work of this board, committee or commission:

current board member

Please explain why you would like to be part of this board, committee or commission:

current board member

I hereby certify that this application and any other materials and/or documents provided in this application process contains no willful misrepresentation and that the information given is true and complete to the best of my knowledge.

Signature:

Lani Wollwage Neil Digitally signed by Lani Wollwage Neil
Date: 2026.09.18 13:30:53 -07'00' Date: 9/18/26



CITY OF LAKEWOOD
6000 Main Street SW
Lakewood, WA 98499

APPLICATION FOR APPOINTMENT

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(Attach additional pages if necessary to complete answers.)*

I wish to be considered for appointment to the following committee, board or commission:

- | | |
|--|--|
| ☒ Arts Commission | ☐ Parks and Recreation Advisory Board |
| ☐ Community Services Advisory Board | ☐ Planning Commission |
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6000 Main Street SW
Lakewood, WA 98499
(253) 983-7705 Fax: (253) 589-3774
Email: bschumacher@cityoflakewood.us

Name: Faaluania Pritchard
(Please Print)

Home Address: 9306 112th St Ct SW

City: Lakewood State: WA Zip: 98498

Home Phone Number: 253-590-7457 E-mail: faaluania@asiapacificculturalcenter.org

Present Employer: Asia Pacific Cultural Center

Address: 4851 South Tacoma Way, TAC 98409 Work Phone: 253-383-3900

Cell: 253-590-7457

LODGING TAX ADVISORY COMMITTEE APPLICANT QUESTIONS:

Are you representing a business that is required to collect lodging tax? Yes ☐ No ☐

Are you involved in activities authorized to be funded by revenues received from lodging tax? Yes ☐ No ☐

Have you previously served or are you currently on one of the Lakewood's Boards, Committees or Commissions? Yes No If yes, please explain (include names of Boards, Committees or Commissions and the dates that you served:

Date available for appointment: immediately

Are you available to attend evening meetings? Yes ☒ No ☐

Are you available to attend daytime meetings? Yes ☒ No ☐

Recommended by: myself and many others

Education:

on record

Professional and/or community activities:

on record

Please share some of the experiences or qualifications that you have relating to the work of this board, committee or commission:

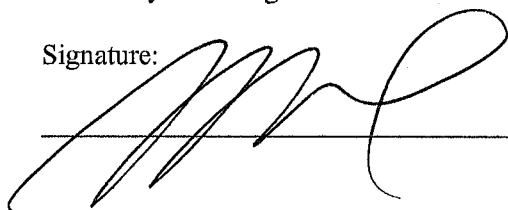
I am presently on this board

Please explain why you would like to be part of this board, committee or commission:

I want to continue my work on this board.

I hereby certify that this application and any other materials and/or documents provided in this application process contains no willful misrepresentation and that the information given is true and complete to the best of my knowledge.

Signature:



Date: 9/18/26



RECEIVED
SEP 22 2026
CITY OF
LAKEWOOD

CITY OF LAKEWOOD
6000 Main Street SW
Lakewood, WA 98499

APPLICATION FOR APPOINTMENT

*The information in this document is subject to public disclosure and can be made available to the public.
(Attach additional pages if necessary to complete answers.)*

I wish to be considered for appointment to the following committee, board or commission:

- | | |
|--|---|
| ☒ Arts Commission | ☒ Parks and Recreation Advisory Board |
| ☐ Community Services Advisory Board | ☐ Planning Commission |
| ☐ Lakewood's Promise Advisory Board | ☐ Public Safety Advisory Committee |
| ☐ Landmarks and Heritage Advisory Board | ☐ Salary Commission |
| ☐ Lodging Tax Advisory Committee (Members of this committee must be representative of an agency involved in tourism promotion.) | |

EXPECTATIONS: Adhere to City of Lakewood's Code of Ethics and regular attendance at meetings is required.

PLEASE RETURN THIS FORM TO: City of Lakewood - City Clerk's Office
6000 Main Street SW
Lakewood, WA 98499
(253) 983-7705 Fax: (253) 589-3774
Email: bschumacher@cityoflakewood.us

Name: Sylviaann Estrella
(Please Print)

Home Address: 3800 Bridgeport Way West A-145

City: University Place State: WA Zip: 98466

Home Phone Number: 206 787-0771 E-mail: bluescootermedia@gmail.com

Present Employer: SELF

Address: _____ Work Phone: Same

Cell: Same

LODGING TAX ADVISORY COMMITTEE APPLICANT QUESTIONS:

Are you representing a business that is required to collect lodging tax? Yes ☐ No ☐

Are you involved in activities authorized to be funded by revenues received from lodging tax? Yes ☐ No ☐

Have you previously served or are you currently on one of the Lakewood's Boards, Committees or Commissions? Yes No If yes, please explain (include names of Boards, Committees or Commissions and the dates that you served:

Lakewood Arts Commission 2016?

Date available for appointment: now

Are you available to attend evening meetings? Yes ☒ No ☐

Are you available to attend daytime meetings? Yes ☒ No ☐

Recommended by: presently serving - renewing

Education: BA

Professional and/or community activities:

Lakewood Art Commission
MLK Committee
Fiesta Committee

Please share some of the experiences or qualifications that you have relating to the work of this board, committee or commission:

Community enrichment - ideas input, Art background
I care about the community and people.

Please explain why you would like to be part of this board, committee or commission:

To help Lakewood grow and be a positive
place for people, all people. BELOVED community

I hereby certify that this application and any other materials and/or documents provided in this application process contains no willful misrepresentation and that the information given is true and complete to the best of my knowledge.

Signature: Sylvia [Signature]

Date: 9.22.26



City of
Lakewood

LODGING TAX ADVISORY COMMITTEE (LTAC) MINUTES

Thursday, May 8, 2025
Council Chambers (and via Zoom)

CALL TO ORDER

Chair Mayor Jason Whalen called the meeting to order at 9:08 a.m.

ROLL CALL (Committee members announced their presence)

Members present: **Virtual:** Mayor Jason Whalen, Chair; Linda Smith, Lakewood Chamber of Commerce; Dean Burke, President - Travel Tacoma, Jarnail Singh, President - Comfort Inn and Suites.

Members Absent: DJ Wilkins, Comfort Inn and Suites.

City staff present: Dana Kapla, Assistant Finance Director; Virtual: Brynn Grimley, Communications Manager.

PUBLIC COMMENTS - None.

GRANT DISCUSSION & DECISION – SummerFest K-Pop

Mayor Jason Whalen provided a brief overview of the proposal, including associated costs and the funding request. With no additional questions or comments from committee members, Committee Member Dean Burke moved to approve the proposal for \$9,000. The motion was seconded by Committee Member Linda Smith.

Mayor Whalen asked if there were any objections; hearing none, he confirmed the motion passed unanimously.

No further proposals or questions were raised.

ADJOURNMENT - Mayor Whalen adjourned the meeting at 9:12 a.m.

A handwritten signature in black ink, appearing to read 'Dana Kapla'.

Dana Kapla, Asst. Finance Director (Preparer)

A handwritten signature in black ink, appearing to read 'Paul Bocchi'.

Mayor Jason Whalen, Chair

Paul Bocchi



LODGING TAX ADVISORY COMMITTEE (LTAC) MINUTES

Friday, September 5, 2025
Council Chambers (and via Zoom)

CALL TO ORDER

Chair Mayor Jason Whalen called the meeting to order at 8:35 a.m.

ROLL CALL (Committee members announced their presence)

Members present: **In person:** Lakewood Mayor Jason Whalen, Chair; Linda Smith, Lakewood Chamber of Commerce; Dean Burke, President – Visit Travel-Pierce County.

Members Absent: DJ Wilkins, Comfort Inn and Suites; Jarnail Singh, President - Comfort Inn and Suites.

City staff present: Dana Kapla, Finance Assistant Finance Director, Oliver Contreras, Finance Grant Analyst; and Karen Deveraux, Planning & Public Works Office Assistant.

PUBLIC COMMENTS - None.

MEETING MINUTES APPROVAL - The motion to approve the 2025 LTAC meeting minutes from September 20, 2024 passed unanimously.

2026 GRANTS STATUS & FUND BALANCE – Dana Kapla, Assistant Finance Director.

Ms. Kapla stated the 2025 projected revenue is \$1,351,250, and the estimated the projected fund balance at 12/31/2025 is \$4,143,068. From that, \$1,154,302 is reserved for Reserved for tourism, promotion, acquisition of tourism related facilities, or operation of tourism related facilities, and \$2,886,916, net McGavic Center, is reserved for acquisition, construction, expansion, marketing, and management of convention facilities.

2026 GRANT PROPOSAL PRESENTATIONS

Grave Concerns Association – Laurel Lemke, Chairperson

Ms. Lemke introduced herself and gave a presentation on the Western State Hospital Grave Concerns Association. She reviewed how prior lodging tax funds were utilized and outlined the Association's 2026 funding request. A brief discussion followed.

Historic Fort Steilacoom Association (HFSA) – Walter Neary, Board Secretary.

Mr. Neary explained the purpose of his presentation and expressed appreciation for Ms. Lemke and City staff. He provided an overview of the Historic Fort Steilacoom Association and emphasized the value of partnership. Mr. Neary highlighted public interest in Civil War and historical site destinations, noted the impact of LTAC funding in supporting paid advertising and partnerships, and invited questions and feedback. Discussion followed.

Tacoma-Pierce County Tourism Authority - Dean Burke, President/CEO

Mr. Burke presented an overview of Visit Tacoma-Pierce County, sharing statistical data on room nights, hotel revenue, and the impact of tourism in Lakewood, along with an explanation of the

data collection process. He highlighted growth trends, reviewed key sporting events, and discussed upcoming events. Discussion followed.

Lakewood Chamber of Commerce – Tourism - Linda Smith, President/CEO

Ms. Smith presented a slide show introducing the Lakewood Chamber of Commerce. She outlined the Chamber's objectives, noted that inflation has led to more frequent but shorter trips, and highlighted their publications, websites and their campaigns, local attractions, and service industries. She also described how the Chamber promotes Lakewood through advertising.

City of Lakewood PRCS – Fort Steilacoom Park H-Barn Renovation – Scott Williams, Parks and Recreation Interim Parks and Recreation Director

Mr. Williams presented a slide outlining goals for the Fort Steilacoom Park H-Barn. He provided background information and history of the facility, shared photos, and displayed a proposed layout. He explained plans to use the H-Barn for public and private events, including multi-generational programs serving diverse community needs. Mr. Williams noted the potential to increase tourism and invited questions. Discussion followed.

Lakewold Gardens - Tourism – Justin Henderson, Executive Director and Niel van Grann, Operations Manager

Mr. Henderson and Mr. van Grann introduced themselves and presented on Lakewold Gardens, describing their focus on providing a world-class garden experience. They highlighted the 10-acre nonprofit site, which hosts approximately 12,000 annual visitors and offers year-round events. Updates were provided on the carriage house, garden paths, refreshed garden design, and upcoming events, including free community programs. Discussion followed.

Asia Pacific Cultural Center (APCC) - Faaluaiana Pritchard, Executive Director

Ms. Pritchard thanked the LTAC Committee for its support and emphasized the importance of the Asia Pacific Cultural Center in showcasing diverse races and ethnicities. She explained how the three-day event is organized, highlighted this year's featured individuals and participating high school students, and described the student selection process.

Lakewood Historical Museum – Edward Voie, Vice President; Sue Scott, President

Mr. Voie introduced himself, Ms. Scott, and the Lakewood Historical Museum with a photo overview, and they reported that 2025 brought increased programs, events, and visitors. They noted current challenges related to inflation and rising rent costs, emphasizing that the Museum operates with nine volunteers and no paid staff. They outlined key operating expenses, income sources, and the existing budget shortfall. They presented the 2026 revenue plan, including funding strategies for digitizing microfilm and producing the Lakewood Log edition, and reviewed the Museum's 2026 goals. They also highlighted the Prairie Gazette, described festivals and building improvements, and provided historical context. Discussion followed.

Lakewood Playhouse – Joseph Walsh, Producing Artistic Director, Mary Horn President, and his many co-workers and supporters.

Mr. Walsh began with a video message from a 15-year-old supporter, though the video was unable to play. He spoke about positioning Lakewood Playhouse as a destination for community-based theatre and reviewed the impact of LTAC support, including audience growth, restored financial stability, and program expansion. Mr. Walsh highlighted recent productions, introduced key individuals, and expressed appreciation to the Committee. He outlined the 2026 project activity to establish the Playhouse as a cultural ambassador for the community and the City of Lakewood. He noted that their success is driven by people, programming, and partnerships, and presented upcoming productions, audience statistics, ticket sales data, and examples of audience feedback and press coverage. Discussion followed.

City of Lakewood Communications – Marketing Promotions – Brynn Grimley, Communications Manager

Ms. Grimley introduced the Nearcation program, noting that no additional funds were being requested for their marketing program. She reviewed the program's history and results, provided a summary of LTAC funding, and outlined benefits achieved. Ms. Grimley shared a marketing and promotional recap, discussed future plans, and presented statistical data on media traffic and views. She emphasized that their marketing efforts extend beyond SummerFest to support broader community promotion and how their 2026 goals are to keep up the momentum. Discussion followed.

City of Lakewood Communications – Sister Cities – Brynn Grimley, Communications Manager
Ms. Grimley presented a request for support for the City of Lakewood's 30th Anniversary Sister Cities Visit, noting this was a new request compared to last year. She explained the concept of Sister Cities, outlined Lakewood's Sister and Friendship City relationships and their dates of establishment, and reviewed proposed anniversary activities. Plans include delegation participation in SummerFEST, the Lakewood Sister Cities International Festival, visits in Lakewood and Pierce County, and meetings with community partner agencies. She also listed possible events and estimated funding needs for approximately 20 travelers covering transportation and lodging. Discussion followed.

Lakewood Sister Cities Association — International Festival - Connie Coleman-Lacadie, President

Ms. Coleman-Lacadie presented photos from last year's event and explained the increased funding request compared to prior years, citing higher costs, lighting needs, and additional tents to expand space for entertainers. She reviewed how previous funds were utilized, outlined future funding plans, and provided context for the photos. Discussion followed.

City of Lakewood PRCS – Various Events – Sally Martinez, Parks and Recreation Coordinator

Ms. Martinez began by thanking the Committee for its continued support of community events. She then provided an overview of the following:

- SummerFEST: Ms. Martinez reviewed highlights from the event and explained that her funding request increased from the prior year due to the addition of a drone show and higher public works costs. Discussion followed regarding the possibility of charging for certain activities.
- Farmer's Market: She noted the continued growth of the Farmers' Market, shared survey results and statistics, and confirmed the event will remain on the same day and in the same format. Discussion followed regarding vendor interest in additional events.
- Summer Concert Series: Ms. Martinez reported that the series continues to grow in popularity, attracting a diverse audience, and will maintain the same format as last year.
- Saturday Street Festival: She stated the festival was a strong season opener with excellent turnout. Discussion followed regarding the potential for additional markets.
- Fiesta De La Familia: Ms. Martinez noted that the event began with the Street Festival and has now been held for three years at the park. She provided a brief overview.
- Martin Luther King Jr.'s Beloved Community Welcome Walk & Workshops: Ms. Martinez described this year's activities, noting participation by leaders from across the region. She emphasized her goal to expand leadership involvement, explained the materials distributed at the event, and highlighted how the funding request has doubled since its modest first year.

Discussion ensued on where adjustments or cuts could be made across the projects.

GRANT FUNDING DECISIONS

Following deliberation on potential project cuts, the Committee approved proposals totaling \$3,255,850 (\$3,154,000 capital and \$1,154,000 non-capital). The motion carried unanimously without further discussion.

LAKESWOOD LODGING TAX ADVISORY COMMITTEE RECOMMENDATIONS

2025 Requests for 2026 LTAC Grant Funds Applicant	Total Project Cost	Funding Request			Recommended Funding		
		Non-Capital	Capital	Total	Non-Capital	Capital (3%)	Total
Grave Concerns Association	\$ 18,000	\$ 18,000	\$ -	\$ 18,000	12,000	-	12,000
Historic Fort Steilacoom Association	14,000	12,000	-	12,000	10,000	-	10,000
Asia Pacific Cultural Center	42,600	15,000	-	15,000	13,000	-	13,000
Visit Tacoma-Pierce County	4,300,000	150,000	-	150,000	125,000	-	125,000
Lakewood Gardens	250,000	250,000	-	250,000	190,000	-	190,000
Lakewood Chamber of Commerce	140,000	140,000	-	140,000	132,000	-	132,000
Lakewood Historical Society & Museum	77,300	48,800	-	48,800	38,000	-	38,000
Lakewood Playhouse	408,065	200,000	-	200,000	110,000	-	110,000
Lakewood Sister Cities Association	43,500	42,000	-	42,000	42,000	-	42,000
City of Lakewood - Marketing Promotion	80,000	80,000	-	80,000	70,000	-	70,000
City of Lakewood - Sister Cities	92,000	92,000	-	92,000	50,000	-	50,000
City of Lakewood - SummerFEST	323,000	280,000	-	280,000	210,000	-	210,000
City of Lakewood - Farmers Market	93,000	78,000	-	78,000	75,000	-	75,000
City of Lakewood - Pavilion Concert Series	54,000	30,000	-	30,000	30,000	-	30,000
City of Lakewood - Saturday Street Festival	18,000	10,000	-	10,000	7,000	-	7,000
City of Lakewood - Fiesta de la Familia	60,000	35,000	-	35,000	25,000	-	25,000
City of Lakewood - MLK Beloved	30,000	20,000	-	20,000	15,000	-	15,000
City of Lakewood - FSP H-Barn Renovation	10,000,000	-	2,000,000	2,000,000	-	2,000,000	2,000,000
	\$ 16,043,465	\$ 1,500,800	\$ 2,000,000	\$ 3,500,800	1,154,000	2,000,000	3,154,000
CPTC McGavick Center - Committed, Annual Payment	\$ 101,850	\$ -	\$ 101,850	\$ 101,850	-	101,850	101,850
	\$ 16,145,315	\$ 1,500,800	\$ 2,101,850	\$ 3,602,650	1,154,000	2,101,850	3,255,850
Est 2025 Available funds =>		\$ 1,154,302	\$ 2,988,766	\$ 4,143,068			
Ending Balance =>		\$ (346,498)	\$ 886,916	\$ 540,418			

ADJOURNMENT - Chair Mayor Whalen adjourned the meeting at 1:55 p.m.

For the full video of this meeting go to the [City of Lakewood YouTube channel](https://www.youtube.com/watch?v=bzv3yFSm17g) and visit the following link: <https://www.youtube.com/watch?v=bzv3yFSm17g>



Dana Kapla, Asst. Finance Director (Preparer)



Mayor Jason Whalen, Chair
Paul Bocchi



**Community Services Advisory Board
Meeting Minutes**

MEETING PLACE/DATE:

Thursday, May 21, 2026
In-Person and Zoom Virtual Meeting
American Lake Conference Room, City Hall Lobby
6000 Main St SW Lakewood, WA 98499
5:30-6:30PM

CALL TO ORDER:

Darrin Lowry called the meeting to order at 5:32 pm

ATTENDANCE:

Community Services Advisory Board Members Present: Denise Nicole Johnson, Michael Lacadie, Laurie Maus, Kyle Franklin, Darrin Lowry, Shelby Taylor and Jerry Tagala

Community Services Advisory Board Members Excused: Gregory Wraggs

Staff: Shannon Bennett provided staff support

Guests:

Youth Council Liaison: Irie Henkle, Reinida Benavente, Estrella Gonzalez-Sanchez, Analy Ramirez, Alexander Charles, Jonathan Redoblado, Axel-Skyler Cabiles, Hailey Molina-Vazquez, Neala Collins

Council Liaison: Trestin Lauricella and Philip Lindholm

APPROVAL OF MINUTES: Michael moved, Laurie seconded. March 19, 2026, meeting minutes were unanimously approved.

PUBLIC COMMENT: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

2027–28 Application & Rating Tool Discussion – All Members

Shannon presented members with versions of the 2027/28 human services application and rating tool that included revisions resulting from March meeting.

A couple of minor revisions were suggested and will be included in final version of both documents.

Members drafted an application timeline to include a July 13 release and due date of August 14.

BOARD MEMBER HIGHLIGHTS: None

MEETING ADJOURN: Darrin adjourned the meeting at 6:43pm.

NEXT MEETING:

- June 17, 2026



Darrin Lowry, Chair

Denise Nicole Johnson, Co-Chair



Shannon Bennett, Staff Person



**Community Services Advisory Board
Meeting Minutes**

MEETING PLACE/DATE:

Thursday, August 20, 2026
In-Person and Zoom Virtual Meeting
American Lake Conference Room, City Hall Lobby
6000 Main St SW Lakewood, WA 98499
5:30-6:30PM

CALL TO ORDER:

Denise Nicole called the meeting to order at 5:32 pm

ATTENDANCE:

Community Services Advisory Board Members Present: Denise Nicole Johnson, Michael Lacadie, Kyle Franklin, Gregory Wraggs, Jerry Tagala and Laurie Maus

Community Services Advisory Board Members Excused: Darrin Lowry and Shelby Taylor

Staff: Shannon Bennett provided staff support

Guests: Irie Henkle and Ava Qualls

Youth Council Liaison: Out for the summer.

Council Liaison: Trestin Lauricella and Philip Lindholm

APPROVAL OF MINUTES: Michael moved, Laurie seconded. June 16, 2026, meeting minutes were unanimously approved.

PUBLIC COMMENT: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

CADCA / Fentanyl Free America Conf Presentation & Discussion – Members received a presentation from Irie Henkle and Ava Qualls.

2027/28 Human Services Application Intake Update

- Members received copies of qualified 2027/28 Human Services Fund applications.
- Members determined applicant interviews will occur September 8, 9 and 10th. Qualified applicants will participate in a 5- minute Q&A either in-person or virtually.

BOARD MEMBER HIGHLIGHTS: None

MEETING ADJOURN: Denise adjourned the meeting at 6:32pm.

NEXT MEETING:

- September 17, 2026

Denise Nicole Johnson, Chair



Shannon Bennett, Staff Person



DARNELL LOWRY, CHAIR



Lakewood Planning Commission September 2, 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; Robert Estrada, Katie Crook, Christian Flores, James Merritt, and Sharon Wallace

Planning Commission Members Excused: None

Planning Commission Members Absent: None

Staff: Tiffany Speir, Planning Division Manager; and Karen Devereaux, Commission Clerk

Council Liaison: Councilmember Ellen Talbo (not present)

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

MOTION (Herr): To approve with correction to the votes showing the individual names in votes of the July 29, 2026, meeting minutes as presented.

SECONDED (Larsen). **PASSED 7- 0.**

AGENDA UPDATES None.

PUBLIC COMMENT None.

PUBLIC HEARINGS None.

UNFINISHED BUSINESS None.

NEW BUSINESS

Review of Draft 2027 Comprehensive Plan, Zoning Map, and Development Regulation Amendment Docket Items

Tiffany Speir provided an overview of the potential docket for the 2027 Comprehensive Plan, Zoning Map, and Development Regulation Amendment (27CPA) cycle:

27CPA #	Subject
2027-01 [From '26]	Review and update zoning and development regulations as needed regarding residential densities and building heights in Transit Areas per HB 1491, Promoting transit-oriented housing development . Compliance deadline: June 30, 2029 What State Law Requires: Defines station areas; updates definition of major transit stop; addresses floor area ratios, density requirements and bonuses, transit-oriented development regulations, affordability requirements, parking requirements, MFTE

	approvals, and establishes SEPA categorical exemptions. Identifies a grant program for local governments to implement, but does not fund the grant program.
2027-02	Review and update zoning and development regulations as needed per HB 2266: Encouraging permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters. Compliance deadline: June 2028. What State Law Requires: Regulating “STEP” housing types (permanent supportive housing and transitional housing as residential uses and indoor emergency shelters and housing as uses with external impacts.) The bill outlines what can be regulated through local government permitting versus regulating as a funder.
2027-03	Review and update zoning and development regulations as needed per HB 2418: Concerning permit review processes. Compliance deadline: June 30, 2027 What State Law Requires: Building from SB 5290, this bill further refines the Local Project Review Act (RCW 36.70B) to streamline permit review processes for residential development.
2027-04	Review and update zoning and development regulations as needed per SB 6026: Residential development in commercial and mixed-use zones. Compliance deadline: December 2027 What State Law Requires: Allowing more residential development in areas zoned for commercial or mixed-use with certain exceptions.
2027-05	Review and update zoning and development regulations as needed per House Bill 1974: Establishing land banking authorities. Compliance deadline: N/A (voluntary program) What State Law Requires: Helps reduce the time it takes to secure land for housing development through local land banking authorities in cities and counties. Land banks benefit neighbors and the community by managing abandoned or underutilized properties, allowing developers to purchase land and preserve it for later development of affordable housing.
2027-06 [From ‘26]	Consider adopting <u>optional</u> GMA Housing Element Compliance Review per SB 5148: Ensuring compliance with the housing element requirements of the growth management act. Compliance deadline: N/A (optional) What State Law Requires: N/A (optional)
2027-07	Review and update zoning and development regulations re certain funding and exemptions related to providing and maintaining affordable housing and related services as needed per SB 6027: Modifying certain funding and exemptions related to providing and maintaining affordable housing and related services. Compliance deadline: N/A What State Law Requires: See SB 6027
2027-08	Review and update zoning and development regulations re affordable housing on property owned by religious organizations as needed per 2SHB 1859: Expanding opportunities for affordable housing developments on properties owned by religious organizations. Compliance deadline: None stated. Bill effective date = June 11, 2026 What State Law Requires: Clarifies and updates city regulatory requirements for religious organizations seeking a density bonus for an affordable housing project.
2027-09 [From ‘26]	Update LMC to allow Pre-approved Accessory Dwelling Unit (ADU) Designs.

2027-10	Update Comprehensive Plan to incorporate 2024 Tree Canopy Assessment Data.
2027-11	Update LMC to incorporate updates to 18A.40.027 use table, associated development regulations, and cross-references.
2027-12	Update LMC to add “Construction Storage” as an allowed Commercial 3 / Industrial Use.
2027-13*	Update LMC at Chapter 2.90 to reduce terms of Planning Commissioners from 5 years to 4 years consistent with other City boards and commissions and with other jurisdictions’ planning commission terms.
2027-14	Review Comprehensive Plan Land Use Policy UD-2 for amendment per City Council Direction.
2027-15	Update Comprehensive Plan Energy & Climate Change and Natural Environment Elements to incorporate Natural Environment and Climate Change (NECC) Task Forces’ recommendations Compliance deadline: June 30, 2029 What State Law Requires: Requires major updates to city Comprehensive Plan elements and development regulations. See HB 1181, Improving the state's response to climate change by updating the state's planning framework .
2027-16	Update LMC to incorporate Natural Environment and Climate Change (NECC) Task Forces’ recommendations Compliance deadline: June 30, 2029 What State Law Requires: Requires major updates to city Comprehensive Plan elements and development regulations. See HB 1181, Improving the state's response to climate change by updating the state's planning framework .
2027-17 [From ‘26]	Update LMC to allow permanent or semi-permanent “food truck pods”
2027-18	Private rezone – Redesignate/rezone parcels 0220368009, -012, -013, -027, -029; and 0220364105 and -107 (Addresses: 3706, 3707, 3708, 3840, 3852, 3862, 3880, and 3884 Steilacoom Blvd. SW S.; and 9200 S. Tacoma Way.) Current designation/zoning: Commercial (C) / Commercial 2 (C-2) Proposed designation/zoning: Industrial (I) / Industrial 1 (I-1)
2027-19	Private rezone – Redesignate/rezone parcels 2200000172, -173, -192 (Address: 15515 Maas Ln. SW) Current designation/zoning: Neighborhood Business District (NBD) / Neighborhood Commercial 2 (NC2) Proposed designation/zoning: Commercial (C) / Commercial 2 (C2)
2027-20	Private Rezone – Redesignate/rezone the MR2 portion (the four-plex portion) of Parcel 5400000541 and all of Parcel 5400000610 (Address: 10240 Bridgeport Way SW) Current designation/zoning: Mixed Residential (MR) / Mixed Residential 2 (MR2) Proposed designation/zoning: Neighborhood Business District (NBD) / Neighborhood Commercial 2 (NC2)
2027-21 [From ‘26]	Private rezone - Redesignate/rezone parcel #0220364100 (Address: 3615 Steilacoom Blvd. SW) Current designation/zoning: Corridor Commercial (CC) / Commercial 2 (C-2) Proposed designation/zoning: Neighborhood Business District (NBD) / Neighborhood Commercial 2 (NC2.)

2027-22	Amend LMC 18A.60.090 (B) (12) and other code sections as appropriate to increase the maximum height of fences from 6 feet to 7 feet per the International Building Code.
2027-23	Amend LMC Section 13.04.160 (C) to allow collection of sewer lien appeal fees.

The Planning Commission would hold a public hearing on the potential docket and recommend a docket list via resolution on September 16.

Status Update on Natural Environment and Climate Change (NECC) Program Task Forces' Work

Tiffany Speir provided the Commission an update on the work performed to date by the NECC Program task forces.

City Staff Comments

- The next Planning Commission Meeting would be held September 16, 2026.

Planning Commission Members Comments None.

ADJOURNMENT Meeting adjourned at 7:41 p.m.

Mark Herr

Mark Herr, Chair

Karen Devereaux

Karen Devereaux, Commission Clerk

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED: October 5, 2026 REVIEW: September 14, 2026 Study Session September 21, 2026 Public Hearing	TITLE: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON ADOPTING AMENDMENTS TO LAKEWOOD MUNICIPAL CODE TITLES 1, 5, 8, 17, AND 18A. ATTACHMENT: Draft Ordinance 854	TYPE OF ACTION: ☒ ORD. NO. 854 ☐ RESOLUTION NO. ☐ MOTION NO. ☐ OTHER
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SUBMITTED BY: Tiffany Speir, Planning Division, through Doug Russell, City Manager, and Jeff Rimack, PPW Director

RECOMMENDATION: It is recommended that the City Council adopt Ordinance 854 as included in **Attachment A**.

DISCUSSION: The City Council held a study session on September 14 and a public hearing on September 21 regarding the Planning Commission-recommended 2026 Annual Development Regulation amendment package.

The four amendments recommended by the Planning Commission are included in Exhibit A of draft Ordinance 854.

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.

ALTERNATIVE(S): The Council could amend and adopt Ordinance 854; the Council could also not adopt the Ordinance.

FISCAL IMPACT: Fiscal impact will be related to the administrative implementation of these amendments.

Prepared by: <u>Tiffany Speir, Planning Division Manager</u> Department Director: <u>Jeff Rimack, PPW Director</u>	 _____ City Manager Review
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**ATTACHMENT A
ORDINANCE 854**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON ADOPTING AMENDMENTS TO LAKEWOOD MUNICIPAL CODE TITLES 1, 5, 8, 17, AND 18A.

WHEREAS, the City of Lakewood is a code city planning under the Growth Management Act (GMA), codified in RCW 36.70A, and

WHEREAS, the City Council adopted its Comprehensive Plan via Ordinance No. 237 on July 10, 2000; and

WHEREAS, the City Council adopted Title 18A, Land Use and Development Code, of the Lakewood Municipal Code (LMC) via Ordinance No. 264 on August 20, 2001; and

WHEREAS, the City Council adopted the Tillicum Neighborhood Plan on June 20, 2011 via Resolution 2011-09; and

WHEREAS, the City Council adopted the Downtown Subarea Plan, Development Regulations, and Planned Action on October 1, 2018 via Ordinances 695 and 696; and

WHEREAS, the City Council adopted the Lakewood Shoreline Master Program and Shoreline Restoration Program via Ordinance 711 on May 6, 2019; and

WHEREAS, the City Council adopted the Station District Subarea Plan, Development Regulations, and Planned Action on May 3, 2021 via Ordinances 751 and 752; and

WHEREAS, the City Council adopted its ten-year periodic updates per RCW 36.70A.130 (4) and (5) to the Comprehensive Plan, Zoning Map, Development Regulations, and Downtown Subarea Plan, and adopted the Tillicum-Woodbrook Subarea Plan, on September 16, 2024 via Ordinances 812, 813, and 814; and

WHEREAS, it is appropriate for the City Council to periodically consider and adopt amendments needed to ensure that the Plan and implementing regulations provide appropriate policy and regulatory guidance for growth and development; and

WHEREAS, notice of the proposed 2026 amendments to the Lakewood development regulations was provided to state agencies on June 26, 2026 per Commerce NOIA: 2026-S-12985, prior to the adoption of this Ordinance, and state agencies have been afforded the opportunity to comment per RCW 36.70A.106 (1); and

WHEREAS, environmental review as required under the Washington State Environmental Policy Act (SEPA) has resulted in the issuance of a determination of non-significance (DNS) that was published on June 26, 2026 under SEPA record number 202602709; and

WHEREAS, notice was provided to Joint Base Lewis-McChord (JBLM) prior to the adoption of this Ordinance, and JBLM has been afforded the opportunity to comment per RCW 36.70A.530 (5); and

WHEREAS, on August 5, 2026, the Lakewood Planning Commission, acting as the City's designated planning agency and following a duly noticed public hearing, approved Resolution 2026-07 finding that the proposed amendments further the goals and policies of the Comprehensive Plan and promote the community's overall health, safety, and welfare; and

WHEREAS, on September 21, 2026, the Lakewood City Council held a duly noticed public hearing on the proposed 2026 Annual Development Regulation amendments; and

WHEREAS, on October 5, 2026, the City Council completed review;

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 Annual Development Regulation Amendments.

Amendments to the City's land use and development regulations are adopted as summarized below and included in full in **Exhibit A**, attached hereto:

#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.

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

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

#04 | Amending LMC Chapter 8.36 and Section 18A.40.025 to allow limited exceptions for approved weekend and night work as appropriate.

Section 3. Remainder Unchanged. The rest and remainder of the Lakewood Municipal Code shall be unchanged and shall remain in full force and effect.

Section 4. 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 5. 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 5th day of October, 2026.

CITY OF LAKEWOOD

Paul Bocchi, Mayor

Attest:

Briana Schumacher, City Clerk

Approved as to Form:

Heidi Ann Wachter, City Attorney

EXHIBIT A

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

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 Recreation (OSR)	Categorical Use Standards	
Categorical Use	R 1	R 2	R 3	R 4	M R 1	M R 2	M F 1	M F 2	M F 3	M F 3S D	A R C	N C 1	N C 2	T O C	C B D	C 1	C 2	C 3	I B P	I 1	I 2	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.40.030 and Chapter 18A.20 LMC, Article II, Nonconforming	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	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 Recreation (OSR)	Categorical Use Standards
Categorical Use	R 1	R 2	R 3	R 4	MR 1	MR 2	MF 1	MF 2	MF 3	MF 3SD	ARC	NC 1	NC 2	TOC	CBD	C 1	C 2	C 3	IBP	I 1	I 2	PI	OSR	18A.40.xxx
g Uses and Structures.)																								
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.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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

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 Recreation I (OSR)	Categorical Use Standards	
Categorical Use	R 1	R 2	R 3	R 4	MR 1	MR 2	MF 1	MF 2	MF 3	MF 3SD	ARC	NC 1	NC 2	TOC	CBD	C 1	C 2	C 3	IBP	I 1	I 2	PI	OSR	18A.4 0.xxx	
Raising and keeping of animals for agricultural purposes	P	P	P	P	P	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	LMC 18A.4 0.106
Research, scientific (small scale)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	LMC 18A.4 0.100
Residential beekeeping	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	LMC 18A.4 0.107
Undeveloped land	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	LMC 18A.4 0.100
Civic Uses																									
Community and Cultural Services Level 1	-	-	P	P	P	P	-	-	-	-	-	P	-	P	P	P	P	P	-	-	-	-	-	-	LMC 18A.4 0.100
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	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	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.4 0.108
Government Facilities Level 2	-	-	-	-	-	C	C	-	C	C	C	-	C	-	C	C	C	C	-	C	C	-	-	-	LMC 18A.4 0.100
Outdoor Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	

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 Recreation (OSR)	Categorical Use Standards	
Categorical Use	R 1	R 2	R 3	R 4	MR 1	MR 2	MF 1	MF 2	MF 3	MF 3SD	ARC	NC 1	NC 2	TOC	CBD	C 1	C 2	C 3	IBP	I 1	I 2	PI	OSR	18A.4 0.xxx	
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.4 0.109	
Accessory industrial	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	–	–	P	P	P	–	–	LMC 18A.4 0.110	
Accessory retail or services	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	P	P	–	–	–	–	P	–	LMC 18A.4 0.100	
Artisan shop	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	P	P	–	–	–	–	–	–		
Auto and vehicle sales/rental	–	–	–	–	–	–	–	–	–	–	–	–	C	C	–	P	P	–	–	–	–	–	–	LMC 18A.4 0.111	
Auto parts sales	–	–	–	–	–	–	–	–	–	P	–	P	P	P	P	P	P	–	–	–	–	–	–	LMC 18A.4 0.100	
Bank, financial services	–	–	–	–	–	–	–	–	–	–	–	C	P	P	P	–	P	–	–	–	–	–	–		
Brewery	–	–	–	–	–	–	–	–	–	P	–	P	P	P	P	P	P	P	P	P	P	–	–	LMC 18A.4 0.112	
Building and landscape materials sales	–	–	–	–	–	–	–	–	C	–	–	P	P	–	P	P	P	–	–	–	–	–	–	LMC 18A.4 0.100	
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	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–		

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 Recreation (OSR)	Categorical Use Standards	
Categorical Use	R 1	R 2	R 3	R 4	MR 1	MR 2	MF 1	MF 2	MF 3	MF 3SD	ARC	NC 1	NC 2	TOC	CBD	C 1	C 2	C 3	IBP	I 1	I 2	PI	OSR	18A.4 0.xxx	
Cannabis-Processor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	LMC 18A.4 0.113
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	-	-	-	-	-	-	-	LMC 18A.4 0.100
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.4 0.114
Construction/heavy equipment sales and rental	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	P	C	-	-	-	LMC 18A.4 0.100
Convenience store	-	-	-	-	-	-	-	-	-	P	-	P	P	C	C	C	P	-	-	-	-	-	-	-	
Distillery / Small craft distillery	-	-	-	-	-	-	-	-	-	P	-	P	P	P	P	P	P	P	P	P	P	P	-	-	LMC 18A.4 0.115
Equipment rental	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	P	-	-	P	-	-	-	-	LMC 18A.4 0.100
Flex space	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	P	P	-	-	-	-	LMC 18A.4 0.116
Fuel dealer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	P	-	-	-	-	LMC 18A.4 0.100
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	-	-	-	-	-	-	-	

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 Recreation (OSR)	Categorical Use Standards
Categorical Use	R 1	R 2	R 3	R 4	MR 1	MR 2	MF 1	MF 2	MF 3	MF 3SD	ARC	NC 1	NC 2	TOC	CBD	C 1	C 2	C 3	IBP	I 1	I 2	PI	OSR	18A.4 0.xxx
General retail	-	-	-	-	-	-	-	-	-	P	-	P	P	P	P	-	P	P	P	-	-	-	-	-
Golf course, country club	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	LMC 18A.4 0.117
Grocery store, large	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-	P	-	-	-	-	-	-	LMC 18A.4 0.100
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.4 0.118
Health/fitness facility, quasi-public	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	P	-	LMC 18A.4 0.119
Kennel, animal boarding	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	P	C	-	C	P	-	-	-	LMC 18A.4 0.120
Laboratory, medical/analytical	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-	-	-	P	P	-	P	-	LMC 18A.4 0.100
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	-	-	
Manufacturing , assembling and packaging, medium	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	P	P	P	-	-	
Medical services, lab	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	P	-	-	P	-	

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 Recreation (OSR)	Categorical Use Standards	
Categorical Use	R 1	R 2	R 3	R 4	MR 1	MR 2	MF 1	MF 2	MF 3	MF 3SD	ARC	NC 1	NC 2	TOC	CBD	C 1	C 2	C 3	IBP	I 1	I 2	PI	OSR	18A.40.xxx	
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
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	-	-	-	

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 Recreation (OSR)	Categorical Use Standards		
Categorical Use	R 1	R 2	R 3	R 4	MR 1	MR 2	MF 1	MF 2	MF 3	MF 3SD	ARC	NC 1	NC 2	TOC	CBD	C 1	C 2	C 3	IBP	I 1	I 2	PI	OSR	18A.4 0.xxx		
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.4 0.122	
Shopping center	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	C	P	-	-	-	-	-	-	-	LMC 18A.4 0.100	
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.4 0.123	
Theater, auditorium	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	-	-	-	-	-	-	LMC 18A.4 0.100
Truck/trailer parking	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-	
Veterinary clinic	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	P	P	-	-	P	-	C	-	-	LMC 18A.4 0.124	
Vehicle services, major repair/body work	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	P	C	-	C	P	P	-	-	-	-	LMC 18A.4 0.100
Vehicle services, minor maintenance/repair	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	P	P	-	P	P	P	-	-	-	-	
Vehicle storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	P	P	P	-	-	-	-	
Warehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	P	P	-	-	-	-	-	

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 Recreation (OSR)	Categorical Use Standards	
Categorical Use	R 1	R 2	R 3	R 4	MR 1	MR 2	MF 1	MF 2	MF 3	MF 3SD	ARC	NC 1	NC 2	TOC	CBD	C 1	C 2	C 3	IBP	I 1	I 2	PI	OSR	18A.4 0.xxx	
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	-	-	-	-	
Eating and Drinking Establishment Uses																									
Bar/tavern	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	-	-	
Mobile food vending facility	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	
Night club	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	C	C	-	-	-	-	-	-	
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	-	-	-	-	-	-	
Restaurant, café, coffee shop – outdoor dining	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	-	-	-	
Restaurant, café, coffee shop – serving alcohol	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	-	-	-	
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	

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 Recreation (OSR)	Categorical Use Standards
Categorical Use	R 1	R 2	R 3	R 4	MR 1	MR 2	MF 1	MF 2	MF 3	MF 3SD	ARC	NC 1	NC 2	TOC	CBD	C 1	C 2	C 3	IBP	I 1	I 2	PI	OSR	18A.4 0.xxx
Community and technical colleges, colleges and universities	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	-	-	-	C	-	-	C	-	LMC 18A.4 0.131
Correctional facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	LMC 18A.4 0.132
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.4 0.100
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.4 0.133
Group home — See LMC 18A.40.201 through 18A.40.216, Special Needs Housing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	LMC 18A.4 0.100
In-patient facility including substance abuse facility	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	-	-	C	-	-	-	C	-	LMC 18A.4 0.134
Intercity high-speed ground transportation	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	P	-	-	C	LMC 18A.4 0.135
Intercity passenger rail service	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	P	-	-	C	LMC 18A.4 0.136
Interstate Highway 5 (I-5)	-	-	P	-	-	-	P	-	-	-	-	-	P	P	-	P	P	-	-	-	-	P	-	LMC 18A.4 0.100
Mental health facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	LMC 18A.4 0.137
Military installation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	LMC 18A.4 0.100
Minimum security institution	-	-	-	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-	-	-	C	-	LMC 18A.4 0.138

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 Recreation (OSR)	Categorical Use Standards
Categorical Use	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3SD	ARC	NC1	NC2	TOC	CB D	C1	C2	C3	IBP	I1	I2	PI	OSR	18A.40.xxx
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

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

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Categorical Use	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3SD	ARC	NC1	NC2	TOC	CB D	C1	C2	C3	IBP	I1	I2	PI	OSR	18A.4 0.xxx
Post offices	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	P	P	P	–	–	–	P	–	LMC 18A.4 0.100
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.4 0.147
Day care center in existing or new churches	P	P	P	P	–	–	–	–	P	P	C	P	P	P	P	P	P	C	–	–	–	–	–	LMC 18A.4 0.148
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.4 0.149
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.4 0.150
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.4 0.151
Human service agency offices	–	–	–	–	–	–	–	–	–	–	C	P	P	P	P	–	P	P	P	–	–	–	–	–
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	–	LMC 18A.4 0.100
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																								

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

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Categorical Use	R 1	R 2	R 3	R 4	M R 1	M R 2	M F 1	M F 2	M F 3	M F 3SD	A R C	N C 1	N C 2	T O C	C B D	C 1	C 2	C 3	I B P	I 1	I 2	PI	OSR	18A.40.xxx	
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	-	-	-	-	-	-	LMC 18A.40.153
Recreational vehicle parks	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	LMC 18A.40.154
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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	LMC 18A.40.158

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 Recreation (OSR)	Categorical Use Standards	
Categorical Use	R 1	R 2	R 3	R 4	MR 1	MR 2	MF 1	MF 2	MF 3	MF 3SD	ARC	NC 1	NC 2	TOC	CBD	C 1	C 2	C 3	IBP	I 1	I 2	PI	OSR	18A.4 0.xxx	
Chapter 18A.95 LMC, Wireless Service Facilities																									
Bus shelters	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	LMC 18A.4 0.159
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.4 0.160
Camping or recreational lodging units	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	LMC 18A.4 0.161
Community center (all types)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	LMC 18A.4 0.114
Constructed wetlands	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	LMC 18A.4 0.162
Docks and piers mooring facilities as regulated by applicable shoreline management regulations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	LMC 18A.4 0.163
Eating and drinking establishment (Level 1/2) or permanent concessions building	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	LMC 18A.4 0.164
Equestrian clubs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	LMC 18A.4 0.165
Fish hatcheries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	LMC 18A.4 0.166

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 Recreation (OSR)	Categorical Use Standards
Categorical Use	R 1	R 2	R 3	R 4	MR 1	MR 2	MF 1	MF 2	MF 3	MF 3SD	ARC	NC 1	NC 2	TOC	CB D	C 1	C 2	C 3	IBP	I 1	I 2	PI	OSR	18A.4 0.xxx
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.4 0.167
"Health/fitness facility," Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	LMC 18A.4 0.118
"Health/fitness facility," Public or Non-Profit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	LMC 18A.4 0.119
Historical cemeteries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	LMC 18A.4 0.168
Local water distribution systems, wellheads, and pump stations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	LMC 18A.4 0.169
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.4 0.170
Marinas, including those with fuel stations and	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	LMC 18A.4 0.171

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 Recreation (OSR)	Categorical Use Standards
Categorical Use	R 1	R 2	R 3	R 4	MR 1	MR 2	MF 1	MF 2	MF 3	MF 3SD	ARC	NC 1	NC 2	TOC	CBD	C 1	C 2	C 3	IBP	I 1	I 2	PI	OSR	18A.4 0.xxx
vessel launches																								
Multi-use shared use paths (paved and unpaved)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	LMC 18A.4 0.172
Natural gas distribution lines	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	LMC 18A.4 0.173
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 and bridle trails within defined park areas; public restrooms; playground equipment; and picnic tables and shelters	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	LMC 18A.4 0.174
Office and administrative uses related to the operations of park facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	LMC 18A.4 0.175
Open sports fields with unenclosed seating for up to four	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	LMC 18A.4 0.176

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	R 1	R 2	R 3	R 4	MR 1	MR 2	MF 1	MF 2	MF 3	MF 3SD	ARC	NC 1	NC 2	TOC	CBD	C 1	C 2	C 3	IBP	I 1	I 2	PI	OSR	18A.4 0.xxx
hundred (400) spectators																								
Performing arts theaters	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	LMC 18A.4 0.177
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.4 0.178
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.4 0.179
Public and private golf courses and associated driving ranges	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	LMC 18A.4 0.117
Public and private outdoor recreational facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	LMC 18A.4 0.180

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 Recreation I (OSR)	Categorical Use Standards
Categorical Use	R 1	R 2	R 3	R 4	MR 1	MR 2	MF 1	MF 2	MF 3	MF 3SD	ARC	NC 1	NC 2	TOC	CBD	C 1	C 2	C 3	IBP	I 1	I 2	PI	OSR	18A.4 0.xxx
Regional cable, fiber optics, traffic control, or telephone transmission lines, poles, or apparatus, not including antennas or wireless service facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	LMC 18A.4 0.181
Restrooms, parking, and support facilities for day use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	LMC 18A.4 0.182
Sewage collection facilities including distribution lines, such as wastewater transfer facilities, odor control structures, pump stations and lift stations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	LMC 18A.4 0.183
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.4 0.184
Storm water collection pond and local conveyance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	LMC 18A.4 0.185

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 Recreation (OSR)	Categorical Use Standards	
Categorical Use	R 1	R 2	R 3	R 4	MR 1	MR 2	MF 1	MF 2	MF 3	MF 3SD	ARC	NC 1	NC 2	TOC	CBD	C 1	C 2	C 3	IBP	I 1	I 2	PI	OSR	18A.4 0.xxx	
systems and facilities																									
Swimming pools	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	LMC 18A.4 0.186
Water storage facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	LMC 18A.4 0.187
Residential Land Uses																									
Accessory caretaker's unit	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-	-	LMC 18A.4 0.156
Accessory dwelling unit (ADU)	P	P	P	P	P	P	P	P	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	LMC 18A.4 0.188
Accessory residential uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	LMC 18A.4 0.100
Babysitting care	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Boarding house	C	C	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	LMC 18A.4 0.189
Co-living housing	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	LMC 18A.4 0.190
Cottage housing	P	P	P	P	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	-	-	-	LMC 18A.4 0.191
Detached single-family	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	LMC 18A.4 0.192
Detached single-family on lots < 20,000 sq. ft.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	LMC 18A.4 0.193
Detached single-family on lots > 20,000 sq. ft.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	LMC 18A.4 0.100
Family day care	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	LMC 18A.4 0.194
Foster care facility	P	P	P	P	P	P	P	P	P	P	-	-	-	P	-	-	-	-	-	-	-	-	-	-	LMC 18A.4 0.195
Four-family residential, attached or detached	P	P	P	P	P	P	P	P	P	P	-	P	P	-	-	-	-	-	-	-	-	-	-	-	LMC 18A.4 0.100
Five-family residential.	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-

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 Recreation I (OSR)	Categorical Use Standards	
Categorical Use	R 1	R 2	R 3	R 4	M R 1	M R 2	M F 1	M F 2	M F 3	M F 3S D	A R C	N C 1	N C 2	T O C	C B D	C 1	C 2	C 3	I B P	I 1	I 2	PI	OSR	18A.4 0.xxx	
attached or detached																									
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.4 0.196
Mixed use (residential)	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-	
Mobile home parks	-	-	C	C	C	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	-	LMC 18A.4 0.100
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.4 0.197
Rooms for domestic employees of owner/occupant of primary dwelling	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	LMC 18A.4 0.100
Short-term vacation rentals	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	LMC 18A.4 0.198
Six-family residential, attached or detached	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	
Specialized senior housing	-	-	-	-	C	C	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	LMC 18A.4 0.100
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.4 0.199
Townhouse	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	LMC 18A.4 0.100
Stacked flats	P	P	P	P	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	
Co-housing (dormitories, etc.)	-	-	-	-	P	P	P	P	P	P	-	P	P	-	-	-	-	-	-	-	-	-	-	-	LMC 18A.4 0.200

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

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Categorical Use	R 1	R 2	R 3	R 4	MR 1	MR 2	MF 1	MF 2	MF 3	MF 3SD	ARC	NC 1	NC 2	TOC	CBD	C 1	C 2	C 3	IBP	I 1	I 2	PI	OSR	18A.4 0.xxx	
fraternities and sororities)																									
Courtyard apartments	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	LMC 18A.4 0.100
Special Needs Housing Uses																									
Assisted living facility	-	-	-	-	C	C	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	LMC 18A.4 0.201
Confidential shelter	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	P	-	-	LMC 18A.4 0.202
Continuing care retirement community	-	-	-	-	C	C	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	LMC 18A.4 0.203
Emergency housing	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	-	-	LMC 18A.4 0.204
Emergency shelter	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	-	-	LMC 18A.4 0.205
Enhanced services facility	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	-	C	-	-	-	-	-	-	-	LMC 18A.4 0.206
Hospice care center	C	C	C	C	C	C	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	LMC 18A.4 0.207
Nursing home	-	-	-	-	C	C	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	LMC 18A.4 0.208
Permanent supportive housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	C	-	-	LMC 18A.4 0.209
Rapid rehousing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	C	-	-	LMC 18A.4 0.210
Transitional housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	C	-	-	LMC 18A.4 0.211
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.4 0.212
Type 2 group home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	C	-	-	LMC 18A.4 0.213
Type 3 group home	-	-	-	-	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-	-	-	C	-	-	LMC 18A.4 0.214
Type 4 group home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	-	-	LMC 18A.4 0.215

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

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Categorical Use	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3SD	ARC	NC1	NC2	TOC	CB D	C1	C2	C3	IBP	I1	I2	PI	OSR	18A.4 0.xxx
Type 5 group home	–	–	–	–	–	–	–	–	–	–	–	–	C	–	–	–	C	–	–	–	–	–	–	LMC 18A.4 0.216
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.4 0.217
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.4 0.218
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.4 0.100
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.4 0.100
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.4 0.219
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.4 0.220
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.4 0.221
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.4 0.222
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.4 0.223
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.4 0.224

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 Recreation (OSR)	Categorical Use Standards
Categorical Use	R 1	R 2	R 3	R 4	MR 1	MR 2	MF 1	MF 2	MF 3	MF 3SD	ARC	NC 1	NC 2	TOC	CB D	C 1	C 2	C 3	IB P	I 1	I 2	PI	OSR	18A.4 0.xxx
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.4 0.100
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.4 0.225
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.4 0.187
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.4 0.185
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.4 0.100
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.4 0.226
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.4 0.227
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.4 0.228

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 Recreation (OSR)	Categorical Use Standards
Categorical Use	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3SD	ARC	NC1	NC2	TOC	CB D	C1	C2	C3	IBP	I1	I2	PI	OSR	18A.40.xxx
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

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.					
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
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.	

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.					
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 Of 0.28 in AC1 and 0.56 in AC2.	
Wildlife preserve or sanctuary	P	P	—	N/A	
Eating/Drinking Establishments					
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
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

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.					
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 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~~y~~^{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.

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. Sounds 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.

€ 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.

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED: October 5, 2026	TITLE: Ordinance adopting cannabis code amendments to Lakewood Municipal Code Titles 5 and 18A, repealing the citywide prohibition in LMC 18A.40.160	TYPE OF ACTION: ☒ ORDINANCE NO. 855 ☐ RESOLUTION NO. ☐ MOTION NO. ☐ OTHER
REVIEW: September 14, 2026 September 21, 2026	ATTACHMENTS: Draft Ordinance & Exhibits	

SUBMITTED BY: Angie Silva, Assistant Director, Planning & Public Works

RECOMMENDATION: The draft ordinance is presented for Council deliberation and action following the September 21, 2026 public hearing. Whether to allow cannabis businesses in Lakewood is a policy determination for the City Council.

DISCUSSION: The draft ordinance and its exhibits would repeal LMC 18A.40.160, Marijuana Prohibited, which currently prohibits all cannabis and marijuana uses in every zoning district, and replace it with a regulated local framework for state-licensed cannabis businesses. State licensing would remain under the authority of the Washington State Liquor and Cannabis Board (LCB). The City would decide where these uses may locate, what local permit is required, and what local operating and licensing standards apply.

ALTERNATIVE(S): 1) Adopt the ordinance as presented 2) do not adopt 3) amend ordinance and code amendments where appropriate or 4) continue deliberation to another date certain.

FISCAL IMPACT: Adoption of the ordinance would have no direct fiscal impact outside of staff time. If cannabis businesses are allowed to locate in Lakewood, potential City revenues could include local retail sales tax, cannabis specialty business license fees, permit fees, and any state-shared cannabis excise tax revenue for which the City qualifies under RCW 69.50.540.

Discussion continued on following page

Angie Silva Prepared by	 City Manager Review
Jeff Rimack Department Director	

The draft ordinance retains the full 1,000-foot separation required by RCW 69.50.331(8)(a) from protected uses such as schools, playgrounds, child care centers, public parks, libraries, transit centers, and certain recreation facilities. Although state law allows some of these distances to be reduced, the draft proposes no reduction.

The draft ordinance would also establish operating standards for cannabis businesses. Businesses would be required to maintain appropriate state licensing, comply with applicable age restrictions, prohibit on-site consumption, and meet applicable building, fire, odor control, food safety, testing, signage, and parking requirements. State law would control if there is a conflict with local regulations.

A new Chapter 5.65 LMC would establish a City cannabis specialty business license in addition to the required state license and general City business license. Licenses would be issued annually, tied to the specific business and location, and subject to renewal requirements. The Director could suspend or revoke a license for noncompliance, including suspension or revocation of the underlying state license, with appeal rights under Chapter 1.36 LMC.

If adopted as presented, the Department will require time to implement the ordinance, including developing permit applications, customer guidance materials, and internal review procedures. Implementation will also require a separate resolution updating the City's fee schedule to establish appropriate fees for cannabis-related permits and specialty business licenses. Additionally, this would allow Department staff to also contact LCB of its new regulations.

ORDINANCE NO. 855

AN ORDINANCE of the City Council of the City of Lakewood, Washington, relating to cannabis businesses; amending LMC 18A.10.180, Definitions; LMC 18A.20.080, Review and approval authorities; LMC 18A.40.027, Zoning Use Table Summary; LMC 18A.40.030, Zoning Use Table Air Corridor and Clear Zone; and LMC 18A.80.030, Zoning district parking requirements; adding a new section LMC 18A.40.113, Cannabis businesses; repealing LMC 18A.40.160, Marijuana prohibited, and replacing it with a new LMC 18A.40.160, Cannabis businesses; and adding a new Chapter 5.65 to Title 5 of the Lakewood Municipal Code establishing a cannabis specialty business license.

WHEREAS, the City of Lakewood is a code city planning under the Growth Management Act, chapter 36.70A RCW; and

WHEREAS, the City Council adopted its Comprehensive Plan via Ordinance No. 237 on July 10, 2000; and

WHEREAS, the City Council adopted Title 18A, Land Use and Development Code, of the Lakewood Municipal Code (LMC) via Ordinance No. 264 on August 20, 2001 and has been subsequently amended; and

WHEREAS, the City Council adopted significant substantive and technical changes to the Comprehensive Plan via Ordinance No. 812 and to the land use and development regulations via Ordinance No. 846 on March 2, 2026; and

WHEREAS, it is appropriate for the City Council to periodically consider its implementing regulations to provide appropriate policy and regulatory guidance for growth and development; and

WHEREAS, chapter 69.50 RCW and chapter 314-55 WAC establish a statewide system for the licensing and regulation of cannabis businesses administered by the Washington State Liquor and Cannabis Board (LCB), and local governments retain authority to regulate the siting and operation of cannabis businesses through zoning, land use permitting, and local business licensing; and

WHEREAS, LMC 18A.40.160, in 2019, the City adopted by Ordinance No. 726 which prohibits all medical and recreational marijuana uses, and provides that such uses are not permitted in any zoning district within the City; and

WHEREAS, in 2026, the Lakewood City Council directed the Planning & Public Works Department and Planning Commission to consider and provide recommendations concerning adopting regulations regarding cannabis businesses; and

WHEREAS, environmental review as required under the State Environmental Policy Act, chapter 43.21C RCW, resulted in the issuance of a determination of environmental nonsignificance that was published on July 28, 2026 under SEPA #202603163, and the associated comment period has closed; and

WHEREAS, notice was provided to state agencies on July 28, 2026, and state agencies have been afforded the opportunity to comment per RCW 36.70A.106(1). The comment period concluded on September 27, 2026; and

WHEREAS, notice has been provided to the Commander of Joint Base Lewis-McChord (JBLM) as required by RCW 36.70A.530(4), requesting comments on the draft amendments. The associated 60-day comment period concluded on September 27, 2026; and

WHEREAS, the Lakewood Planning Commission held study sessions on July 15, 2026 and July 29, 2026; and

WHEREAS, the Lakewood Planning Commission held an open record public hearing on the proposed amendments on August 5, 2026; and

WHEREAS, on August 5, 2026 the Planning Commission adopted Resolution 2026-08 by a vote of seven (7) in favor and none (0) opposed, recommending that the City Council take no action on the proposed amendments; and

WHEREAS, the recommendation of the Planning Commission is advisory, and under LMC 18A.20.080 the City Council is the review and approval authority for a Type V zoning amendment (text only); and

WHEREAS, the City Council held an open record public hearing on the proposed amendments on September 21, 2026, at which the Council received public testimony; and

NOW, THEREFORE, the City Council of the City of Lakewood do ordain as follows:

Section 1. Amendment to LMC 18A.10.180, Definitions. LMC 18A.10.180, Definitions, is amended to read as set forth in Exhibit A attached hereto and incorporated by this reference.

Section 2. Amendment to LMC 18A.20.080, Review and approval authorities. LMC 18A.20.080, Review and approval authorities, is amended as set forth in Exhibit B attached hereto and incorporated by this reference.

Section 3. Amendment to Chapter 18A.40, Zoning Use Table Summary. LMC 18A.40.027 and 18A.40.113, Zoning Use Table Summary as well as LMC 18A.40.030 Zoning Use Table Air Corridor and Clear Zone, are amended as set forth in Exhibit C attached hereto and incorporated by this reference.

Section 4. Repeal and Replacement of LMC 18A.40.160. LMC 18A.40.160, entitled “Marijuana prohibited,” is repealed in its entirety, and a new section 18A.40.160 of the Lakewood Municipal Code, entitled “Cannabis businesses,” is adopted to read as set forth in Exhibit D attached hereto and incorporated by this reference.

Section 5. Amendment to LMC 18A.80.030, Zoning district parking requirements. LMC 18A.80.030, Zoning district parking requirements, is amended to read as set forth in Exhibit E attached hereto and incorporated by this reference.

Section 6. New Chapter to Chapter 5.65 LMC, Cannabis Businesses. A new Chapter 5.65 of Title 5 of the Lakewood Municipal Code, Cannabis Businesses, is added to read as set forth in Exhibit F attached hereto and incorporated by this reference.

Section 7. Relationship to State and Federal Law. Nothing in this Ordinance authorizes conduct that is unlawful under state or federal law. In the event of a conflict between the provisions adopted by this Ordinance and chapter 69.50 RCW, chapter 69.51A RCW, or chapter 314-55 WAC, state law and the rules of the Washington State Liquor and Cannabis Board control.

Section 8. No Vested or Nonconforming Rights. Nothing in this Ordinance creates, confers, or conveys any vested or nonconforming right with respect to any cannabis or marijuana use established or conducted in the City before the effective date of this Ordinance. Any such use was prohibited under LMC 18A.40.160 as it existed before that date and may not be continued, altered, or expanded as a legal nonconforming use.

Section 9. Corrections. The City Clerk and the codifiers of this Ordinance are authorized to make necessary clerical corrections to this Ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section or subsection numbers and any references thereto.

Section 10. 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 11. Effective Date. To allow time for implementation, this Ordinance shall be in full force and effect January 1, 2027.

ADOPTED by the City Council this 5th day of October, 2026.

CITY OF LAKEWOOD

Paul Bocchi, Mayor

Attest:

Briana Schumacher, City Clerk

Approved as to Form:

Heidi Ann Wachter, City Attorney

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 1-502, 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.~~

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](http://www.cityoflakewood.us)

[City Telephone: \(253\) 589-2489](tel:(253)589-2489)

[Hosted by General Code.](#)

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			

Exhibit B**LMC 18A.20.080, Review and approval authorities**

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				
<u>Cannabis Processor, Retailer & Testing Lab</u>	<u>PPW</u>	<u>X</u>				
<u>Cannabis Producer (Indoor) AC zones</u>	<u>HE</u>			<u>X</u>		
<u>Cannabis Producer (Indoor) Industrial zones</u>	<u>PPW</u>	<u>X</u>				
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				

Exhibit B**LMC 18A.20.080, Review and approval authorities**

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				

Exhibit B**LMC 18A.20.080, Review and approval authorities**

Application Type	Review and Approval Authority	Type I	Type II	Type III	Type IV	Type V
Land Use Variance (greater than 15%, 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			

Exhibit B**LMC 18A.20.080, Review and approval authorities**

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				

Exhibit B**LMC 18A.20.080, Review and approval authorities**

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

Exhibit B**LMC 18A.20.080, Review and approval authorities**

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		

Exhibit B**LMC 18A.20.080, Review and approval authorities**

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				

Exhibit B**LMC 18A.20.080, Review and approval authorities**

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				

Exhibit B**LMC 18A.20.080, Review and approval authorities**

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				

Exhibit B**LMC 18A.20.080, Review and approval authorities**

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

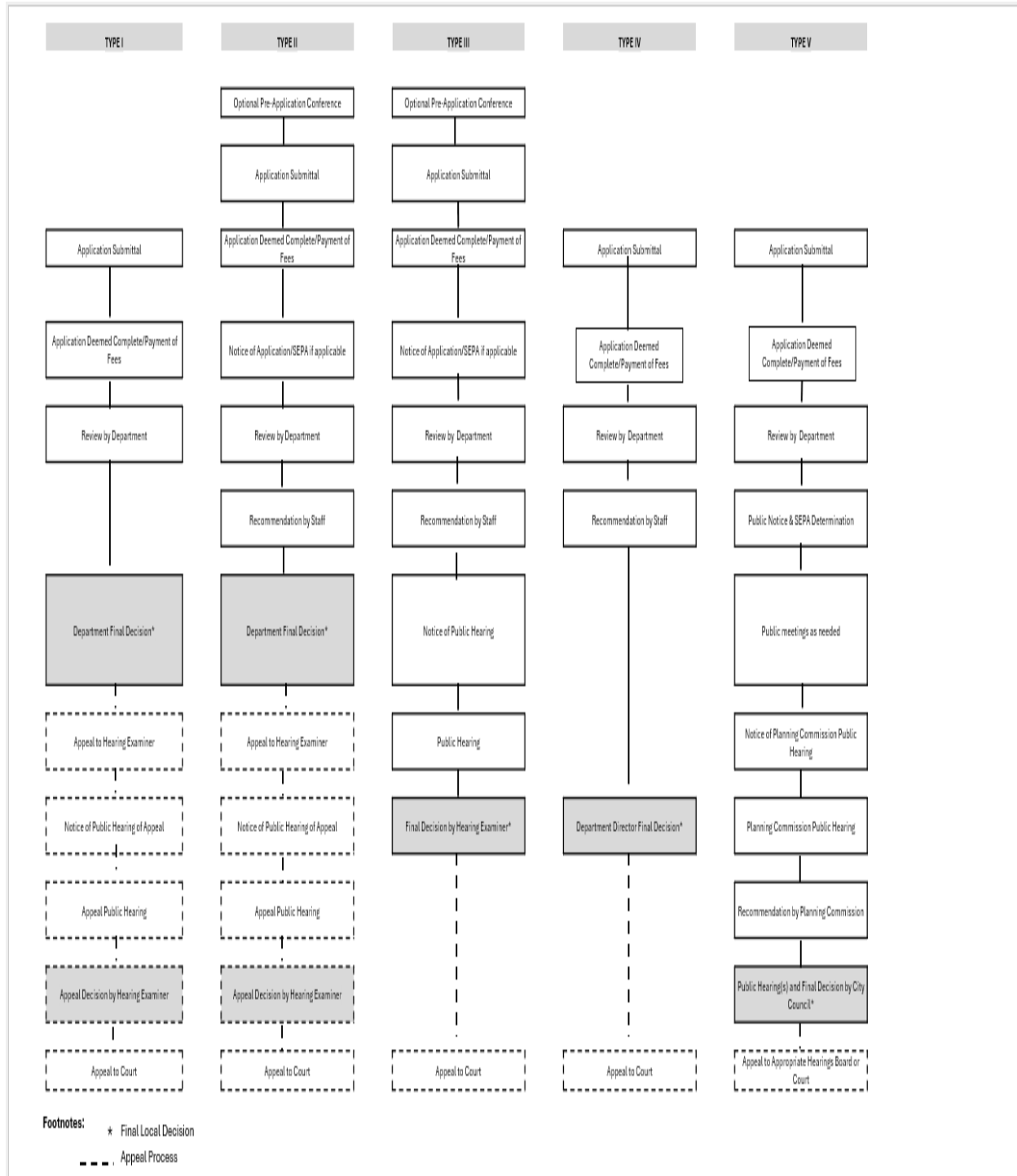
PC = Lakewood Planning Commission

* 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.

Exhibit B

LMC 18A.20.080, Review and approval authorities



[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.]

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](http://www.cityoflakewood.us)

[City Telephone: \(253\) 589-2489](tel:(253)589-2489)

[Hosted by General Code.](#)

Exhibit C Zoning Use Tables

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)

Exhibit C Zoning Use Tables

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

Exhibit C Zoning Use Tables

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
Community and Cultural Services Level 2	–	–	–	–	–	C	–	–	–	–	C	–	C	C	C	–	C	C	–	–	–	C	–	LMC 18A.40.108
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.40.100
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	–	
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	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	P	–	–	–	–	–	LMC 18A.40.113
Cannabis-Processor	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	P	–	–	
Cannabis-Producer Indoor	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	–	–	

Exhibit C Zoning Use Tables

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	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	P	–	–	
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	–	–	–	–	–	–	
Commercial recreation facility, indoor	–	–	–	–	–	–	–	–	–	–	–	–	P	P	P	–	–	–	C	C	–	C	–	
Commercial recreation facility, outdoor	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	–	–	–	–	
Community center	–	–	–	–	–	–	–	–	–	–	–	P	P	P	P	–	P	–	–	–	–	C	–	
Construction/heavy equipment sales and rental	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	–	–	–	P	C	–	–	
Convenience store	–	–	–	–	–	–	–	–	–	P	–	P	P	C	C	C	P	–	–	–	–	–	–	
Distillery / Small craft distillery	–	–	–	–	–	–	–	–	–	P	–	P	P	P	P	P	P	P	P	P	P	–	–	
Equipment rental	–	–	–	–	–	–	–	–	–	–	–	–	P	–	–	P	P	–	–	P	–	–	–	
Flex space	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	P	P	–	P	P	–	–	–	
Fuel dealer	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	–	–	P	P	–	–	–	
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	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	
Grocery store, large	–	–	–	–	–	–	–	–	–	–	–	–	P	–	P	–	P	–	–	–	–	–	–	
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	–	–	–	–	
Health/fitness facility, quasi-public	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	–	P	–	–	–	–	P	–	
Kennel, animal boarding	–	–	–	–	–	–	–	–	–	–	–	–	C	C	C	P	C	–	C	P	–	–	–	
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	–	–	

Exhibit C Zoning Use Tables

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, heavy	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	C	–	–		
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	
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	
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	–	–		

Exhibit C Zoning Use Tables

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
Sports and active recreation facility	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	–	–	–	–	–	–	C	–	LMC 18A.40.123
Storage, personal storage facility	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	–	C	P	–	–	–	
Studio, art, dance, martial arts, music, etc.	–	–	–	–	–	–	–	–	–	–	–	P	P	C	P	–	P	–	–	–	–	–	–	
Swap meet	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	LMC 18A.40.100
Theater, auditorium	–	–	–	–	–	–	–	–	–	–	–	–	P	–	P	–	–	–	–	–	–	–	–	
Truck/trailer parking	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	C	C	C	–	–	LMC 18A.40.124
Veterinary clinic	–	–	–	–	–	–	–	–	–	–	–	P	P	–	P	P	P	–	–	P	–	C	–	
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	–	LMC 18A.40.125
Wine production facility	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	–	–	–	
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

Exhibit C Zoning Use Tables

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
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 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	–	

Exhibit C Zoning Use Tables

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 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
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

Exhibit C Zoning Use Tables

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
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
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

Exhibit C Zoning Use Tables

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 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

Exhibit C Zoning Use Tables

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
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, 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

Exhibit C Zoning Use Tables

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
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 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

Exhibit C Zoning Use Tables

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
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
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

Exhibit C Zoning Use Tables

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
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
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

Exhibit C Zoning Use Tables

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).~~

Exhibit C Zoning Use Tables

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					

Exhibit C Zoning Use Tables

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

Exhibit C Zoning Use Tables

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

Exhibit C Zoning Use Tables

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.	

Exhibit C Zoning Use Tables

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 Of 0.28 in AC1 and 0.56 in AC2.	
Wildlife preserve or sanctuary	P	P	—	N/A	
Eating/Drinking Establishments					
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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	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

Exhibit C Zoning Use Tables

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

Exhibit C Zoning Use Tables

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. 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,~~

Exhibit D LMC 18A.40.160, ~~Marijuana prohibited Cannabis businesses~~

~~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

Exhibit D LMC 18A.40.160, ~~Marijuana prohibited Cannabis businesses~~

~~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](http://www.cityoflakewood.us)

[City Telephone: \(253\) 589-2489](tel:(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

Exhibit E LMC 18A.80.030, Zoning district parking requirements

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

Exhibit E LMC 18A.80.030, Zoning district parking requirements

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

Exhibit E LMC 18A.80.030, Zoning district parking requirements

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				

Exhibit E LMC 18A.80.030, Zoning district parking requirements

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

Exhibit E LMC 18A.80.030, Zoning district parking requirements

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

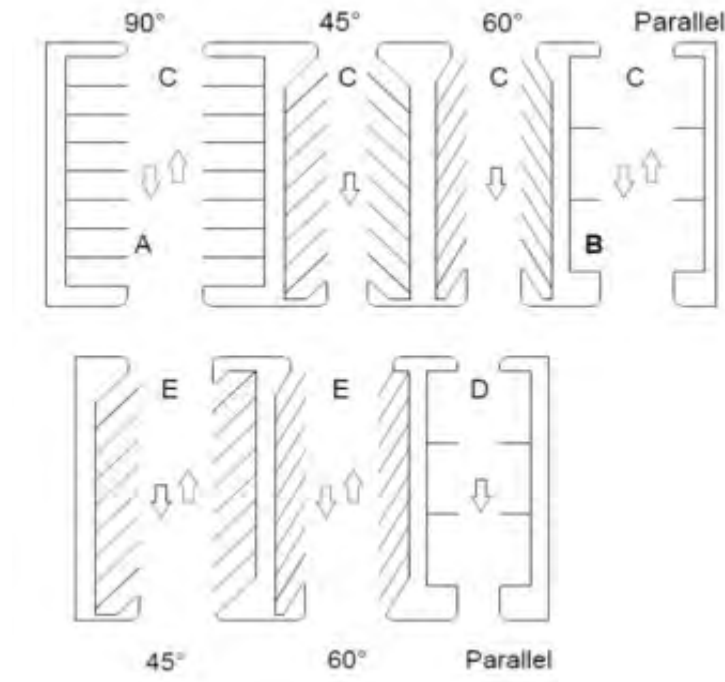
Exhibit E LMC 18A.80.030, Zoning district parking requirements

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

Exhibit E LMC 18A.80.030, Zoning district parking requirements

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

Exhibit E LMC 18A.80.030, Zoning district parking requirements



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'

Exhibit E LMC 18A.80.030, Zoning district parking requirements

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.

Exhibit E LMC 18A.80.030, Zoning district parking requirements

- 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);

Exhibit E LMC 18A.80.030, Zoning district parking requirements

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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From: [Airyona Vendetti](#)
To: [Briana Schumacher](#)
Subject: Comment on Cannabis Code Amendments
Date: Monday, September 21, 2026 11:05:04 AM

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- helpdesk@cityoflakewood.us ext. 4357

Hello, my name is Airyona Vendetti. I have been a Lakewood resident 27 out of my 32 years. I am emailing you today to make a comment about cannabis code amendments. I am in favor of having dispensaries in Lakewood. Lakewood residents who use cannabis products have to go to Tacoma to purchase their products; that's some large amount of revenue that Lakewood is unable to receive, some large amount of tax dollars we could be using for, say, our schools. Cannabis products are going to exist in our neighborhoods regardless of whether we allow our businesses in our city to sell the products. They did long before Washington legalized it. With continued education about the potential negative side effects of using products that include THC, I really doubt the risk of minors coming into contact with and or using cannabis products will be no greater if Lakewood allowed the sales of cannabis products than if people had to travel so shortly to Tacoma. The dispensary I usually go to is a 13 minute drive from my home in the Lake City neighborhood. I would agree that there could be stipulations to where businesses are allowed to be and have them limited to some distance away from schools. But if Lakewood allows the sale of alcohol and tobacco, both addictive products with potentially negative impacts on the human body, what makes cannabis any different? If I buy a can of beer, I am asked for identification once. If I buy a cannabis product, I am asked for identification twice; once at the door and again before my transaction is completed. MAST certification teaches, among many things, how to correctly check one's identification for age verification and identification legitimacy. I would know, as I am MAST certified with 5+ years of concert venue and bar security experience. I have personally experienced being checked for compliance by an undercover LCB (Liquor & Cannabis Board) officer. Those same practices will help limit the opportunity for those <21 to access legal cannabis products. Please vote to allow the sale of cannabis products in Lakewood. Bring all that missed tax revenue into our city, and into our schools!

Thank you for taking your time to read my comment and taking it into consideration when you make your decision.

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...>

From: [Helen Atm](#)
To: [Briana Schumacher](#); [Helen Atm](#)
Subject: Cannabis Code Amendments Hearing
Date: Sunday, September 20, 2026 7:10:14 PM

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- helpdesk@cityoflakewood.us ext. 4357

Mayor Paul Bocchi, Deputy Mayor Patti Belle,
Councilmembers Mike Brandstetter, Trestin Laurcella, Ryan Pearson, Ellen Talbo and Philip Lindholm.
Thank you for reading the email and please vote "NO" to cannabis sales in peaceful Lakewood.

Carly Gregg was 14 years old and good grade student; however, she was addicted to smoking cannabis. On March 19, 2024, she shot her mother and tried to murder her stepdad. Her addiction to smoking cannabis let to the heinous crime!

At the trial, she received life imprisonment at age 15. Alas, Carly Gregg's addiction to smoking cannabis cost death to her own mother and imprisonment.

I witnessed five teens were smoking cannabis entrance of the Lakewood YMCA and I reported it to the manager. However, the manager said that last time when staff approached teens who were smoking cannabis, the staff was bombed with vulgar languages. YMCA staffs prefer not to be involved related to teens smoking cannabis again.

Another incident was at the Fort Steilacoom Park little kids playground. Two female teens were smoking cannabis while sitting on the bench adjacent to the playground.
Skunky and pungent smell filled with air!

Beloved Lakewood City should not legalize Cannabis Sales!

Sincerely,

Hae Yon Brandstetter

From: [Hey Pillow](#)
To: [Briana Schumacher](#)
Subject: cannibas code amendments
Date: Monday, September 21, 2026 1:36:42 PM

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Hello, 37 year city of Lakewood resident with comment for cannibas in our city.
Cannibas is already in our city, in our homes. The alcohol usage for members 25-65 has gone down significantly with the rise in health issues. I too am a daily cannibas user for both pain and recreation.
I can tell you right now, many people in our city already smoke cannibas. They go to other cities to spend their Money to do it. I spend nearly \$200 in the city of Tacoma, as there are no dispensaries in lakewood.
This will not attract anything " unsightly" for there are already bikini baristas and alcohol stores. If this were about morals, there would be no bikini stands.
If this were to weed out the undesirables, i see more people slumped over from fentalyn in the parks than smoking weed.
Alcohol has killed many of my friends and family members, but my family that smokes cannibas? myself? we buy snacks and feed the community. We help clean up parks and unsigly beer cans and foil around the parks so children can play. So if there is anything to say, it is against keepinng cannibas out, our city needs the money. the community needs pain releif. We hold place for many soldiers and veterans who also use cannibas for chronic pain or PTSD from serving our country
Now are we going to make money and repair our streets and start inproving our town? or will all of the residents of lakewood and lake city continue to pour money into the city of tacoma? The city of lakewood and the people who are being represented are wanting more for our city, do you?

From: [Jeff Smithwick](#)
To: [Briana Schumacher](#)
Subject: Cannabis code amendments
Date: Monday, September 21, 2026 4:12:24 PM

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My name is Jeffrey Smithwick. My family has lived in the Lakewood area since 1974.

After being diagnosed with aggressive stage 2 cancer in December 2015, I underwent between 50 to 60 sessions of radiation treatment. Simultaneously I took full spectrum cannabis oil, also known as RSO (I never smoked it though). I had the full support of my oncologist. Some considered the oil a cure on its own. At that time, medical marijuana shops had just recently opened, and were the only legitimate source. I saw my fellow radiation patients getting weaker by the week. Near the end of treatment some could hardly walk without assistance. Not me. I sailed through it all with no side effects at all. 10 years later I am still cancer-free. I don't know if the cannabis helped defeat the cancer, but it sure as hell helped me deal with the treatment, and the medical literature is full of studies of ill people being greatly helped by cannabis products. For the record, I also support the recreational use of cannabis. Although I don't personally use it in this way, I would never presume to deny others. The whole "won't someone think of the children" screed is a disingenuous dodge. It's marketed and sold like any other adult product, but even MORE regulated.

Anyone trying to make this harder to obtain is evil.

Jeffrey Smithwick

[Sent from Yahoo Mail for iPhone](#)

From: [Jerry Boothe](#)
To: [Briana Schumacher](#)
Subject: To the Lakewood City Council
Date: Saturday, September 5, 2026 1:37:41 PM

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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
Lakewood Voter
Jerryman47@comcast.net

From: [Joseph Lambert](#)
To: [Briana Schumacher](#)
Subject: Opposition to Cannabis Retail in Lakewood
Date: Monday, September 21, 2026 12:20:18 PM
Attachments: [image.png](#)
[image.png](#)
[20260921-1838-38.3007909.mp4](#)

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- helpdesk@cityoflakewood.us ext. 4357

Council Members,

I am writing to express my opposition and concerns regarding allowing for cannabis dispensaries in Lakewood. Having moved from Seattle to Lakewood, one of many bright spots was the lack of cannabis dispensaries in Lakewood city limits. In my experience in Seattle, and as observed in neighboring jurisdictions is that these dispensaries are a net negative to the communities they enter. Increases in drug use, crime (theft and assault), and homeless populations were all increased by bringing these businesses into neighborhoods. In my experience, parts of Seattle that had no issues with on the street drug overdoses or homeless, saw a transition and spike in both. With dispensaries, it also brought more brazen drug dealers, selling harder drugs. Business districts that normally were almost void of such things now have routine issues.

Locally examples of this can be seen.

The Joint, just outside of Lakewood. View the Google Street view to see how it's presence has impacted the street adjacent. Protective bollards outside the doors to prevent smash and grabs. Bollards on the street behind to prevent homeless camping.

I'm curious why one business needs security, and the other does not?



Cannabis stores have been targets for violent crime, some of which has resulted in deaths of workers. Despite the fact that cannabis is 'legal', it still unfortunately attracts very much illegal actors.

The Puyallup Tribe keeps a patrol car at Commencement Bay at all times just as a deterrent.

Videos from just in the last year:

[Seattle Robbery](#)

[Everett Smash and Grab](#)

[Tacoma Robbery with Shooting](#)

[Another video](#)

I don't think any additional tax revenue will cover the likely costs to

Just a block from cannabis shop in Seattle.



I am not naive that these things already occur in Lakewood. They did in Seattle as well. However witnessing the issues balloon with the introduction of cannabis shops was glaring.

I've seen proponents noting that funds could be used to 'educate' young people regarding the dangers of drug use. I feel like this is kind of would be moot if on one hand you're telling them not to partake, but then legalize the sale. Normalizing drug use should not be the focus of the community. Additionally high levels of THC in today's cannabis poses a real threat to the youth and today's routine users. Increased studies are showing high potency cannabis leads to permanent impacts on the brain, and can induce short and long term psychosis, and can trigger or amplify underlying mental health issues. In a society already dealing with increased mental health issues, care, and management, I don't know if inviting this increased risk to the community is of benefit.

Please don't Seattle-ize, or even Tacoma-ize Lakewood.

Joe Lambert

206-851-1137
7919 Oakridge Dr SW

From: [Jordan 253](#)
To: [Briana Schumacher](#)
Subject: Cannabis Code Amendments
Date: Monday, September 21, 2026 4:49:15 PM

You don't often get email from jordanmichelson90@gmail.com. [Learn why this is important](#)

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- helpdesk@cityoflakewood.us ext. 4357

Jordan Michelson
Lifetime Lakewood resident
Retail store license holder

Tax revenue.

While the proposed number of retail cannabis stores is small, each store is projected to generate roughly double the tax revenue of a standard retail business.

Lakewood 2026 budgeted sales tax is \$16,040,000 (*1)
Lakewood current retail trade business 460 (*2)

retail trade business average tax is \$34,870

Public works estimate on tax revenue \$150K - \$200K a year, (*3)
using public works estimate, an additional \$50k - \$100k in sales tax a year.

Cannabis retail stores would bring in 66k to 100K on average per store.
bring in the city 2 times (sales + excise tax) more revenue than other retail stores

while \$200K- \$300K is a small portion of the city's sales tax revenue. it would take double the amount of other stores to match their tax producing power.

Jobs.

Higher Staffing Needs: Due to regulatory requirements—where products are kept behind the counter and must be individually retrieved—each store is estimated to employ 10 to 15 staff members.

Local Labor Market Impact: Lakewood currently has 3,292 retail jobs (*4) . Adding 20 to 30 employees across 2 stores represents a 0.61% to 0.91% increase in total retail employment. This places these stores among a select group of only 27 other businesses in the city with 10 or more employees.

Compensation: Base wages start near the state minimum at \$17.13 per hour (*5), supplemented by customer tips averaging \$9.00 hourly significantly raising total hourly earnings to \$26.13 an hour

Location and Zoning

Zoning Restrictions: Due to the existing 1,000-foot buffer rule, retail cannabis sales will be strictly limited to portions of C1 and C2 zones, keeping retail operations localized within designated business-oriented districts.

Safety & Security

Lower Violation Rates: Cannabis retail shows a significantly lower violation rate than alcohol. Over comparable tracking periods:

- Cannabis violations totaled 3,089 (mostly administrative inventory-handling issues).
- Liquor violations totaled 11,294 (with over 51% involving minors).(*6)

Proposed Code Additions: To maximize safety, the city should mandate the following structural security requirements:

- Rolling metal security doors over all entrances, exits, and windows lower than 8 feet.
- Steel security bollards spaced every 5 feet outside all entrances, exits, and building openings.

1.City of Lakewood Q2 2026 financial report. (*1, page 3)

<https://cityoflakewood.us/wp-content/uploads/2026/09/Q2-2026-Financial-Report.pdf>

2.City of Lakewood: Current Economic Conditions 9/8/26 (*2, page 3) (*4, page 4)

<https://cityoflakewood.us/wp-content/uploads/2026/09/Economic-Conditions-September-2026.pdf>

3. City council agenda packet (*3, page 573) (*5, page 488) (*6, page 481-482)

<https://cityoflakewood.us/wp-content/uploads/2026/09/2026-09-14-Council-Agenda.pdf>

Briana Schumacher

From: Linda Shehan <lshahan@yahoo.com>
Sent: Friday, September 11, 2026 9:44 AM
To: Briana Schumacher
Subject: Cannabis Issue

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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](#)

From: [Stephanie Michelson](#)
To: [Briana Schumacher](#)
Subject: 9/21/26- PUBLIC COMMENT-Lakewood City Council Meeting
Date: Monday, September 21, 2026 3:28:15 PM

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September 21st, 2026 Lakewood Washington City Council Public Comment:

I am a Lakewood resident, a mother, a grandmother, and a former Substance Use Counselor, Middle School Substance Use Prevention/Intervention Specialist. I support allowing a licensed recreational cannabis retailer to open in Lakewood. I understand that people have legitimate concerns about security, children's safety, impaired driving, crime, and the image of our community. Those concerns deserve to be addressed with facts and evidence, not assumptions or fear.

Security: Washington State has established security requirements for licensed cannabis retailers. These include requirements for surveillance and security systems, controlled access, and measures designed to prevent unauthorized entry. Local governments can also address legitimate site-specific concerns through their permitting and regulatory processes.

Children's safety: State law already establishes restrictions regarding where cannabis businesses can operate in relation to schools and certain other facilities. A licensed retailer is also required to prevent cannabis from being sold to anyone under 21. Rather than simply saying a cannabis store is dangerous for children, we should look at the actual regulations and determine whether additional, evidence-based measures are appropriate.

There is also an opportunity to make prevention part of the conversation. A retailer could potentially support drug-prevention education and community programs that help young people understand the risks associated with substance use. The Sumner Bonney Lake School District and the Puyallup School district contract with a Prevention/Intervention Non-profit that **is dedicated to drug and alcohol prevention through school-based programs, assemblies, and community education. The Kent School District utilizes the Kent Youth and Family drug prevention division for the same purposes. I'm quite sure that Lakewood can find a suitable education program to serve in the clover park district. This is something that is necessary in Middle and High Schools whether or not a licensed retail cannabis store is open in the city.**

DUI and public safety: Cannabis-impaired driving is a legitimate concern, just as impaired driving involving alcohol or other substances is. That is an issue that should be addressed through education, enforcement, and prevention—not by assuming that opening a licensed retail store automatically means an increase in impaired driving.

There is a concern that areas with easier access to licensed stores showed a modest increase in fatal-crash involvement and THC-positive fatal-crash drivers. That is an association, not definitive proof that a store caused the increase.

Important cautions

THC-positive does not necessarily mean impaired at the crash time. THC can remain detectable after acute impairment has passed; the WSIPP report explicitly cautions against equating any THC-positive result with current impairment.

This is not the same as saying all cities that allow cannabis stores have higher DUI arrest rates. I did not find a statewide, city-by-city published analysis that directly compares DUI arrests or all impaired-driving crashes in “store cities” versus “non-store cities”.

There was a separate study of Washington’s young adults ages 18–25 found that self-reported **cannabis-impaired driving did not significantly increase from 2014 through 2019 after stores opened**; it was about 11% in 2019. Alcohol-impaired driving declined over that period.

Crime: If the city believes a cannabis retailer will increase violent crime or other criminal activity, residents deserve to see the evidence supporting that concern. We should look at actual data and distinguish between concerns that are documented and assumptions about what might happen.

I have not been able to find any reported statistics of any increase or decrease in crime for cities with open stores vs cities without. The city can choose to require additional measures to ensure the safety of citizens and deter crime, such as

concrete or steel barriers to prevent criminals from being able to drive into the outer walls of the stores or requiring professional companies to monitor security systems rather than them being self monitored.

Our city's image: I believe Lakewood's image should be based on how responsibly we regulate businesses and protect our community—not simply on whether a particular legal business exists within our city limits.

This isn't about ignoring legitimate concerns. I respect that the council is working to keep our city safe and a positive place for all our residents. This is about making sure decisions that affect our community are based on facts, state law, local evidence, and responsible regulation.

To ensure that ALL Lakewood residents are heard on this topic, I believe putting this to a vote in our next election should be considered.

Thank you for allowing my comments.

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

Cannabis hearing set for City of Lakewood
The Lakewood Planning Commission
August 5, 2026
Cannabis hearing set for City of Lakewood
Lakewood City Council Meeting
September 21, 2026

The common scientific name is cannabis, but the most common slang terms include **Weed Pot Grass Dope Reefer Ganja Hash Herb Chronic Marijuana**

Whatever you may call it. The truth is it is bad for one's health and those that are in the vicinity of it. The U.S. Food and Drug Administration, also called the FDA, hasn't approved the use of the cannabis plant as medicine.

Here is what I know.

- 1) Lakewood does not have a homeless problem – It has a DRUG! problem.
- 2) It will be more costly and that cost will come out of every property owner pocket in Lakewood in the form of taxes, to hire more police, fire, more medical and jail space let alone educators.
- 3) It has been proven that kids that are in a cannabis environment are less likely to function in sociality and become a burden on everyone else.
- 4) Do not kid yourself. The chewable are just as bad.
- 5) Lakewood had a close relationship with the Federal government. Approximately ½ of Lakewood has their employment with the federal government and not including the military presence is not an “issue” in Lakewood – it so happens are many interesting topics that arise from having a national military installation next door. Lakewood neighbors Joint-Base Lewis McChord and is home to thousands of armed forces service members and their families. Many veterans also live in Lakewood. The city often corresponds with JBLM related to flight traffic, land use, noise, and other matters. Lakewood wishes to preserve its strong, mutually beneficial relationship with the military. The military has approx. 1000 rentals not including home ownership.
- 6) when you count in the broken homes because of drug use, the homeless, lost job, etc. – the price is way too high.
- 7) Anyone can buy cannabis products but live off welfare, then there is a problem.
- 8) let you not forget the drug cartels that have move into Tacoma.

Medical Drugs are beneficial and Harmful this includes those that are home grown. For that very reason they should be careful control. Right now, it is not in the cannabis world of Washington state. WHY - it because it's new and has not been around long enough to find the damage it can do completely. You can buy a medical card for \$200.00 or free, and no exam is required, just a questionnaire to be filled out online. Just type in Medical Card and the snake oil salesmen are everywhere. Now with AI the ads are terrifying and false but our young do not know that.

P.S. if you think it will bring jobs to Lakewood, think again. If you think it will bring money to Lakewood, think again. If you think it will Improve Lakewood, think again.

I am opposed to any Cannabis growing, Using or Selling in Lakewood. I have seen far too many families, and friend destroyed by it and other Drugs.

Tink Kinney
Lakewood resident
Email: EFKinney@comcast.net



Cannabis in Lakewood

From Alyce Gatlin <alycegatlin@gmail.com>

Date Thu 9/24/2026 10:50 AM

To Briana Schumacher <bschumacher@cityoflakewood.us>

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Please, NO. Please do not allow cannabis sales in Lakewood. There is plenty of cannabis accessible in nearby Tacoma. Lakewood does not need to be another provider. I truly believe it will only attract trouble.

Sincerely,

Alyce Gatlin
10926 99th Ave Ct SW
Lakewood, WA 98498



Outlook

Overriding the Prohibition: The True Economic, Community, and Public Safety Impact of Allowing Regulated Cannabis in Lakewood

From AJ peters <tastyterpscannabis@gmail.com>

Date Fri 9/25/2026 12:12 PM

To Briana Schumacher <bschumacher@cityoflakewood.us>; Worley, Sarah (LCB) <sarah.worley@lcb.wa.gov>

Cc Paul Bocchi <pbocchi@cityoflakewood.us>; Patti Belle <pbelle@cityoflakewood.us>; Ryan Pearson <rpearson@cityoflakewood.us>; Ellen Talbo <etalbo@cityoflakewood.us>; Philip Lindholm <plindholm@cityoflakewood.us>; Mike Brandstetter <mbrandstetter@cityoflakewood.us>; Trestin Lauricella <tlauricella@cityoflakewood.us>

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Dear, Mayor Bocchi and Members of the Lakewood City Council, As you prepare for the upcoming vote regarding the municipal cannabis code amendments, I am writing to urge you to vote to lift the current retail and commercial restrictions. While I respect the advisory role of the Planning Commission, their recommendation to uphold the ban relies on an outdated economic outlook that does not align with the modern landscape of our city, our town, our beloved town of Lakewood, Washington.

Lifting this ban is a necessary evolution for our local economy, our public health accessibility, and our municipal tax base across five key pillars.

Choking Out the Dangerous Black Market: Maintaining a total prohibition does not eliminate demand; it simply hands the entire market over to illegal operators. Introducing highly regulated, legal retail stores will actively stop, or at least heavily slow down, the progress of black-market cannabis in our area by offering a safe, lawful alternative.

Protecting Public Health from Lethal Contaminants:

Street-level, black-market cannabis is completely untested and unregulated. In today's landscape, illicit products can be contaminated with deadly substances like carfentanil, fentanyl, and other miscellaneous cutting agents that can kill. By allowing state-tested, tightly monitored facilities, Lakewood ensures its residents have access to clean products that are verified free of lethal adulterants.

Supporting Our Veterans and Elderly Residents:

Our town is home to many seniors and veterans who rely on cannabis for therapeutic relief and wellness. Forcing individuals with mobility issues, fixed incomes, or limited transit options to travel into neighboring cities just to access their medicine safely is a disservice to our community. Keeping care local directly supports the health and quality of life of Lakewood's most respected residents.

Stopping the Bleeding of Local Revenue: Right now, Lakewood residents are driving across the border to spend their money. When people leave our town to buy cannabis, they don't just spend money at the dispensary—they buy groceries, stop at gas stations, and eat at restaurants wherever they are at. The current ban is actively dragging direct traffic and revenue away from other unrelated businesses right here in the city of Lakewood.

Correcting Misjudged Revenue Data:

The frequently cited municipal estimates projecting only \$150,000 to \$200,000 in annual revenue drastically undervalue the real-world market capacity. By capturing local consumer dollars instead of letting them bleed into neighboring jurisdictions, the actual compounding economic footprint—including local business licensing fees, heavy utility system contributions via high power grid utilization, and auxiliary commerce—is significantly higher.

Unparalleled Regulation and Youth Protection:

Opponents frequently rely on fear regarding our youth, but the reality is that legal cannabis is highly regulated—vastly more regulated than any liquor store, tobacco retailer, or traditional business. The State of Washington mandates strict tracking, rigorous identity verification, and security rules specifically designed to deter youth access. The truth is that if youth want to find unregulated substances illegally, a local ban does not stop them. However, they are absolutely not going to walk into a highly secure, strictly monitored legal store and get it.

Lakewood has a unique opportunity to safely regulate, tax, and benefit from a multi-million dollar statewide industry that our residents are already participating in elsewhere. I urge you to look at the true fiscal potential, support our local real estate and job markets, protect our vulnerable residents, and vote to remove the restriction on October 5th. Thank you for your time, your leadership, and your dedication to Lakewood's future.

Sincerely,

A.J. Peters

Email Tastyterpscannabis@gmail.com

Contact #253-533-3358



RE: Cannabis sales in Lakewood

From Joyce Morones <joycemorones@gmail.com>

Date Tue 9/29/2026 11:15 AM

To Briana Schumacher <bschumacher@cityoflakewood.us>

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My comment is simple - We are working on making Lakewood Community friendly and family oriented. Well, we already have many liquor stores, bikini baristas and casinos. Can't we just leave it at that? It's not that difficult for folks to drive to Tacoma to purchase.

Thank you for reading. Please vote NO

Joyce

"Maintain an Attitude of Gratitude"



Cannabis (POT) Letter to Cascadian, As Edible THC Products Expand, "so do the risks", NYT

From Phil Raschke <praschke@comcast.net>

Date Tue 9/29/2026 1:33 AM

To Briana Schumacher <bschumacher@cityoflakewood.us>

 1 attachment (5 KB)

Cannabis Leaf.jpg;

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Hi Briana, hope your Tuesday is off to a good start. Would you please forward my Cannabis (POT) letter to the members of the City Council. Thank You. Phil

FYI, this letter was also sent to the Cascadian newsletter and others. Phil

As Marijuana Products Expand, So Do the Risks, NYT

**Lakewood City Council Voting On
Hallucinogenic Cannabis (POT) Cultivation,
Retail Stores, Public Safety, THC Infused
Gummy Bear Candy, 5 Oct.**

Currently the cities of Lakewood, Gig Harbor, University Place, Puyallup, DuPont, Steilacoom and more do not allow cultivation, or operation of Cannabis (Pot) stores. However, on 5 Oct the Lakewood City Council will vote on whether to change their policy.

In Washington State, Cannabis (POT) comes in two forms. One is the Non-Hallucinogenic Medical Cannabis which requires an approved Medical Card and is not taxed so there is no money to State or cities. In all of Washington State there are only about 24,000 card holders which is less than one-half of one percent of the population.

The other type of Cannabis (POT) is non-medical Recreational Pot which contains THC, a Hallucinogenic chemical, taxed at a **whopping 47 percent most of which (94%) is kept by the State. Cannabis with THC** is not approved for any use by the Federal Drug Administration and while legal in Washington State it's sale or use is still a Federal Class One Controlled Substance Crime.

Moreover, it is illegal to drive under the hallucinating influence of Cannabis (POT) or have an open container within reach of a driver or use it in a park, playground, near a daycare or on Federal property or military bases. However, timely enforcement can be an issue.

Police Unions do not recommend the creation of POT retail stores because of high robbery rates due to Federal restrictions on use of credit cards for illegal Federal actions thus stores maintain large amounts of cash. Additionally, the whopping **47 Percent Tax** is fostering a growing illegal market (Tacoma arrest reports)

It's also worth noting that a recent study by the American Journal of Public Health and Boston University found Deadly Car Crashes involving Recreational Cannabis have doubled during the last five years.

CHILDREN also play a part in this City Council decision. The recent rise in sale of edible Cannabis products has posed a

danger to children. Children Hospitals and Public Health Councils have sounded the alarm on ***Hallucinogenic THC infused Gummy Bear Candy and Cookies.*** It is difficult at best for a child or parent to tell a regular Gummy Bear or Cookie from a THC infused gummy or cookie, Same for a beloved pet.

As edible Cannabis products expand, "so do the risks" was a recent story by a major New York newspaper.

Calls to *Poison Control Centers* involving children under 12 ingesting THC laced candy or cookies have tripled and growing! And, State policy currently allows Cannabis stores within a 4 minute walk of a school (1,000 feet).

Additionally, Public Health research has found children exposed to second hand POT smoke at home or a friends home score lower on cognitive tests than those not exposed. Plus, they show altered social behavior and decreased attention span.

Washington State already has an Opioid problem and ranks in the Top Tier of Fentanyl overdose deaths. *Recreational Cannabis* (POT) is considered by many a "Gateway" to Fentanyl and Cocaine use.

Lakewood currently bills itself as a family friendly, "Beloved City" based on the philosophy fostered by Dr. Martin Luther King, Jr. The Lakewood City Council has also stated its primary 2026 goal is to *"direct our community toward positive change."*

Does the Council honestly think selling hallucinogenic THC Cannabis and edible THC infused Candy to its citizens a "positive change"?

The City Planning Commission doesn't think so. When asked by City Council to review the issue, they replied there was little

or no revenue or community benefit and voted 7 to 0 to *NOT adopt codes* allowing the cultivation and sale of Cannabis within the City.

Let's not forget JBLM our huge Community partner with an enormous Federal footprint. Is allowing POT operations Lakewood's way of saying "Thank You" for your economic and community support? What are the POT rules for Camp Murray National Guard base.?

Surely the City Council can find better ways to raise revenue. City volunteers recently raised over \$200 thousand to support the Claudia Thomas Low Income Housing in Tillicum and ***Partners for Parks*** is fundraising for the H-Barn project. This type of "Positive" community effort is what improves our Beloved City.

For our Kids, our Citizens, our Military Friends and our Visitors voting NO on Pot Stores in our Beloved Lakewood would be the Positive thing for the Lakewood City Council to do.

I think Dr. King would strongly agree.

Phil Raschke, Lakewood

Lakewood City Council meets October 5th for a final vote on this issue. Written comments to the Council can be submitted to the City Clerk, 6000 Main Street SW, Lakewood, WA 98499 or by e-mail to bschumacher@cityoflakewood.us prior to the meeting.

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED: October 5, 2026	TITLE: Expressing support for Pierce Transit, Proposition No.1 Maintaining and Expanding Local Transit Service Sales, coming before the voters on November 3, 2026.	TYPE OF ACTION: — ORDINANCE <u>X</u> RESOLUTION 2026-07 — MOTION — OTHER
REVIEW:	ATTACHMENTS: Resolution 2026-07	

SUBMITTED BY: Heidi Ann Wachter, City Attorney

BACKGROUND: It is recommended that City Council consider adoption of Resolution No. 2026-07 regarding Pierce Transit, [Proposition No.1 Maintaining and Expanding Local Transit Service Sales](#), coming before the voters on November 3, 2026.

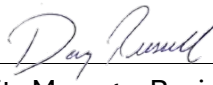
DISCUSSION: The Board of Commissioners of the Pierce County Public Transportation Benefit Area, commonly known as Pierce Transit, [adopted Resolution No. 2026-006](#) concerning a sales and use tax for local transportation services. This proposition would authorize the collection of an additional sales and use tax of three-tenths of one percent, or three pennies for every \$10 spent, to maintain and improve transit service, including adding bus routes and special event service; expanding daytime, evening, and weekend service; reducing wait times between buses; improving access to light rail, healthcare, schools, and jobs; expanding service for people with disabilities; and providing fare-free bus service to seniors and youth, effective April 1, 2027.

Pursuant to [RCW 29B.45.010](#), in order to express opposition or support for Proposition No.1, procedural steps must be followed. First, notice for the meeting at which action may be taken “must include the title and number of the ballot proposition,” and second, “members of the legislative body or members of the public must be afforded an approximately equal opportunity to express an opposing view.” “Equal time” for purposes of the RCW is the public comment section of meeting of October 5, 2026. These procedural steps having been met. – Discussion continued on page 2

ALTERNATIVE(S): The City Council is not required to take any position on Pierce Transit, Proposition No.1 Maintaining and Expanding Local Transit Service Sales. Having satisfied the state proscribed procedural steps, the City Council may adopt a Resolution expressing either opposition or support for the Proposition.

FISCAL IMPACT: There is no fiscal impact associated with adoption of this Resolution.

Heidi Ann Wachter, City Attorney
Prepared by


City Manager Review

DISCUSSION: (continued from page 1)

This proposition, if passed, would provide exclusive, direct support for Pierce County bus and transit services by authorizing an additional 3/10th of 1% (0.3%) sales and use tax, equivalent to 3 cents on a \$10 taxable purchase. The proposition would fund the preservation and expansion of transportation services throughout Pierce Transit's service area. Planned improvements would reduce wait times and improve access to schools, healthcare, shopping, job centers, light rail, and community events by adding new bus routes, increasing how frequently buses arrive, and expanding evening and weekend bus service. Funding would also support services for people with disabilities, commuter vanpools connecting employees to work, and partnerships to help students travel safely. Additional funding would support seasonal and special event services to destinations like fairs, festivals, sports events, and waterfront access. The funding would also support fare-free bus service for seniors and continued free transit for youth. Pierce Transit is operating at the maximum level current funding allows and despite rising costs has not received a sales tax rate increase since 2002. Sales tax revenues account for approximately 80% of the operating budget. If rejected, Pierce Transit would begin planning service reductions due to rising costs. Learn more at www.piercetransit.org.

RESOLUTION NO. 2026-07

A RESOLUTION of the City Council of the City of Lakewood, Washington, expressing support for Pierce Transit, Proposition No.1 Maintaining and Expanding Local Transit Service Sales, coming before the voters on November 3, 2026.

WHEREAS, the City Council requested a Resolution of support for Pierce Transit Proposition No. 1 to maintain and expand transit service to be considered at the November 3, 2026 General Election; and

WHEREAS, if approved, Proposition No. 1 would authorize the collection of an additional sales and use tax of three-tenths of one percent, or three pennies for every \$10 spent to fund expanded local bus and transit services; and

WHEREAS, the proposed ballot measure reflects years of community input, ridership data, and long-range service planning, and if approved by local voters, would fund a package of service improvements that include new bus routes and special event service, more frequent service and shorter wait times, later evening and weekend service, easier transfers and more direct trips, fare-free bus and paratransit service for seniors, and expanded paratransit service for people with disabilities; and

WHEREAS, RCW 29B.45.010(1) allows elected boards, councils and commissions to "express a collective decision, or to actually vote upon a motion, proposal, resolution, order, or ordinance, or to support or oppose a ballot proposition so long as (a) any required notice of the meeting includes the title and number of the ballot proposition, and (b) members of the legislative body, members of the board, council, or commission of the special purpose district, or members of the public are afforded an approximately equal opportunity for the expression of an opposing view.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON, HEREBY RESOLVES, as follows:

Section 1. That the Lakewood City Council endorses and hereby expresses its support for the passage of the Pierce Transit Proposition No. 1, Maintaining and Expanding Local Transit Service Sales, which will come before the voters on November 3, 2026.

Section 2. That the Lakewood City Council urges Lakewood voters to vote “Approved” on Proposition No. 1. on the November 3, 2026, General Election ballot, substantially in the form of the ballot title as follows:

The Board of Commissioners of the Pierce County Public Transportation Benefit Area, commonly known as Pierce Transit, adopted Resolution No. 2026-006 concerning a sales and use tax for local transportation services. This proposition would authorize the collection of an additional sales and use tax of three-tenths of one percent, or three pennies for every \$10 spent, to maintain and improve transit service, including adding bus routes and special event service; expanding daytime, evening, and weekend service; reducing wait times between buses; improving access to light rail, healthcare, schools, and jobs; expanding service for people with disabilities; and providing fare-free bus service to seniors and youth, effective April 1, 2027.

Shall this proposition be:

Approved []

Rejected []

Section 3. This Resolution shall be in full force and effect upon passage and signatures hereon.

PASSED by the City Council this 5th day of October, 2026.

CITY OF LAKEWOOD

Paul Bocchi, Mayor

Attest:

Briana Schumacher, City Clerk

Approved as to form:

Heidi Ann Wachter, City Attorney

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED: October 5, 2026	TITLE: Approving the 2027-2028 City Council Goals and Priorities	TYPE OF ACTION: — ORDINANCE NO. — RESOLUTION NO. X MOTION NO. 2026-71 — OTHER
REVIEW: April 18, 2026 August 10, 2026 September 21, 2026	ATTACHMENTS: 2027-2028 City Council Goals and Priorities, 2025-26 Goal Document	

SUBMITTED BY: Doug Russell, City Manager

RECOMMENDATION: It is recommended that the City Council adopt the 2027-2028 Biennial 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 10, 2026, to identify, discuss and prioritize key goals for the 2027-2028 biennium.

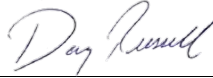
The Council elected to maintain the existing goals and areas of commitments from the previous biennium with some additional inclusions incorporated. An updated goal document is attached that incorporates the components from the April 18 retreat, focusing on the four goals below:

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 2025-26 biennium goal document is also attached.

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 Prepared by	 City Manager Review
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Lakewood City Council Goals

2027 - 2028



...



Website
CityofLakewood.US



Adopted
INSERT NEW DATE

Acknowledgement



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

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

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

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

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
 - Leveraging city-owned property in Tillicum for housing development
 - 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

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 prioritizes 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.



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 (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 a multi-generations community center. The location should maximize public access, operational 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.

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.



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

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): Identify Funding and Initiate the Design for the Second Street End Development Project



Goal 3: Parks & Lakes Access (Cont'd)

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)

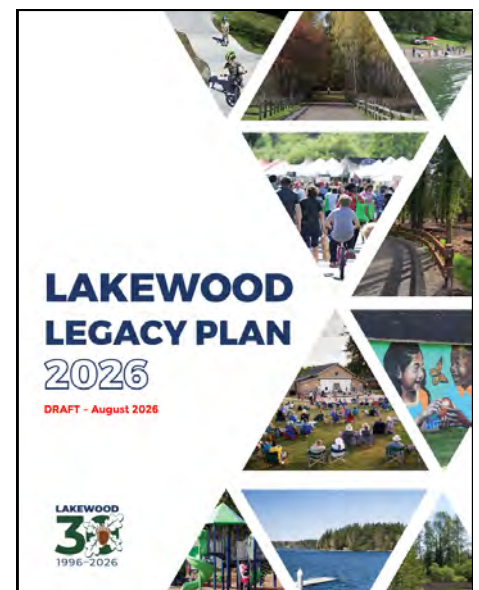
- Begin phased implementation to include final design and permitting of the Camp Murray Boat Launch Master Plan.

Legacy Plan

- Park improvements are a priority and should complement the Legacy Plan. These improvements should also consider:
 - creating open-space partnerships for the enhancement of recreational opportunities at existing areas, such as the former Lake City Elementary School location, and
 - exploring the use of the Conservation Futures program to enhance and preserve open space.

H-Barn

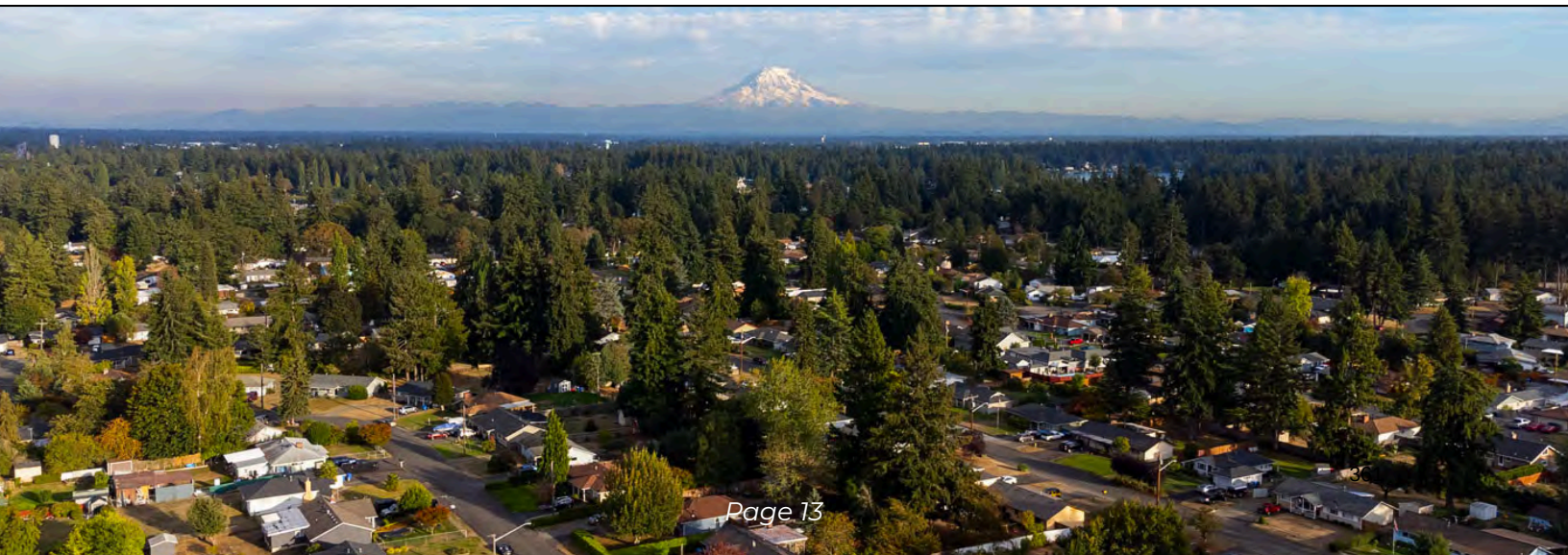
- Identify and secure funding that leads to the implementation of the H-Barn project with the updated design.



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.

- Bridgeport Way- Initiate planning for improvements to Bridgeport Way as it is an instrumental component of the Downtown Revitalization effort.
- 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.





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



City of **Lakewood**



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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.
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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.



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.
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- Work effectively to solve crime while prosecuting those responsible.
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- Share information with local, state and federal agencies to address public safety.
- Maintain effective staff levels to reduce response times.

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.

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.

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)

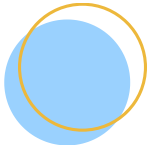
- Conduct a feasibility study that evaluates future options that includes community input, traffic flow alternatives and impacts, open public spaces, pedestrian access, safety, environmental impact, community needs, and long-term sustainability.

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.



Website

CityofLakewood.U.s

Social Media





TO: MAYOR, DEPUTY MAYOR, AND COUNCIL

FROM: DOUG RUSSELL, CITY MANAGER

DATE: OCTOBER 5, 2026

SUBJECT: FISCAL YEARS 2027-28 BIENNIAL BUDGET REPORT

ATTACHMENTS: TRANSMITTAL LETTER, 6-YEAR FORECAST, PRESENTATION

Summary

On Monday, October 5, the 2027-28 Biennial Budget report will be presented to Council. This will be the introduction to the budget review process and will include a review of the material included in the budget transmittal letter, which is attached to this memo.

I have also included the 6-year budget forecast which identifies revenues and expenditures by fund. This provides the overview material for the report and is being published in advance of the full budget document which is being finalized for publication by Monday. Individual department budgets will be broken out and published with the agendas for the upcoming budget sessions, scheduled for October 7 and 14.

October 7
City Council
City Manager
Parks, Recreation & Community Services
Police Department
Legal Department

October 14
Municipal Court
Human Resources
Planning and Public Works
Administrative Services

A further review of the budget is scheduled for November 9 with scheduled adoption on November 16.



September 30, 2026

Honorable Mayor Paul Bocchi
Members of the Lakewood City Council

Mayor and Council,

This letter is to serve as the transmittal document for the proposed Biennial Budget for Fiscal Years (FY) 2027 and 2028. This message summarizes the proposed budget and guiding principles for establishing the respective appropriations.

The annual budget is a plan that aligns appropriations with policy decisions of the governing body. These include established goals, mandatory delivery of services, and desired service levels to support government operations. Ultimately, resources are a primary driver in the level of appropriations for service delivery organizations such as the City of Lakewood. As can be seen in the established goals, there is not a shortage of desired enhancements for the organization to initiate. As these outpace resources, it requires the organization to be strategic and establish a long-term approach that balances competing desires and takes advantage of partnerships and grant funding opportunities. Having a vision and plans in place creates a foundation for capitalizing on opportunities. Regardless of the level of available resources, the goals of the organization are paramount in establishing direction and initiating projects, be they large impact efforts like American and Wards Lake, or incremental improvements such as a neighborhood playset. This transmittal letter and subsequent budget hope to present appropriations that lead to desired outcomes, in the short, and long-term.

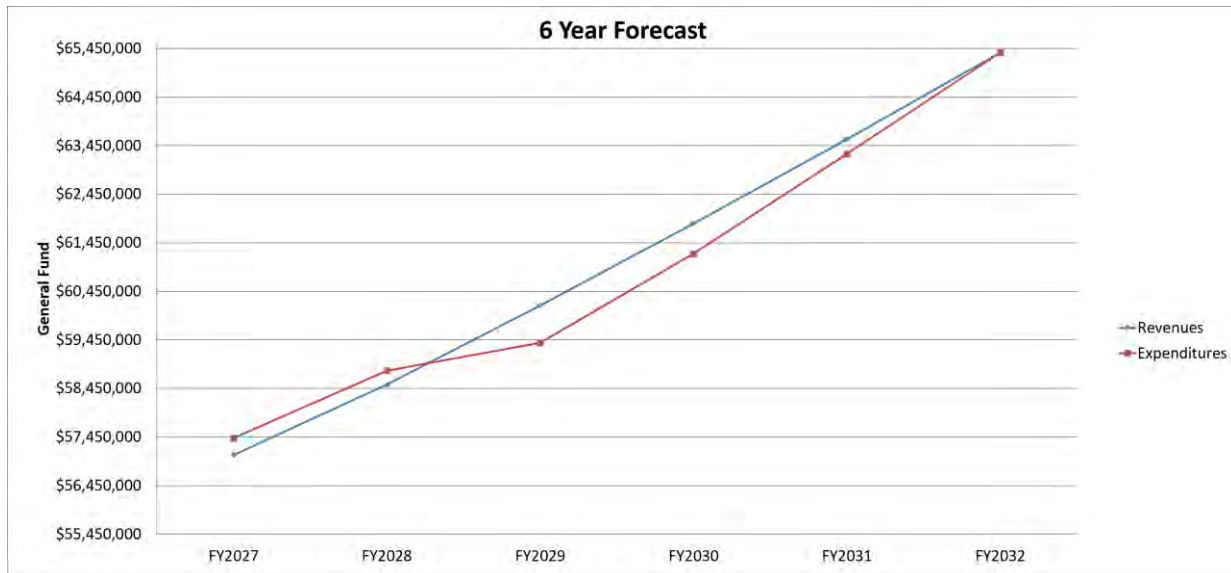
Municipalities are restricted in the generation of revenues, bound by limits in state law. Moreover, we often find ourselves subject to requirements of respective legislation or mandates. A prime example of this is the requirement for Washington Cities to provide indigent defense at case levels that require additional legal resources. Though cities did not receive direct support to provide this service, the Council did adopt an available 1/10 of a cent sales tax to address the rising defense costs. Without this action, this year's budget would likely have service level reduction and downsizing of our respective labor force to meet the mandated requirements.

Faced with finite resources, maintaining a strategic approach to budget development is necessary to sustain a sound financial position. Our fiscal policy includes a 12% reserve (as a percent of revenue) in our General Fund, broken out as follows:

- 2% Contingency Reserves
- 5% General Fund Reserves
- 5% Strategic Reserves

This proposed budget does not account for potential revenues from an expanded traffic safety camera program, or expenditures that may result from negotiated labor contracts. Establishing a two-year budget provides stability for operations, though impacts that emerge will be addressed in the mid-biennium budget adjustment.

Strategic efforts in our budget development also include forecasting beyond the immediate period. Below is a 6-year forecast to project the revenue versus expenditure relationship for the next 3 biennial periods. This aids in long-term, intentional decision making for the services we provide.



Finally, this budget proposal accounts for some of the challenges we are facing. Indigent defense has already been addressed, but we are also looking at challenges with decreasing development revenues. Several large projects are nearing completion, and a softer regional economy are contributing to the lower revenue levels being forecasted. While we have constraints on the revenue side, we are also faced with challenges on the expense side. These areas include maintenance personnel in Parks and Recreation, equipment replacement, building repairs, and technology improvements. In the budget, we try to balance and prioritize these respective needs with the available resources. For the proposed budget, it means that we need to be cautious related to ongoing expenses and that we are not able to fund as many positions as would otherwise be desired. In the 2026 mid-biennium adjustment, we reduced our overall count by 3 FTE. For the FY27/28 biennium, we are adding 1 FTE in Parks and Recreation Maintenance, though I would have desired to add more in Parks and Recreation, and in Communications.



Despite the resource challenge, I am pleased to present the proposed FY27/28 proposed budget and am comfortable with the recommended appropriations, the service levels resulting from this funding distribution, and the efforts to position our services in the future. This transmittal letter is not intended to identify all the specifics of the budget document, but rather provide an overview of the revenues, expenditures, fund levels, unique attributes, and significant budget related activities of the organization. Most of the information within the transmittal letter is described in greater detail within the budget document itself, related plans, documents, or actions that have been passed through the City Council's legislative process.

DRAFT COUNCIL GOALS

In April of 2026, the City Council held a retreat to review existing goals and identify potential new goals. The draft goal program is presented in this section, highlighting the priorities of Council as identified at the retreat. Final adoption is anticipated at an upcoming meeting and may include some modification. The guidance and direction of the Council goals is the foundation for activities of the organization. The goals aid in developing projects and service levels that are found in the proposed budget. Additionally, they guide efforts to seek funding and/or activities that emerge outside of the budget, such as partnerships or grants.

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 (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 a multi-generational community center. This location should maximize public access, operational 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.

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.

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

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): Identify Funding and Initiate the Design for the Second Street End Development Project

Camp Murray Boat Launch Improvements

Phase 1 (2025-2026): Camp Murray Boat Launch Joint Master Plan

- 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

- Park improvements are a priority and should complement the Legacy Plan. These improvements should also consider:
 - creating open-space partnerships for the enhancement of recreational opportunities at existing areas, such as the former Lake City Elementary School location, and
 - exploring the use of the Conservation Futures program to enhance and preserve open space.

H-Barn

- Identify and secure funding that leads to the implementation of the H-Barn project with the updated design.

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.

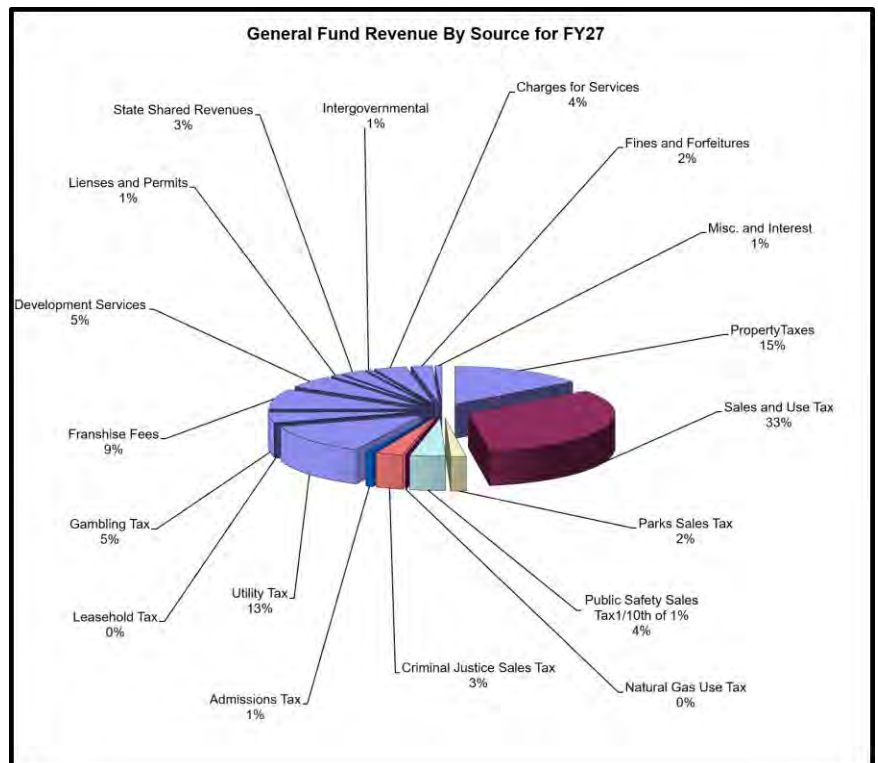
- Bridgeport Way- Initiate planning for Improvements to Bridgeport Way as an instrumental component of the Downtown Revitalization efforts.
- Update development standards and regulations to accommodate higher population density and incentivize alternative transportation options, to

include walkable and bike-friendly infrastructure, to address increased demand and state-mandated changes to parking policy.

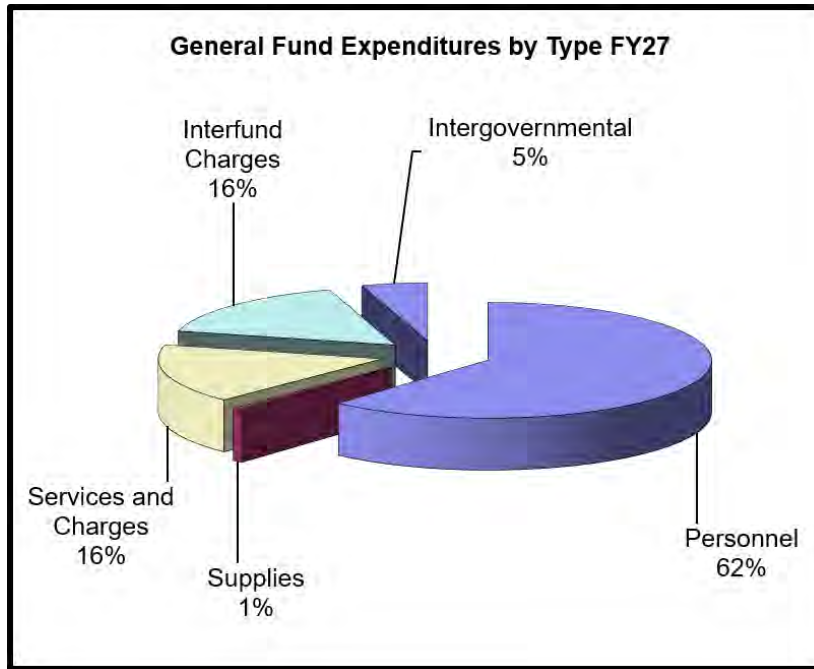
- Revisit the Downtown and Lakewood Station District subarea plans to ensure alignment with current City Council goals and vision with a focus on current and future community needs.
- Ensure design standards enhance aesthetic quality and maintain community character.
- Develop strategies to attract investment 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.

GENERAL FUND REVENUE

There are numerous sources for General Fund revenues in the City of Lakewood budget. General Sales and Use Taxes, and Property Taxes constitute nearly 47% of the total budget. Other sources have a significant impact on the budget as well, including Utility Taxes, Franchise Fees, and Development Service Fees. For FY27 we are estimating an overall increase of 2.7%. For FY28, we are estimating an overall increase of 2.5%. To the right is graphic representation of revenues by their specific sources and the relationship to the total General Fund revenue in the budget.



GENERAL FUND EXPENDITURES



Expenditures in the General Fund are recommended at \$57,425,347. Expenditure categories are broken down in the figure to the left. The overall expenditure level represents -2.9% reduction from the previous year, largely attributed to capital and one-time expenditures. Operating expenditures increased by 4.9% from FY26.

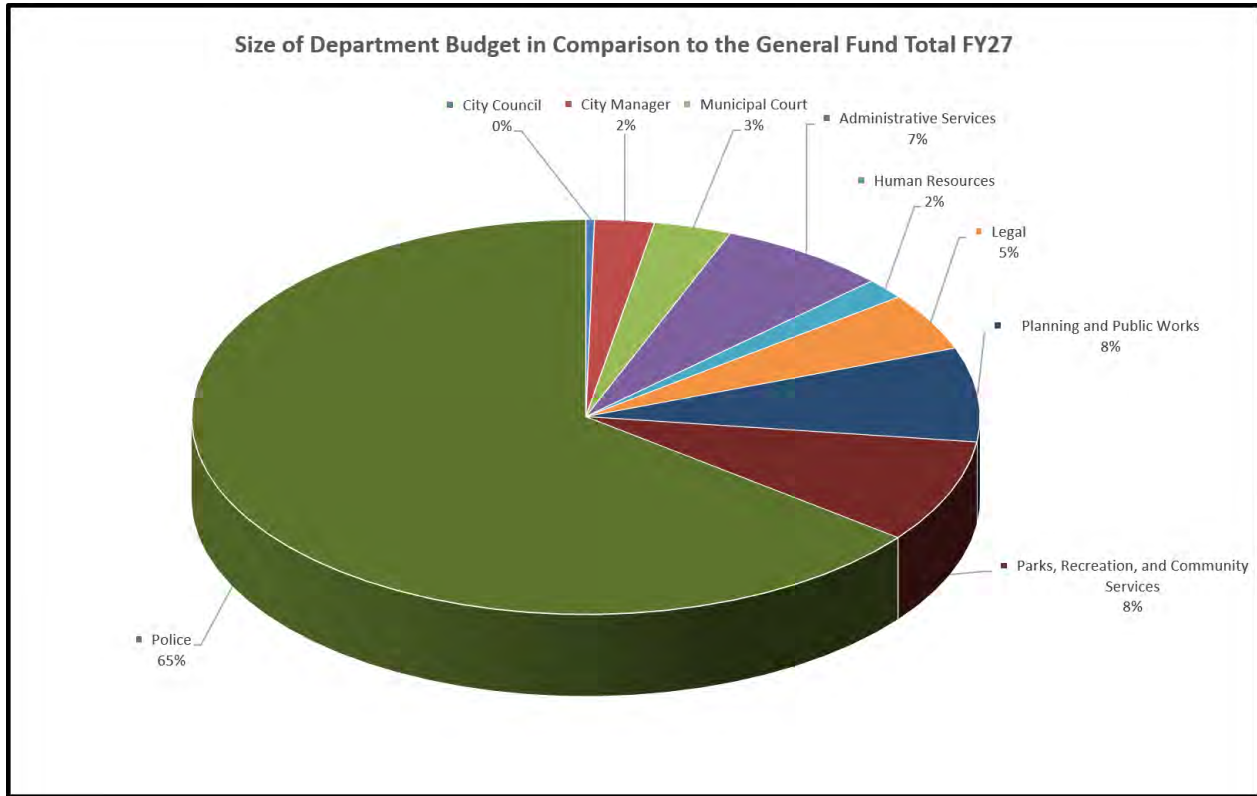
SPENDING LEVELS BY DEPARTMENT IN GENERAL FUND

The following table provides a comparison of General Fund department expenditures from the adjusted FY26 budget to the FY27 and FY28 levels. The table is included to demonstrate the funding levels for respective departments in this year's recommended budget as compared to the previous year. Changes may be indicative of capital items, significant additions to departmental responsibilities, personnel changes, or other changes in operation and maintenance costs.

General Fund Departments	FY2026 Adjusted Budget	FY2027 Proposed Budget	% change	FY2028 Proposed Budget	%change
City Council	\$189,158	\$187,507	-0.87%	\$187,516	0.00%
City Manager	\$1,289,490	\$1,303,837	1.11%	\$1,357,639	4.13%
Municipal Court	\$1,602,586	\$1,699,920	6.07%	\$1,767,382	3.97%
Administrative Services	\$3,465,229	\$3,699,981	6.77%	\$3,995,477	7.99%
Human Resources	\$807,511	\$901,355	11.62%	\$968,997	7.50%
Legal	\$2,051,586	\$2,522,676	22.96%	\$2,535,455	0.51%
Planning and Public Works	\$4,068,513	\$4,104,063	0.87%	\$4,261,598	3.84%
Parks, Recreation, and Community Services	\$4,232,229	\$4,492,197	6.14%	\$4,596,230	2.32%
Police	\$33,053,850	\$34,386,906	4.03%	\$35,334,509	2.76%
Total for Above Departments	\$50,760,152	\$53,298,442	5.00%	\$55,004,803	3.20%



The following graph represents each department as a percentage of the General Fund.



SPECIAL REVENUE AND ENTERPRISE FUND REVENUES, EXPENDITURES, AND BALANCES

Below is a table of some of the significant Special Revenue and Enterprise Funds, with their related revenues, expenditures, and fund balances, if applicable.

Fund	FY27 Revenues	FY 27 Expenditures	Balance	FY28 Revenues	FY28 Expenditures	Balance
SPECIAL REVENUE FUNDS						
Street Operations and Maintenance	\$3,550,161	\$3,550,161	\$0	\$3,368,948	\$3,368,948	\$0
Transportation Benefit District	\$805,000	\$1,370,600	\$0	\$805,000	\$805,000	\$0
Hotel/Motel Lodging Tax	\$1,271,250	\$2,413,743	\$1,271,255	\$1,271,250	\$1,271,250	\$1,271,255
Property Abatement/RHSP/1406 Funds	\$441,500	\$449,075	\$17,366	\$448,675	\$466,042	\$0
Public Art	\$20,000	\$20,000	\$0	\$20,600	\$20,600	\$0
CDBG	\$565,000	\$565,000	\$0	\$545,000	\$545,000	\$0
South Sound Military Partnership	\$344,050	\$308,391	\$35,659	\$344,050	\$325,610	\$54,099
ENTERPRISE FUND						
Surface Water Managememt	\$5,584,723	\$5,586,803	\$11,481,975	\$5,995,663	\$6,664,172	\$10,813,466

SPECIFIC HIGHLIGHTS OF THE FY27/28 PROPOSED BUDGET WITHIN RESPECTIVE DEPARTMENTS

- Parks, Recreation, and Community Services
 - o Edgewater Park is currently in the permitting stage with anticipated construction in 2028
 - o Westlake Street-end construction
 - o Selection, design, and funding identification for a second street-end
 - o Camp Murray Boat Launch Master Plan review and potential implementation
 - o Legacy Plan implementation, which may include:
 - the use of Conservation Futures for land acquisition and preservation
 - partnerships for respective use of underutilized land
 - identification of areas targeted for park development
 - o Maintenance and equipment replacements
 - pressure washer
 - replacement of a skid steer that includes a mower and paver attachment
 - new mower
 - replacement of a tractor that includes loader capabilities
 - replacement of a passenger truck, passenger van, trailers, and brine system
 - maintenance to City Hall (wall coverings, furniture, and doors)
 - maintenance to the Police Department parking lot and roof
 - painting of the Parks shop
 - o Additional personnel to aid in maintenance and operations
 - 1 FTE in Parks
 - Temporary Seasonal Help in Street Maintenance
- Police Department
 - o 22 vehicle replacement
 - o Continued investment in technology aiding in the decrease of criminal activity, especially stolen vehicles
 - o Maintaining and potential expansion of the traffic safety camera system
 - o Continuation of Integrated Mental Health program
 - o Costs associated with onboarding personnel on the Marine Services Unit

- Legal and City Clerk
 - Engagement of prosecution functions through contracted services and alignment of departmental personnel
- Planning and Public Works
 - New Transportation Capital Projects
 - Sound Transit Program with 7 projects
 - 115th Steet to SW- Bridgeport Way to Sound Transit ROW
 - Davisson Rd SW- 112th to 108th
 - Tyee Park School Sidewalks- Seminole Road
 - 47th Ave SW- Clover Creek to Pacific Highway
 - 100th Street, 59th to South Tacoma Way
 - McChord Drive- Bridgeport to 47th
 - Upgrade Accessible Pedestrian Routes
 - Wester State Hospital Signal on Steilacoom Blvd.
 - Sewer Capital Projects
 - Washington Ave. and W. Thorne Lane Extension
 - Grant Ave. and Lake St. Extension
 - Washington Ave. and St. Extension
 - Surface Water Management Projects
 - Ponce De Leone Water Quality Upgrade
 - Hillcrest Drive/Clover Creek Detention/Retention Storm Facility
 - Storm Water Capital and Maintenance Analysis
- City Manager/Communications
 - Updating of city website
 - Enhancing neighborhood outreach events
 - Updating of branding for city events
 - Expansion of communication planning across departments
- Administration/Information Technology
 - Increasing Public Defender costs
 - Upgrading/replacing Information Technology Equipment
 - Finalization of software implementation



PERSONNEL COMPENSATION AND BENEFITS

The following table lists respective compensation projections for employees of the City of Lakewood, based on respective collective bargaining contracts and/or budgeted appropriations.

Employee Compensation Assumptions	2027	2028
Employee Salaries		
Non-represented employees (1)		
Salary range adjustment	3.8%	3.8%
Step Increase	2.0%	2.0%
Represented employees		
AFSCME (2)		
Cost of living adjustment (COLA)	4.0%	0.0%
Step Increase	2.0%	2.0%
LMPG (Police Captains) (3)		
Cost of living adjustment (COLA)	4.5%	0.0%
LPIG (Police Officers, Detectives, Sergeants) (4)		
Cost of living adjustment (COLA)	-	-
Step Increase	3.4% - 4.5%	3.4% - 4.5%
Teamsters (5)		
Cost of living adjustment (COLA)	4.5%	3.0%
Employee Benefits		
Healthcare		
Medical	12.0%	12.0%
Dental	3.0%	3.0%
Vision	2.0%	2.0%
Medicare	0.0%	0.0%
Unemployment	1.0%	1.0%
Long-term disability		
Commissioned police officers	0.0%	0.0%
All other city employees	0.0%	0.0%
(1) Non-Represented: Salary increases are based on anniversary date and limited to salary range. (2) AFSCME: Current 4-Year Contract Period January 1, 2024 - December 31, 2027 (3) LMPG: Current 5-Year Contract Period January 1, 2023 - December 31, 2027. (4) LPIG: Previous 3-year Contract January 1, 2023 - December 31, 2025 expired, currently in negotiations. (5) Teamsters: Current 4-Year Contract Period January 1, 2026 - December 31, 2029.		



LODGING TAX AND HUMAN SERVICES FUNDING

Rounding out this year's transmittal letter are descriptions of two areas in the budget that allocate funding for tourism and human service programs.

Lodging Tax

As authorized under state law, the City of Lakewood has enacted a lodging tax. The City receives a 7% share of the taxes collected by Washington State from lodging-related businesses located within the City. Of this amount, 4% may be used for tourism promotion or the acquisition, operation, or maintenance of tourism-related facilities. The remaining 3% is restricted to the acquisition, construction, expansion, marketing, management, or financing of convention facilities and major tourism destination attractions serving at least one million visitors per year. The entire 7% may be used for capital purposes.

The Lodging Tax Advisory Committee met September 18 to review applications and are making the recommendations identified in the table below. These will come before the City Council later this year for review and approval.

2026 Requests for 2027 LTAC Grant Funds Applicant	Total Project Cost	Funding Request			Recommended Funding		
		Non-Capital	Capital	Total	Non-Capital (4%)	Capital (3%)	Total
Grave Concerns Association	\$ 23,000	\$ 18,000	\$ -	\$ 18,000	5,000	-	5,000
Historic Fort Steilacoom Association	14,000	12,000	-	\$ 12,000	9,000	-	9,000
Asia Pacific Cultural Center	42,600	15,000	-	\$ 15,000	15,000	-	15,000
Visit Tacoma-Pierce County	4,007,992	125,000	-	\$ 125,000	125,000	-	125,000
Lakewold Gardens	255,000	255,000	-	\$ 255,000	100,000	-	100,000
Lakes Cross County Booster Club	18,000	18,000	-	\$ 18,000	18,000	-	18,000
Lakewood Chamber of Commerce	150,000	150,000	-	\$ 150,000	135,000	-	135,000
Lakewood Sister Cities Association	43,500	42,000	-	\$ 42,000	25,000	-	25,000
Lakewood Playhouse	238,364	200,000	-	\$ 200,000	50,000	-	50,000
Lakewood Historical Society & Museum	80,600	50,900	-	\$ 50,900	24,300	-	24,300
Tacoma Country & Golf Club	688,500	75,000	-	\$ 75,000	20,000	-	20,000
Commencement Bay Rowing Club	20,000	5,000	-	\$ 5,000	5,000	-	5,000
City of Lakewood - SummerFEST	340,000	280,000	-	\$ 280,000	229,000	-	229,000
City of Lakewood - Farmers Market	93,000	78,000	-	\$ 78,000	33,500	-	33,500
City of Lakewood - Summer Concerts -	51,000	36,000	-	\$ 36,000	36,000	-	36,000
City of Lakewood - Street Festival in the	18,000	10,000	-	\$ 10,000	5,000	-	5,000
City of Lakewood - Fiesta de la Familia	60,000	35,000	-	\$ 35,000	25,000	-	25,000
City of Lakewood - MLK Beloved	35,000	25,000	-	\$ 25,000	10,000	-	10,000
City of Lakewood - FSP H-Barn Renovation	12,000,000	-	2,000,000	\$ 2,000,000	-	1,543,943	1,543,943
	\$ 18,178,556	\$ 1,429,900	\$ 2,000,000	\$ 3,429,900	869,800	1,543,943	2,413,743
2027 Available funds =>					\$ 869,806	\$ 1,543,943	\$ 2,413,749
Ending Balance =>					\$ 6	\$ -	\$ 6



Human Services

The City of Lakewood has consistently funded human services using 1% of its General Fund revenues to support services and programs assisting Lakewood residents. For the 2027-28 biennium, the allocation is \$558,000 and 568,00 per year, respectively.

Consistent with past practices, the Community Services Advisory Board (CSAB) meets to review the applications and makes recommendations on the programs to receive funds. The review of their recommendations is scheduled for October 12, 2026, with a recommended action on October 19, 2026.

Agency Name	Program(s)	Priority	Req' Funding	Recommended Funding	27/28 Budget %	Average Score
		Anticipated 2027 Budget	\$		\$550,000	
1 Emergency Food Network	Home Delivery	Access to Food	\$ 25,000.00	\$ 17,000.00		90
2 Emergency Food Network	Co-Op Food Purchasing	Access to Food	\$ 25,000.00	\$ 23,000.00		93
3 Making a Difference	Eloise's Cooking Pot Food Bank	Access to Food	\$ 25,000.00	\$ 10,000.00		89
4 Nourish	Nourishing Food For Families	Access to Food	\$ 25,000.00	\$ 20,000.00		92
5 St Leos	Feeding the Hungry in Lakewood	Access to Food	\$ 25,000.00	\$ 23,000.00		93
6 Tillicum Community Center	Food Pantry	Access to Food	\$ 25,000.00	\$ 17,000.00		90
7 Multicultural Child & Family Hope	Cora's Pantry Food Access Progr	Access to Food	\$ 25,000.00	\$ 7,000.00		85
	Total Requested		\$ 175,000.00	\$ 117,000.00	21%	
8 Asia Pacific Cultural Center	Mental Health	Access to Health	\$ 25,000.00	\$ 17,000.00		90
9 Community Health Care	Behavioral Health Services	Access to Health	\$ 15,000.00	\$ 15,000.00		91
10 Greater Lakes Mental Health Care	Behavioral Health Contact Team	Access to Health	\$ 25,000.00	\$ 20,000.00		92
11 Lindquist Dental	Uncompensated Dental Care	Access to Health	\$ 25,000.00	\$ 25,000.00		95
12 TACID	Wellness & Recovery Program	Access to Health	\$ 25,000.00	\$ 7,000.00		84
13 Lakewood United Pentacostal Ch	Freedom Forward	Access to Health	\$ 17,164.00	\$ 7,000.00		85
	Total Requested		\$ 132,164.00	\$ 91,000.00	17%	
31 LASA	Client Services & Hygiene Center	Housing Assistan	\$ 25,000.00	\$ 20,000.00		91
14 Rebuilding Hope	Advocacy and Therapy Sexual As	Crisis Stabilizatio	\$ 30,000.00	\$ 23,000.00		93
15 Tillicum Community Center	Referrals for Assistance and Con	Crisis Stabilizatio	\$ 25,000.00	\$ 10,000.00		89
16 DADS	LAKEWOOD FATHERHOOD PRO	Crisis Stabilizatio	\$ 25,000.00	\$ 7,000.00		84
17 YWCA	Pierce County Housing Program	Crisis Stabilizatio	\$ 25,000.00	\$ 17,000.00		90
18 PC Coalition for Developmental D	Resource Navigation Program	Crisis Stabilizatio	\$ 15,000.00	\$ 7,000.00		85
19 Our Sister's House	Trauma-informed, survivor-cente	Crisis Stabilizatio	\$ 25,000.00	\$ 10,000.00		89
	Total Requested		\$ 145,000.00	\$ 94,000.00	17%	
20 Asia Pacific Cultural Center	PLOT Youth	Emotional Suppor	\$ 25,000.00	\$ 7,000.00		84
21 B&GC	Social / Emotional Learning	Emotional Suppor	\$ 25,000.00	\$ 17,000.00		90
22 Communitites in Schools	Elementary In-School Supports	Emotional Suppor	\$ 25,000.00	\$ 20,000.00		92
23 Communitites in Schools	High School In-School Supports	Emotional Suppor	\$ 25,000.00	\$ 20,000.00		92
24 Communitites in Schools	Middle School In-School Supports	Emotional Suppor	\$ 25,000.00	\$ 20,000.00		91
25 Oasis	Supports for LGBTQ+ Youth in Lak	Emotional Suppor	\$ 20,000.00	\$ 10,000.00		89
26 Safe Streets	Health is Wealth Youth Program	Emotional Suppor	\$ 66,000.00	\$ 7,000.00		83
27 321 Buddy Fundraising	The Opportunity Circle	Emotional Suppor	\$ 10,000.00	\$ 7,000.00		83
28 YMCA	Lakewood Childcare Program	Emotional Suppor	\$ 25,000.00	\$ 10,000.00		88
29 Mi Centro	College Readiness Support Progr	Emotional Suppor	\$ 50,000.00	\$ 7,000.00		85
30 Lakewood's Promise	City Advisory Board / 5 Promises	Emotional Suppor	\$ 35,000.00	\$ 35,000.00		
	Total Requested		\$ 331,000.00	\$ 160,000.00	29%	
31 LASA	Emergency Shelter	Housing Assistan	\$ 25,000.00	\$ 17,000.00		90
32 Exodus House	Diversoin DV Assistance Program	Housing Assistan	\$ 50,000.00	\$ 7,000.00		84
33 Tacoma Pro Bono	Client Support Services	Housing Assistan	\$ 25,000.00	\$ 10,000.00		87
34 Tacoma Pro Bono	Housing Justice Center	Housing Assistan	\$ 25,000.00	\$ 10,000.00		89
35 Communities In Schools	Housing Stability Program	Housing Assistan	\$ 25,000.00	\$ 9,000.00		88
36 Supporting The Enlisted (STEP)	Preventing homelessness for Mil	Housing Assistan	\$ 25,000.00	\$ 25,000.00		94
37 Rebuilding Together South Sound	Community Revitalization Partne	Access to Health	\$ 25,000.00	\$ 10,000.00		89
	Total Requested		\$ 200,000.00	\$ 88,000.00	16%	
	Total Funding Re		\$ 983,164.00	\$ 550,000.00	100%	



CONCLUSION

The FY27/28 proposed Biennial Budget is a representation of the work of the City Council in establishing goals and policy actions that lead the organization. Services and programs are established at the policy level and are reflected in the budget document. The focus on planning throughout the organization allows us to develop a budget with an organized process. We are confident that projects that are being funded have been analyzed as part of a comprehensive budgeting effort. Additionally, these planning efforts provide the ability to leverage existing funds with other sources when they are available. We have seen this with Transportation Plans, the Parks Legacy Plan, legislative policy manuals and agendas, and citizen committee work plans. A commitment to planning is a fundamental aspect of successful budget development and implementation.

The proposed budget is presented as the upcoming fiscal plan for the City of Lakewood. The work of the City Council, community, and staff in adopting strategic efforts is appreciated as it provides guidance for the recommended appropriations. The work of Deputy Manager/Finance Director, Tho Kraus, is fundamental in establishing the budget that is presented, as is the work of the Department heads and staff of the City of Lakewood as we work together to identify opportunities, restraints, challenges and successes across the organization. With these acknowledgements, I present the proposed FY27-28 Biennial Budget.

Respectfully,

A handwritten signature in blue ink that reads "Doug Russell". The signature is written in a cursive, flowing style.

Douglas R. Russell
City Manager

	2024 Annual Actual	2025 Annual Actual	2026 Original Budget	2026 Adjusted Budget	2026 YND Est	2027 Proposed	2028 Proposed	2029 Projected	2030 Projected	2031 Projected	2032 Projected
(001) GENERAL FUND											
REVENUES:											
Taxes	\$34,067,545	\$36,389,574	\$36,968,895	\$37,634,058	\$40,684,775	\$42,352,035	\$43,549,900	\$44,890,100	\$46,273,900	\$47,702,100	\$49,176,500
Property Tax	7,887,849	8,069,883	8,241,855	8,217,018	8,215,000	8,371,100	8,530,200	8,692,300	8,857,500	9,025,800	9,197,300
Local Sales & Use Tax	15,005,306	16,040,469	15,840,000	16,040,000	18,619,315	18,627,235	19,186,100	19,857,600	20,552,600	21,271,900	22,016,400
Sales/Parks	859,604	897,496	936,600	936,600	937,000	965,100	994,100	1,023,900	1,054,600	1,086,200	1,118,800
Sales Tax 1/10th of 1% for Public Safety	-	-	-	700,000	1,101,700	2,204,400	2,270,500	2,350,000	2,432,300	2,517,400	2,605,500
Brokered Natural Gas Use Tax	52,405	49,871	47,800	47,800	48,000	49,000	50,000	51,000	52,000	53,000	54,100
Criminal Justice Sales Tax	1,538,344	1,605,417	1,666,200	1,666,200	1,670,000	1,728,400	1,788,900	1,851,500	1,916,300	1,983,400	2,052,800
Admissions Tax	451,853	423,502	453,800	453,800	454,000	467,600	481,600	496,000	510,900	526,200	542,000
Utility Tax	5,688,057	6,785,193	6,985,840	6,985,840	7,122,860	7,372,100	7,630,100	7,897,100	8,173,600	8,459,700	8,755,700
Leasehold Tax	9,596	8,138	6,900	6,900	6,900	7,000	7,100	7,200	7,300	7,400	7,500
Gambling Tax	2,574,532	2,509,606	2,789,900	2,579,900	2,510,000	2,560,100	2,611,300	2,663,500	2,716,800	2,771,100	2,826,400
Franchise Fees	4,662,778	4,820,565	5,048,300	5,048,300	4,777,400	4,900,200	5,026,400	5,156,100	5,289,400	5,426,300	5,567,100
Cable, Water, Sewer, Solid Waste	3,371,221	3,503,215	3,678,200	3,678,200	3,411,800	3,514,100	3,619,500	3,728,100	3,840,000	3,955,200	4,073,900
Tacoma Power	1,291,557	1,310,791	1,370,100	1,370,100	1,365,600	1,386,100	1,406,900	1,428,000	1,449,400	1,471,100	1,493,200
Small Cell	-	6,559	-	-	-	-	-	-	-	-	-
Development Service Fees	5,283,125	6,691,837	4,875,360	4,875,360	3,401,496	3,064,800	3,077,100	3,121,800	3,167,100	3,213,100	3,259,700
Building Permits	2,894,221	5,235,932	2,513,360	2,513,360	2,648,000	2,659,500	2,671,000	2,711,100	2,751,800	2,793,100	2,835,000
Plan Review/Plan Check Fees	2,253,598	1,073,326	2,264,500	2,264,500	211,200	211,700	212,300	215,500	218,700	222,000	225,300
Other Zoning/Development Fees	135,305	382,580	97,500	97,500	542,296	193,600	193,800	195,200	196,600	198,000	199,400
Licenses & Permits	463,137	559,274	588,000	588,000	588,000	605,500	623,600	642,200	661,500	681,400	701,900
Business License	298,315	442,970	455,300	455,300	455,300	468,900	482,900	497,300	512,300	527,700	543,600
Alarm Permits & Fees	136,481	91,264	97,900	97,900	97,900	100,800	103,800	106,900	110,100	113,400	116,800
Animal Licenses	28,341	25,040	34,800	34,800	34,800	35,800	36,900	38,000	39,100	40,300	41,500
State Shared Revenues	1,398,084	1,406,171	1,523,600	1,523,600	1,554,300	1,524,300	1,554,700	1,585,900	1,617,500	1,649,900	1,682,900
Criminal Justice	263,373	285,631	207,300	207,300	283,400	292,600	298,400	304,400	310,400	316,600	322,900
Criminal Justice High Crime	213,303	225,059	311,100	311,100	346,000	351,200	358,200	365,400	372,700	380,200	387,800
Liquor Excise Tax	437,143	413,718	511,400	511,400	431,700	405,500	413,600	421,900	430,300	438,900	447,700
Liquor Board Profits	484,265	481,763	493,800	493,800	493,200	475,000	484,500	494,200	504,100	514,200	524,500
Intergovernmental	548,669	458,361	533,700	348,648	348,648	356,300	365,100	374,200	383,500	393,000	402,800
Police FBI & Other Misc	12,860	10,760	12,900	15,400	15,400	15,400	15,400	15,400	15,400	15,400	15,400
Police-Animal Svcs-Steilacoom	22,123	22,682	21,700	21,700	21,700	22,000	22,700	23,400	24,100	24,800	25,500
Police-Animal Svcs-Dupont	38,710	39,444	40,200	40,200	40,200	40,800	42,000	43,300	44,600	45,900	47,300
Police-South Sound 911 Background Investigations	47,690	46,121	40,000	49,000	49,000	49,000	49,000	49,000	49,000	49,000	49,000
Muni Court-Town of Steilacoom Contract	66,242	88,476	233,700	113,354	113,354	116,800	120,300	123,900	127,600	131,400	135,300
Muni Court-City of Dupont	361,044	250,878	185,200	108,994	108,994	112,300	115,700	119,200	122,800	126,500	130,300

	2024 Annual Actual	2025 Annual Actual	2026 Original Budget	2026 Adjusted Budget	2026 YND Est	2027 Proposed	2028 Proposed	2029 Projected	2030 Projected	2031 Projected	2032 Projected
(001) GENERAL FUND-continued											
Charges for Services & Fees	1,690,326	2,260,609	1,396,400	1,406,400	2,030,300	2,039,000	2,047,800	2,057,400	2,067,200	2,077,100	2,087,200
Parks & Recreation Fees	280,557	267,640	250,800	250,800	250,800	253,800	256,800	260,600	264,500	268,400	272,400
Police - Various Contracts	35,616	45,590	14,500	14,500	12,500	12,700	12,900	13,100	13,300	13,500	13,700
Police - Extra Duty	1,175,816	1,504,239	775,000	775,000	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000
Police - Western State Hospital Community Policing	197,390	439,805	355,000	365,000	365,000	370,500	376,100	381,700	387,400	393,200	399,100
Other	946	3,335	1,100	1,100	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Fines & Forfeitures	1,312,331	1,425,531	1,263,600	1,263,600	1,283,490	1,322,000	1,361,600	1,402,200	1,444,100	1,487,400	1,532,000
Municipal Court	291,236	310,287	263,600	263,600	333,490	343,500	353,700	364,100	374,900	386,100	397,700
Photo Infraction	1,021,095	1,115,244	1,000,000	1,000,000	950,000	978,500	1,007,900	1,038,100	1,069,200	1,101,300	1,134,300
Miscellaneous/Interest/Other	628,780	711,906	435,848	435,848	418,325	424,700	431,200	437,700	444,400	451,200	458,200
Interest Earnings	531,966	441,000	371,748	371,748	368,850	374,400	380,100	385,800	391,600	397,500	403,500
Penalties & Interest - Taxes	26,201	210,621	2,600	2,600	2,975	3,100	3,200	3,300	3,400	3,500	3,600
Miscellaneous/Other	70,613	60,285	61,500	61,500	46,500	47,200	47,900	48,600	49,400	50,200	51,100
Interfund Transfers/Charges	284,700	284,700	284,700	284,700	284,700	284,700	284,700	284,700	284,700	284,700	284,700
Interfund Charges - Fund 401 SWM	284,700	284,700	284,700	284,700	284,700	284,700	284,700	284,700	284,700	284,700	284,700
Subtotal Operating Revenues	\$50,339,476	\$55,008,528	\$52,918,403	\$53,408,514	\$55,371,434	\$56,873,535	\$58,322,100	\$59,952,300	\$61,633,300	\$63,366,200	\$65,153,000
% Revenue Change over Prior Year	8.1%	9.3%	-3.8%	-2.9%	0.7%	2.7%	2.5%	2.8%	2.8%	2.8%	2.8%
EXPENDITURES:											
City Council	181,860	175,210	188,158	189,158	189,158	187,507	187,516	193,141	198,936	204,904	211,051
Legislative	181,860	175,184	184,708	185,708	185,708	184,057	184,066	189,588	195,276	201,134	207,168
Sister City	-	26	3,450	3,450	3,450	3,450	3,450	3,554	3,660	3,770	3,883
City Manager	1,082,243	1,063,974	1,145,140	1,289,490	1,268,616	1,303,837	1,357,639	1,378,076	1,418,577	1,461,343	1,506,999
Executive	711,751	742,476	756,244	806,394	785,520	793,495	828,671	833,239	857,395	883,325	911,641
Communications	370,492	321,498	388,896	483,096	483,096	510,342	528,968	544,837	561,182	578,018	595,358
Municipal Court	1,547,336	1,452,873	1,577,539	1,602,586	1,591,221	1,699,920	1,767,382	1,787,162	1,839,447	1,895,468	1,959,498
Judicial Services	1,216,631	1,117,355	1,171,358	1,196,405	1,185,040	1,366,556	1,428,073	1,437,674	1,479,474	1,524,696	1,577,603
Professional Services	96,818	77,747	55,000	55,000	55,000	55,000	55,000	56,650	58,350	60,100	61,903
Probation & Detention	233,887	257,771	351,181	351,181	351,181	278,364	284,309	292,838	301,623	310,672	319,992
Administrative Services	2,535,654	2,797,918	2,680,121	3,465,229	3,467,799	3,699,981	3,995,477	4,211,611	4,518,432	4,796,531	5,087,229
Finance	1,693,456	1,668,561	1,915,621	1,986,189	1,988,759	2,049,191	2,139,687	2,145,098	2,208,523	2,275,549	2,354,993
Non-Departmental (City-Wide & Public Defender)	842,198	1,129,357	764,500	1,479,040	1,479,040	1,650,790	1,855,790	2,066,514	2,309,909	2,520,981	2,732,236
Human Resources	741,020	885,695	795,157	807,511	806,391	901,355	952,998	968,997	997,340	1,027,543	1,061,010
Human Resources	741,020	885,695	795,157	807,511	806,391	901,355	952,998	968,997	997,340	1,027,543	1,061,010
Legal	1,711,962	2,006,907	2,021,820	2,051,586	2,048,394	2,522,676	2,535,455	2,642,912	2,642,426	2,796,891	2,809,256
Civil Legal Services	1,045,034	984,667	1,339,159	1,358,294	1,357,068	1,094,617	1,150,036	1,157,112	1,190,505	1,226,898	1,269,587
Criminal Prosecution Services	173,797	355,716	226,699	226,699	226,699	456,000	456,000	469,680	483,770	498,284	513,232
City Clerk	388,491	474,771	345,962	356,593	354,627	792,058	819,419	830,720	854,851	880,710	909,737
Election	104,640	191,753	110,000	110,000	110,000	180,000	110,000	185,400	113,300	191,000	116,700

	2024 Annual Actual	2025 Annual Actual	2026 Original Budget	2026 Adjusted Budget	2026 YND Est	2027 Proposed	2028 Proposed	2029 Projected	2030 Projected	2031 Projected	2032 Projected
(001) GENERAL FUND-continued											
Planning & Public Works	4,083,279	4,401,268	4,002,414	4,068,513	4,063,661	4,104,063	4,261,598	4,262,593	4,385,741	4,518,938	4,678,536
Planning	1,574,535	1,683,904	1,549,456	1,576,070	1,574,470	1,571,415	1,645,796	1,630,522	1,677,879	1,729,077	1,793,272
Geographical Information Systems	33,218	157,777	161,311	161,311	161,311	171,532	174,361	179,592	184,980	190,529	196,245
Building	2,114,616	2,164,973	1,864,146	1,893,754	1,891,812	1,898,257	1,962,012	1,965,192	2,021,387	2,082,697	2,155,628
Economic Development	360,910	394,615	427,501	437,378	436,068	462,859	479,428	487,287	501,496	516,635	533,390
Parks, Recreation & Community Services	3,468,708	4,069,640	4,198,293	4,232,229	4,207,445	4,492,197	4,596,230	4,672,392	4,809,232	4,954,117	5,114,042
Human Services	480,517	590,847	615,836	615,836	615,836	639,841	651,741	671,293	691,432	712,175	733,540
Administration	357,379	458,507	484,469	487,283	482,118	494,138	500,479	498,988	512,661	528,285	547,326
Recreation	584,665	529,416	562,818	539,818	539,818	584,067	597,416	615,338	633,799	652,813	672,397
Senior Services	206,700	189,247	223,205	223,205	223,205	221,731	224,625	231,364	238,305	245,454	252,817
Parks Facilities	884,024	1,051,730	1,013,579	1,034,415	1,027,756	1,272,347	1,320,870	1,342,389	1,382,177	1,423,834	1,469,895
Fort Steilacoom Park	645,453	772,133	802,601	833,070	826,372	774,813	786,310	788,040	810,755	835,218	864,119
Street Landscape Maintenance	309,969	477,759	495,785	498,602	492,340	505,260	514,789	524,980	540,103	556,338	573,946
Police	31,160,970	33,543,537	32,273,509	33,053,850	33,529,384	34,386,906	35,334,509	35,950,969	36,965,061	38,037,153	39,212,294
Command	5,543,599	6,833,650	7,181,538	7,668,669	7,519,203	7,630,054	7,887,462	7,722,510	7,931,749	8,174,841	8,496,113
Jail Service	1,032,138	832,752	1,100,000	1,330,000	1,330,000	1,330,000	1,330,000	1,369,900	1,410,997	1,453,327	1,496,927
Dispatch Services/SS911	2,118,965	2,100,890	2,157,580	2,157,580	2,157,580	1,982,170	2,205,210	2,271,366	2,339,507	2,409,693	2,481,983
Investigations	4,804,757	5,617,330	4,609,685	4,609,685	4,609,685	5,448,344	5,546,621	5,713,020	5,884,410	6,060,943	6,242,771
Patrol	10,934,912	10,327,397	11,424,835	11,424,835	11,424,835	10,501,970	10,759,718	11,082,510	11,414,985	11,757,434	12,110,157
Special Units	137,859	137,396	129,840	160,863	160,863	115,340	115,340	118,800	122,364	126,035	129,816
Special Response Team (SRT)	91,386	94,065	91,300	91,300	91,300	87,130	87,130	89,744	92,436	95,209	98,066
Neighborhood Policing Unit	1,344,466	1,716,037	1,069,274	1,069,274	1,069,274	1,780,271	1,812,907	1,867,294	1,923,313	1,981,012	2,040,443
Contracted Services (Extra Duty, offset by Rev)	1,337,373	1,693,437	775,000	775,000	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000
Community Safety Resource Team (CSRT)	587,041	597,928	627,304	633,639	633,639	587,519	601,230	619,267	637,845	656,980	676,690
Training	763,739	892,290	678,676	678,676	678,676	780,338	785,767	809,340	833,620	858,629	884,388
Traffic Policing	1,069,684	1,255,048	1,022,870	1,038,019	1,038,019	1,301,833	1,326,279	1,366,067	1,407,049	1,449,261	1,492,739
Property Room	394,361	382,370	395,287	395,287	395,287	400,007	411,292	423,631	436,340	449,430	462,913
Reimbursements	180,176	220,452	85,072	95,775	95,775	64,650	64,650	66,590	68,587	70,645	72,764
Support Services/Emergency Management	557	1,253	72,695	72,695	72,695	72,695	72,695	74,876	77,122	79,436	81,819
Animal Control	441,010	459,862	462,553	462,553	462,553	478,585	502,208	517,274	532,792	548,776	565,240
Road & Street/Camera Enforcement	378,947	381,382	390,000	390,000	390,000	426,000	426,000	438,780	451,943	465,502	479,467
Interfund Transfers	1,938,816	1,896,818	2,426,188	2,574,047	2,557,664	\$2,657,299	2,794,668	2,673,260	2,767,260	2,863,260	2,963,260
Transfer to Fund 101 Street O&M	1,461,060	1,525,899	2,059,894	2,207,753	\$2,191,370	\$2,289,582	\$2,310,574	\$2,400,060	\$2,494,060	\$2,590,060	\$2,690,060
Transfer to Fund 105/190 Abatement Program	35,000	-	-	-	-	-	-	-	-	-	-
Transfer to Fund 201 GO Bond Debt Service	442,756	370,919	366,294	366,294	366,294	367,718	210,894	-	-	-	-
Transfer to Fund 201 Parks Capital Bond	-	-	-	-	-	-	273,200	273,200	273,200	273,200	273,200
Subtotal Operating Expenditures	\$48,451,848	\$52,293,838	\$51,308,339	\$53,334,198	\$53,729,733	\$55,955,740	\$57,783,471	\$58,741,114	\$60,542,452	\$62,556,146	\$64,603,174
% Expenditure Change over Prior Year	7.4%	7.9%	-1.9%	2.0%	2.7%	4.1%	3.3%	1.7%	3.1%	3.3%	3.3%

	2024 Annual Actual	2025 Annual Actual	2026 Original Budget	2026 Adjusted Budget	2026 YND Est	2027 Proposed	2028 Proposed	2029 Projected	2030 Projected	2031 Projected	2032 Projected
(001) GENERAL FUND-continued											
OPERATING INCOME (LOSS)	1,887,629	2,714,689	1,610,064	74,316	1,641,701	917,795	538,629	1,211,186	1,090,848	810,054	549,826
As a % of Operating Expenditures	3.9%	5.2%	3.1%	0.1%	3.1%	1.6%	0.9%	2.1%	1.8%	1.3%	0.9%
<i>OTHER FINANCING SOURCES:</i>											
Grants, Donations/Contrib, 1-Time	1,273,719	1,012,088	330,900	1,539,922	1,393,785	205,000	207,800	210,700	213,600	216,600	219,600
Contributions/Donations/Other	812,133	295,972	300,600	749,696	503,396	77,600	78,000	78,400	78,800	79,200	79,600
Property Tax - for Future TIF Debt Service	-	78,542	-	24,837	125,000	127,400	129,800	132,300	134,800	137,400	140,000
Grants	461,586	637,574	30,300	765,389	765,389	-	-	-	-	-	-
Transfers In	1,380,955	632,764	3,704	3,704	361,996	-	-	-	-	-	-
Transfer In - Fund 105 Property Abatement	640,000	-	-	-	-	-	-	-	-	-	-
Transfer In - Fund 202 LID Debt Service	332,169	55,764	3,704	3,704	3,704	-	-	-	-	-	-
Transfer In - Fund 251 LID Guaranty	53,000	-	-	-	-	-	-	-	-	-	-
Transfer In - Fund 301 Parks CIP	-	-	-	-	358,292	-	-	-	-	-	-
Transfer In - Fund 302 Transportation CIP	-	577,000	-	-	-	-	-	-	-	-	-
Transfer In - Fund 503 Information Technology	355,786	-	-	-	-	-	-	-	-	-	-
Subtotal Other Financing Sources	\$2,654,674	\$1,644,852	\$334,604	\$1,543,626	\$1,755,781	\$205,000	\$207,800	\$210,700	\$213,600	\$216,600	\$219,600
<i>OTHER FINANCING USES:</i>											
Capital & Other 1-Time	3,047,366	3,465,277	1,170,439	5,146,905	5,009,861	939,667	390,596	28,434	29,287	30,166	31,071
City Council	22,111	47,965	-	52,800	52,800	-	-	-	-	-	-
City Manager	164,627	188,648	4,548	422,232	414,386	123,826	3,543	-	-	-	-
Administrative Services	66,885	205,479	143,562	573,797	558,124	13,188	7,278	-	-	-	-
City-Wide COVID-19 Grants	6,191	-	-	-	-	-	-	-	-	-	-
Planning & Public Works	389,539	1,741,525	61,362	981,071	920,093	72,694	54,918	28,434	29,287	30,166	31,071
Human Resources	33,443	16,663	5,941	194,115	186,269	6,812	3,829	-	-	-	-
Legal	142,245	65,977	167,709	1,179,770	1,156,301	20,149	11,234	-	-	-	-
Municipal Court	223,036	231,444	10,584	302,819	285,644	21,298	8,846	-	-	-	-
Parks, Recreation & Community Services	294,531	235,212	40,921	454,175	450,115	164,394	14,483	-	-	-	-
Police	1,704,759	732,363	735,814	986,127	986,127	517,305	286,464	-	-	-	-
Interfund Transfers	2,115,542	1,967,068	580,663	641,912	622,533	529,939	644,234	619,300	655,300	692,300	731,300
Transfer Out - Fund 101 Street	243,730	433,845	14,811	71,065	51,686	226,639	16,434	-	-	-	-
Transfer Out - Fund 105 Prop Abate/RHSP	50,000	-	-	-	-	-	-	-	-	-	-
Transfer Out - Fund 106 Public Art	22,000	-	17,552	17,552	17,552	-	-	-	-	-	-
Transfer Out - Fund 192 SSMCP	75,000	88,749	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
Transfer Out - Fund 196 ARPA	-	871,949	-	-	-	-	-	-	-	-	-
Transfer Out - Fund 201 Fleet Financing	-	-	-	-	-	-	250,000	250,000	250,000	250,000	250,000
Transfer Out - Fund 301 Parks CIP	1,415,000	372,525	-	427,277	427,277	-	-	-	-	-	-
Transfer Out - Fund 302 Transportation CIP	309,812	200,000	473,300	51,018	51,018	228,300	302,800	294,300	330,300	367,300	406,300
Subtotal Other Financing Uses	\$5,162,908	\$5,432,345	\$1,751,103	\$5,788,817	\$5,632,394	\$1,469,607	\$1,034,830	\$647,734	\$684,587	\$722,466	\$762,371
Total Revenues and Other Sources	\$52,994,150	\$56,653,380	\$53,253,007	\$54,952,140	\$57,127,215	\$57,078,535	\$58,529,900	\$60,163,000	\$61,846,900	\$63,582,800	\$65,372,600
Total Expenditures and other Uses	\$53,614,756	\$57,726,184	\$53,059,442	\$59,123,015	\$59,362,127	\$57,425,347	\$58,818,301	\$59,388,848	\$61,227,039	\$63,278,612	\$65,365,544

	2024 Annual Actual	2025 Annual Actual	2026 Original Budget	2026 Adjusted Budget	2026 YND Est	2027 Proposed	2028 Proposed	2029 Projected	2030 Projected	2030 Projected	2030 Projected
Beginning Fund Balance:	\$13,497,864	\$12,877,259	\$8,313,221	\$11,804,451	\$11,804,451	\$9,569,539	\$9,222,727	\$8,934,326	\$9,708,478	\$10,328,339	\$10,632,527
Ending Fund Balance:	\$12,877,259	\$11,804,455	\$8,506,786	\$7,633,576	\$9,569,539	\$9,222,727	\$8,934,326	\$9,708,478	\$10,328,339	\$10,632,527	\$10,639,582
Ending Fund Balance as a % of Gen/Street Operating R	25.1%	21.1%	15.8%	14.0%	17.0%	15.9%	15.1%	15.9%	16.5%	16.5%	16.1%
Reserve - Total Target 12% Reserves	\$6,154,935	\$6,724,415	\$6,506,787	\$6,531,446	\$6,765,616	\$6,948,897	\$7,123,685	\$7,320,509	\$7,523,429	\$7,732,577	\$7,948,193
2% Contingency Reserves	\$1,025,822	\$1,120,736	\$1,084,464	\$1,088,574	\$1,127,603	\$1,158,150	\$1,187,281	\$1,220,085	\$1,253,905	\$1,288,763	\$1,324,699
5% General Fund Reserves	\$2,564,556	\$2,801,839	\$2,711,161	\$2,721,436	\$2,819,007	\$2,895,374	\$2,968,202	\$3,050,212	\$3,134,762	\$3,221,907	\$3,311,747
5% Strategic Reserves	\$2,564,556	\$2,801,839	\$2,711,161	\$2,721,436	\$2,819,007	\$2,895,374	\$2,968,202	\$3,050,212	\$3,134,762	\$3,221,907	\$3,311,747
Set Aside for Economic Development Opportunity Fun	\$0	\$0	\$2,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Set Aside TIF Property Tax for TIF Debt Svc	\$0	\$78,542	\$0	\$103,379	\$203,542	\$330,942	\$460,742	\$593,042	\$727,842	\$865,242	\$1,005,242
Set Aside 1/10 of 1% Public Safety Sales Tax	\$0	\$0	\$0	\$0	\$0	\$744,400	\$1,349,900	\$1,829,900	\$2,154,700	\$2,359,600	\$2,447,600
Unreserved/Designated	\$6,722,324	\$5,001,499	\$0	\$998,752	\$2,600,381	\$1,198,489	(\$0)	(\$34,972)	(\$77,631)	(\$324,892)	(\$761,452)

	2024 Annual Actual	2025 Annual Actual	2026 Original Budget	2026 Adjusted Budget	2026 YND Est	2027 Proposed	2028 Proposed	2029 Projected	2030 Projected	2031 Projected	2032 Projected
FUND 101 STREET OPERATIONS & MAINTENANCE											
<i>REVENUES:</i>											
Permits	136,434	234,976	204,700	204,700	193,200	211,000	217,000	224,000	231,000	238,000	245,000
Engineering Review Fees	59,432	45,800	79,600	79,600	79,600	82,000	84,000	87,000	90,000	93,000	96,000
Motor Vehicle Fuel Tax	755,782	747,486	774,220	735,900	735,900	740,940	740,940	740,940	740,940	740,940	740,940
Subtotal Operating Revenues	\$ 951,648	\$ 1,028,262	\$ 1,058,520	\$ 1,020,200	\$ 1,008,700	\$ 1,033,940	\$ 1,041,940	\$ 1,051,940	\$ 1,061,940	\$ 1,071,940	\$ 1,081,940
<i>EXPENDITURES:</i>											
Street Lighting	278,742	300,975	472,210	472,210	472,210	320,750	320,750	330,000	340,000	350,000	361,000
Traffic Control Devices	465,120	441,005	426,850	501,850	501,850	571,000	571,000	588,000	606,000	624,000	643,000
Snow & Ice Response	23,457	41,127	45,500	45,500	45,500	44,000	44,000	45,000	46,000	47,000	48,000
Road & Street Preservation	1,667,639	1,773,111	2,173,854	2,208,393	2,180,510	2,387,772	2,416,764	2,489,000	2,564,000	2,641,000	2,720,000
Subtotal Operating Expenditures	2,434,958	\$2,556,218	\$3,118,414	\$3,227,953	\$3,200,070	\$3,323,522	\$3,352,514	\$3,452,000	\$3,556,000	\$3,662,000	\$3,772,000
OPERATING INCOME (LOSS)	(\$1,483,310)	(\$1,527,957)	(\$2,059,894)	(\$2,207,753)	(\$2,191,370)	(\$2,289,582)	(\$2,310,574)	(\$2,400,060)	(\$2,494,060)	(\$2,590,060)	(\$2,690,060)
<i>OTHER FINANCING SOURCES:</i>											
Grants/Donations/Contributions	19,350	-	-	-	-	-	-	-	-	-	-
Judgments, Settlements/Miscellaneous	2,901	2,057	2,000	2,000	2,000	-	-	-	-	-	-
Permits Deposits for Professional Services	-	-	-	-	2,445	-	-	-	-	-	-
Transfer In From General Fund	1,704,789	1,959,744	2,074,705	2,278,818	2,243,056	2,516,221	2,327,008	2,400,060	2,494,060	2,590,060	2,690,060
Subtotal Other Financing Sources	\$1,727,040	\$1,961,801	\$2,076,705	\$2,280,818	\$2,247,501	\$2,516,221	\$2,327,008	\$2,400,060	\$2,494,060	\$2,590,060	\$2,690,060
<i>OTHER FINANCING USES:</i>											
Building, Vehicles, Equipment & Other 1-Time	243,730	433,845	16,811	73,065	56,132	226,639	16,433	0	0	0	0
Subtotal Other Financing Uses	\$243,730	433,845	16,811	73,065	56,132	226,639	16,433	0	0	0	0
Total Revenues and Other Sources	\$2,678,688	\$2,990,063	\$3,135,225	\$3,301,018	\$3,256,201	\$3,550,161	\$3,368,948	\$3,452,000	\$3,556,000	\$3,662,000	\$3,772,000
Total Expenditures and other Uses	\$2,678,688	\$2,990,063	\$3,135,225	\$3,301,018	\$3,256,201	\$3,550,161	\$3,368,948	\$3,452,000	\$3,556,000	\$3,662,000	\$3,772,000
Beginning Fund Balance:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Fund Balance:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

	2024 Annual Actual	2025 Annual Actual	2026 Original Budget	2026 Adjusted Budget	2026 YND Est	2027 Proposed	2028 Proposed	2029 Projected	2030 Projected	2031 Projected	2032 Projected
FUND 103 LAKEWOOD TRANSPORTATION BENEFIT DISTRICT											
REVENUES:											
\$20 Vehicle License Fee (Net of State Admin Fee)	805,600	804,606	835,000	805,000	805,000	805,000	805,000	805,000	805,000	805,000	805,000
Interest Earnings	4,565	1,229	-	-	2,523	-	-	-	-	-	-
Total Revenue	\$810,165	\$805,835	\$835,000	\$805,000	\$807,523	\$805,000	\$805,000	\$805,000	\$805,000	\$805,000	\$805,000
EXPENDITURES:											
Transfer to Fund 201 Debt Service	-	374,099	835,000	696,188	696,188	697,000	697,500	697,250	696,250	694,500	697,000
Transfer to Fund 302 Transportation Capital	999,924	-	-	-	-	673,600	107,500	107,750	108,750	110,500	108,000
Total Expenditures	\$999,924	\$374,099	\$835,000	\$696,188	\$696,188	\$1,370,600	\$805,000	\$805,000	\$805,000	\$805,000	\$805,000
Beginning Fund Balance:	\$212,288	\$22,529	\$0	\$454,265	\$454,265	\$565,600	\$0	\$0	\$0	\$0	\$0
Ending Fund Balance:	\$22,529	\$454,265	\$0	\$563,077	\$565,600	\$0	\$0	\$0	\$0	\$0	\$0

	2024 Annual Actual	2025 Annual Actual	2026 Original Budget	2026 Adjusted Budget	2026 YND Est	2027 Proposed	2028 Proposed	2029 Projected	2030 Projected	2031 Projected	2032 Projected
FUND 104 HOTEL/MOTEL LODGING TAX											
REVENUES:											
Special Hotel/Motel Lodging Tax (5%)	\$963,847	\$938,354	\$908,034	\$908,034	\$908,034	908,034	908,034	908,034	908,034	908,034	908,034
Transient Rental income Tax (2%)	389,426	372,078	363,216	363,216	363,216	363,216	363,216	363,216	363,216	363,216	363,216
Interest Earnings	162,928	139,944	80,000	80,000	80,000	-	-	-	-	-	-
Total Revenues	\$1,516,201	\$1,450,376	\$1,351,250	\$1,351,250	\$1,351,250	\$1,271,250	\$1,271,250	\$1,271,250	\$1,271,250	\$1,271,250	\$1,271,250
EXPENDITURES:											
Lodging Tax Programs	958,694	1,128,847	1,169,400	3,104,000	3,104,000	2,413,743	1,271,250	1,271,250	1,271,250	1,271,250	1,271,250
McGavick Center Capital Lease	101,850	101,850	101,850	101,850	101,850	-	-	-	-	-	-
Total Expenditures	\$1,060,543	1,230,697	1,271,250	3,205,850	\$3,205,850	\$2,413,743	\$1,271,250	\$1,271,250	\$1,271,250	\$1,271,250	\$1,271,250
Beginning Fund Balance:	\$3,593,011	\$4,048,668	\$3,937,464	\$4,268,348	\$4,268,348	\$2,413,748	\$1,271,255	\$1,271,255	\$1,271,255	\$1,271,255	\$1,271,255
Ending Fund Balance	\$4,048,668	\$4,268,348	\$4,017,464	\$2,413,748	\$2,413,748	\$1,271,255	\$1,271,255	\$1,271,255	\$1,271,255	\$1,271,255	\$1,271,255

	2024 Annual Actual	2025 Annual Actual	2026 Original Budget	2026 Adjusted Budget	2026 YND Est	2027 Proposed	2028 Proposed	2029 Projected	2030 Projected	2031 Projected	2032 Projected
FUND 105 PROPERTY ABATEMENT/RENTAL HOUSING SAFETY PROGRAM/1406 FUNDS											
REVENUES:											
Abatement Program:	1,174,858	210,983	115,625	115,625	116,000	-	-	-	-	-	-
Abatement Charges	1,084,316	184,619	85,625	85,625	105,000	-	-	-	-	-	-
Interest Earnings	55,542	26,364	30,000	30,000	11,000	-	-	-	-	-	-
Transfer In - Fund 001 General	35,000	-	-	-	-	-	-	-	-	-	-
Rental Housing Safety Program:	341,219	443,456	273,000	273,000	330,000	337,500	344,675	352,600	360,700	369,000	377,500
Transfer In - Fund 001 General	50,000	-	-	-	-	-	-	-	-	-	-
Rental Housing Safety Program Fees	291,219	443,456	273,000	273,000	330,000	337,500	344,675	352,600	360,700	369,000	377,500
1406 Affordable Housing Program:	104,033	104,753	98,000	98,000	104,089	104,000	104,000	104,000	104,000	104,000	104,000
Sales Tax	103,484	103,593	98,000	98,000	104,000	104,000	104,000	104,000	104,000	104,000	104,000
Loan Interest	549	1,160	-	-	89	-	-	-	-	-	-
Total Revenues	\$1,620,110	\$759,192	\$486,625	\$486,625	\$550,089	\$441,500	\$448,675	\$456,600	\$464,700	\$473,000	\$481,500
EXPENDITURES:											
Abatement	217,869	206,245	115,625	282,758	283,133	-	-	-	-	-	-
Abatement - Transfer Out - Fund 001 General Fund	640,000	-	-	-	-	-	-	-	-	-	-
Rental Housing Safety Program	231,620	229,587	273,000	545,996	578,054	345,075	362,042	352,600	360,700	369,000	377,500
1406 Affordable Housing Program	(28,284)	(43,170)	98,000	686,198	692,287	104,000	104,000	104,000	104,000	104,000	104,000
Total Expenditures	\$1,061,206	\$392,662	\$486,625	\$1,514,952	\$1,553,474	\$449,075	\$466,042	\$456,600	\$464,700	\$473,000	\$481,500
Beginning Fund Balance:	\$102,892	\$661,796	\$0	\$1,028,326	\$1,028,326	\$24,941	\$17,366	\$0	\$0	\$0	\$0
Ending Fund Balance:	\$661,796	\$1,028,326	\$0	\$0	\$24,941	\$17,366	(\$0)	\$0	\$0	\$0	\$0
Abatement Program	\$162,396	\$167,133	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rental Housing Safety Program	\$59,127	\$272,996	\$0	\$0	\$24,942	\$17,367	\$0	\$0	\$0	\$0	\$0
1406 Affordable Housing Program	\$440,275	\$588,198	\$0	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)

	2024 Annual Actual	2025 Annual Actual	2026 Original Budget	2026 Adjusted Budget	2026 YND Est	2027 Proposed	2028 Proposed	2029 Projected	2030 Projected	2031 Projected	2032 Projected
FUND 106 PUBLIC ART											
<i>REVENUES:</i>											
Interest Earnings	1,762	1,193	-	-	800	-	-	-	-	-	-
Facility Rentals	16,500	9,000	15,000	15,000	15,000	20,000	20,600	21,200	21,800	22,500	23,200
Transfer In - Fund 001 General	22,000	-	17,552	17,552	17,552	-	-	-	-	-	-
Total Revenues	\$40,262	\$10,193	\$32,552	\$32,552	\$33,352	\$20,000	\$20,600	\$21,200	\$21,800	\$22,500	\$23,200
<i>EXPENDITURES:</i>											
Arts Commission Programs	1,068	1,166	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Public Art	34,029	9,843	35,000	61,803	62,603	18,000	18,600	19,200	19,800	20,500	21,200
Total Expenditures	\$35,097	\$11,010	\$37,000	\$63,803	\$64,603	\$20,000	\$20,600	\$21,200	\$21,800	\$22,500	\$23,200
Beginning Fund Balance:	\$26,902	\$32,067	\$4,448	\$31,251	\$31,251	\$0	\$0	\$0	\$0	\$0	\$0
Ending Fund Balance:	\$32,067	\$31,251	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

	2024 Annual Actual	2025 Annual Actual	2026 Original Budget	2026 Adjusted Budget	2026 YND Est	2027 Proposed	2028 Proposed	2029 Projected	2030 Projected	2031 Projected	2032 Projected
FUND 180 NARCOTICS SEIZURE											
<i>REVENUES:</i>											
Forfeitures	24,332	65,897	-	-	220,000	-	-	-	-	-	-
Law Enforcement Contracts/Grants	16,891	17,948	-	18,385	18,385	-	-	-	-	-	-
Interest Earnings	2,347	836	-	-	2,000	-	-	-	-	-	-
Total Revenues	\$43,569	\$84,680	\$0	\$18,385	\$240,385	\$0	\$0	\$0	\$0	\$0	\$0
<i>EXPENDITURES:</i>											
Investigations	76,875	56,829	-	47,800	269,801	-	-	-	-	-	-
Capital	41,359	-	-	-	-	-	-	-	-	-	-
Total Expenditures	\$118,234	\$56,829	\$0	\$47,800	\$269,801	\$0	\$0	\$0	\$0	\$0	\$0
Beginning Fund Balance:	\$76,230	\$1,565	\$0	\$29,416	\$29,416	\$0	\$0	\$0	\$0	\$0	\$0
Ending Fund Balance:	\$1,565	\$29,416	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

	2024 Annual Actual	2025 Annual Actual	2026 Original Budget	2026 Adjusted Budget	2026 YND Est	2027 Proposed	2028 Proposed	2029 Projected	2030 Projected	2031 Projected	2032 Projected
FUND 181 FELONY SEIZURE											
<i>REVENUES:</i>											
Forfeitures/Misc/Interest	781	10,484	-	-	5,000	-	-	-	-	-	-
Total Revenues	\$781	\$10,484	\$0	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0
<i>EXPENDITURES:</i>											
Investigations/Predictive Policing	9,084	10,832	-	431	5,431	-	-	-	-	-	-
Capital Purchases	13,288	-	-	-	-	-	-	-	-	-	-
Total Expenditures	\$22,372	\$10,832	\$0	\$431	\$5,431	\$0	\$0	\$0	\$0	\$0	\$0
Beginning Fund Balance:	\$22,371	\$779	\$0	\$431	\$431	\$0	\$0	\$0	\$0	\$0	\$0
Ending Fund Balance:	\$779	\$431	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

	2024 Annual Actual	2025 Annual Actual	2026 Original Budget	2026 Adjusted Budget	2026 YND Est	2027 Proposed	2028 Proposed	2029 Projected	2030 Projected	2031 Projected	2032 Projected
FUND 182 FEDERAL SEIZURE											
<i>REVENUES:</i>											
Forfeitures	11,243	24,835	-	-	5,000	-	-	-	-	-	-
Interest Earnings	303	287	-	-	30	-	-	-	-	-	-
Total Revenues	\$11,546	\$25,121	\$0	\$0	\$5,030	\$0	\$0	\$0	\$0	\$0	\$0
<i>EXPENDITURES:</i>											
Crime Prevention	892	26,663	-	1,230	6,259	-	-	-	-	-	-
Capital	12,554	-	-	-	-	-	-	-	-	-	-
Total Expenditures	\$13,446	\$26,663	\$0	\$1,230	\$6,259	\$0	\$0	\$0	\$0	\$0	\$0
Beginning Fund Balance:	\$4,671	\$2,771	\$0	\$1,229	\$1,229	\$0	\$0	\$0	\$0	\$0	\$0
Ending Fund Balance:	\$2,771	\$1,229	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

	2024 Annual Actual	2025 Annual Actual	2026 Original Budget	2026 Adjusted Budget	2026 YND Est	2027 Proposed	2028 Proposed	2029 Projected	2030 Projected	2031 Projected	2032 Projected
FUND 190 CDBG											
<i>REVENUES:</i>											
Grants/Program Income/Loan Payments	822,705	1,009,955	550,000	3,480,788	3,480,788	565,000	545,000	550,000	550,000	550,000	550,000
Miscellaneous/Contributions	500	2,400	-	-	600	-	-	-	-	-	-
Total Revenues	\$823,205	\$1,012,355	\$550,000	\$3,480,788	\$3,481,388	\$565,000	\$545,000	\$550,000	\$550,000	\$550,000	\$550,000
<i>EXPENDITURES:</i>											
Grant Programs	380,513	937,754	550,000	5,850,121	5,850,721	565,000	545,000	550,000	550,000	550,000	550,000
Total Expenditures	\$380,513	\$937,754	\$550,000	\$5,850,121	\$5,850,721	\$565,000	\$545,000	\$550,000	\$550,000	\$550,000	\$550,000
Beginning Fund Balance:	\$1,852,040	\$2,294,732	\$0	\$2,369,333	\$2,369,333	\$0	\$0	\$0	\$0	\$0	\$0
Ending Fund Balance:	\$2,294,732	\$2,369,333	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

	2024 Annual Actual	2025 Annual Actual	2026 Original Budget	2026 Adjusted Budget	2026 YND Est	2027 Proposed	2028 Proposed	2029 Projected	2030 Projected	2031 Projected	2032 Projected
FUND 191 NEIGHBORHOOD STABILIZATION PROGRAM											
<i>REVENUES:</i>											
Abatement Charges	-	-	40,000	40,000	40,000	-	-	-	-	-	-
Abatement Interest	-	-	5,500	5,500	5,500	-	-	-	-	-	-
Total Revenues	\$0	\$0	\$45,500	\$45,500	\$45,500	\$0	\$0	\$0	\$0	\$0	\$0
<i>EXPENDITURES:</i>											
Grant-NSP 1	-	-	45,500	45,500	45,500	-	-	-	-	-	-
Grant-NSP 3	-	-	-	14,148	14,148	-	-	-	-	-	-
Total Expenditures	\$0	\$0	\$45,500	\$59,648	\$59,648	\$0	\$0	\$0	\$0	\$0	\$0
Beginning Fund Balance:	\$14,148	\$14,148	\$0	\$14,148	\$14,148	\$0	\$0	\$0	\$0	\$0	\$0
Ending Fund Balance:	\$14,148	\$14,148	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

	2024 Annual Actual	2025 Annual Actual	2026 Original Budget	2026 Adjusted Budget	2026 YND Est	2027 Proposed	2028 Proposed	2029 Projected	2030 Projected	2031 Projected	2032 Projected
FUND 192 SSMCP (SOUTH SOUND MILITARY COMMUNITIES PARTNERSHIP)											
REVENUES:											
Grants	256,566	502	-	1,162,070	1,162,070	8,000	8,000	8,000	8,000	8,000	8,000
Partner Participation	281,050	274,650	277,550	277,550	263,550	261,050	261,050	261,050	261,050	261,050	261,050
Misc/Other	130,999	98,250	-	-	-	-	-	-	-	-	-
Transfer In From Fund 001 General	75,000	88,749	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
Total Revenues	\$743,616	\$462,151	\$352,550	\$1,514,620	\$1,500,620	\$344,050	\$344,050	\$344,050	\$344,050	\$344,050	\$344,050
EXPENDITURES:											
SSMCP / Capital & 1-Time	591,873	280,008	352,550	1,643,047	1,629,048	308,391	325,610	343,815	363,064	383,418	334,050
Transfer to Fund 501 Tactical Tailor Insurance	32,436	7,333	-	917	917	-	-	-	-	-	-
Total Expenditures	624,309	287,341	\$352,550	\$1,643,964	\$1,629,965	308,391	\$325,610	\$343,815	\$363,064	\$383,418	\$334,050
Beginning Fund Balance:	(\$164,772)	(\$45,465)	\$55,626	\$129,345	\$129,345	\$0	\$35,659	\$54,099	\$54,334	\$35,320	(\$4,048)
Ending Fund Balance:	(\$45,465)	\$129,345	\$55,626	\$0	\$0	\$35,659	\$54,099	\$54,334	\$35,320	(\$4,048)	\$5,952

Note: The negative ending fund balance is due to accounting of the General Fund interfund loan as a liability in this fund.

	2024 Annual Actual	2025 Annual Actual	2026 Original Budget	2026 Adjusted Budget	2026 YND Est	2027 Proposed	2028 Proposed	2029 Projected	2030 Projected	2031 Projected	2032 Projected
FUND 195 PUBLIC SAFETY GRANTS											
REVENUES:											
Grants	681,596	412,410	-	508,876	508,876	-	-	-	-	-	-
Total Revenues	\$681,596	\$412,410	\$0	\$508,876	\$508,876	\$0	\$0	\$0	\$0	\$0	\$0
EXPENDITURES:											
Grants	681,596	412,410	-	508,876	508,876	-	-	-	-	-	-
Total Expenditures	\$681,596	\$412,410	\$0	\$508,876	\$508,876	\$0	\$0	\$0	\$0	\$0	\$0
Beginning Fund Balance:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Fund Balance:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

	2024 Annual Actual	2025 Annual Actual	2026 Original Budget	2026 Adjusted Budget	2026 YND Est	2027 Proposed	2028 Proposed	2029 Projected	2030 Projected	2031 Projected	2032 Projected
FUND 196 ARPA (AMERICAN RESCUE PLAN ACT) GRANT											
<i>REVENUES:</i>											
Grants	6,149,028	(266,911)	-	1,079,887	1,079,887	-	-	-	-	-	-
Interest	347,654	82,596	-	-	40,000	-	-	-	-	-	-
Transfer In - General Fund	-	871,949	-	-	-	-	-	-	-	-	-
Total Revenues	6,496,681	\$687,634	\$0	\$1,079,887	\$1,119,887	\$0	\$0	\$0	\$0	\$0	\$0
<i>EXPENDITURES:</i>											
Grants & Interest Exp	6,149,028	1,345,722	-	1,198,581	1,238,581	-	-	-	-	-	-
General Fund Source	-	871,949	-	-	-	-	-	-	-	-	-
Total Expenditures	6,149,028	2,217,671	-	1,198,581	1,238,581	\$0	\$0	\$0	\$0	\$0	\$0
Beginning Fund Balance:	\$1,301,077	\$1,648,731	\$0	\$118,694	\$118,694	\$0	\$0	\$0	\$0	\$0	\$0
Ending Fund Balance:	\$1,648,731	\$118,694	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

	2024 Annual Actual	2025 Annual Actual	2026 Original Budget	2026 Adjusted Budget	2026 YND Est	2027 Proposed	2028 Proposed	2029 Projected	2030 Projected	2031 Projected	2032 Projected
FUND 201 GENERAL OBLIGATION BOND DEBT SERVICE											
<i>REVENUES:</i>											
Transfer-In From General Fund	442,756	370,919	366,294	366,294	366,294	367,718	210,894	-	-	-	-
Transfer-In From General Fund - Parks Bonds	-	-	-	-	-	-	273,200	273,200	273,200	273,200	273,200
Transfer-In From General Fund - Vehicles & Equipm	-	-	-	-	-	-	250,000	250,000	250,000	250,000	250,000
Transfer-In REET Fund	1,239,998	1,239,997	1,240,000	1,240,000	1,240,000	1,240,000	1,240,000	1,240,000	1,240,000	1,240,000	1,240,000
Transfer-In TBD Fund (\$20 VLF)	-	374,099	835,000	696,188	696,188	697,000	697,500	697,250	696,250	694,500	697,000
Bond Proceeds (Refunding Bond)	-	-	-	2,790,690	2,790,690	-	-	-	-	-	-
Total Revenues	\$1,682,754	\$1,985,015	\$2,441,294	\$5,093,172	\$5,093,172	2,304,718	2,671,594	2,460,450	2,459,450	2,457,700	2,460,200
<i>EXPENDITURES:</i>											
Principal & Interest - 59th Avenue	77,000	-	-	-	-	-	-	-	-	-	-
Principal & Interest - Police Station - 2009/2016	210,981	213,144	209,394	209,394	209,394	210,393	210,894	-	-	-	-
Principal & Interest - LOCAL LED Streetlight	154,775	157,775	156,900	156,900	156,900	157,325	-	-	-	-	-
Principal & Interest - Transp CIP - LTGO 2019	540,150	539,400	537,900	537,900	537,900	540,652	542,405	538,150	541,153	538,705	540,954
Principal & Interest - Transp CIP - LTGO 2020	235,697	235,700	235,700	235,700	235,700	235,702	235,697	235,699	235,700	235,699	235,700
Principal & Interest - Transp CIP - LTGO 2021	464,151	464,897	466,400	466,400	466,400	463,646	461,898	466,151	463,147	465,596	463,346
Principal & Interest - TBD \$20 VLF Bonds	-	374,099	835,000	3,486,878	3,486,878	697,000	697,500	697,250	696,250	694,500	697,000
Principal & Interest - Parks Bond	-	-	-	-	-	-	273,200	273,200	273,200	273,200	273,200
Principal & Interest - Police Vehicles	-	-	-	-	-	-	250,000	250,000	250,000	250,000	250,000
Total Expenditures	1,682,754	1,985,015	2,441,294	5,093,172	5,093,172	2,304,718	2,671,594	2,460,450	2,459,450	2,457,700	2,460,200
Beginning Fund Balance:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Fund Balance:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

	2024 Annual Actual	2025 Annual Actual	2026 Original Budget	2026 Adjusted Budget	2026 YND Est	2027 Proposed	2028 Proposed	2029 Projected	2030 Projected	2031 Projected	2032 Projected
FUND 202 LOCAL IMPROVEMENT DISTRICT (LID) DEBT SERVICE											
REVENUES:											
Interest	13,221	5,104	-	-	215	-	-	-	-	-	-
Assessments	217,392	142,956	91,294	91,294	91,295	88,922	86,551	84,178	81,806	79,434	77,062
Total Revenues	\$230,613	\$148,060	\$91,294	91,294	91,510	88,922	86,551	84,178	81,806	79,434	77,062
EXPENDITURES:											
LID 1101/1103	283	-	-	-	-	-	-	-	-	-	-
LID 1108	208	271	-	-	-	-	-	-	-	-	-
LID 1109	91,770	162,531	87,590	167,555	167,555	85,817	83,848	81,969	79,995	78,121	76,148
Transfer Out - Fund 001 General Fund/Set Aside Ear	332,169	55,764	3,704	3,704	3,922	3,105	2,703	2,209	1,811	1,313	914
Total Expenditures	\$424,430	\$218,566	91,294	171,259	171,477	88,922	86,551	84,178	81,806	79,434	77,062
Beginning Fund Balance:	\$344,289	\$150,473	\$0	\$79,967	\$79,967	\$0	\$0	\$0	\$0	\$0	\$0
Ending Fund Balance:	\$150,473	\$79,967	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

	2024 Annual Actual	2025 Annual Actual	2026 Original Budget	2026 Adjusted Budget	2026 YND Est	2027 Proposed	2028 Proposed	2029 Projected	2030 Projected	2031 Projected	2032 Projected
FUND 204 SEWER PROJECT DEBT SERVICE											
REVENUES:											
Sewer Charges (4.75% Sewer Surcharge)	929,777	1,028,449	986,200	986,200	1,007,150	1,047,400	1,089,300	1,132,900	1,178,200	1,225,300	1,274,310
Interest Earnings/Other	67,471	36,647	20,000	20,000	25,000	20,000	20,000	20,000	20,000	20,000	20,000
Sanitary Side Sewer Connection Home Loan Repayment	-	5,250	948	948	-	-	-	-	-	-	-
Total Revenues	\$997,248	\$1,070,346	\$1,007,148	\$1,007,148	\$1,032,150	\$1,067,400	\$1,109,300	\$1,152,900	\$1,198,200	\$1,245,300	\$1,294,310
EXPENDITURES:											
Principal & Interest	472,681	440,498	438,327	438,327	438,327	141,674	140,975	36,250	36,071	35,893	-
Transfer To Fund 311 Sewer Capital	1,390,658	50,000	60,100	60,100	60,100	1,554,000	1,016,000	943,000	930,000	50,000	50,000
Total Expenditures	\$1,863,339	\$490,498	\$498,427	\$498,427	\$498,427	\$1,695,674	\$1,156,975	\$979,250	\$966,071	\$85,893	\$50,000
Beginning Fund Balance:	\$1,551,695	\$685,604	\$1,151,853	\$1,265,452	\$1,265,452	\$1,799,175	\$1,170,901	\$1,123,226	\$1,296,876	\$1,529,005	\$2,688,412
Ending Fund Balance:	\$685,604	\$1,265,452	\$1,660,574	\$1,774,173	\$1,799,175	\$1,170,901	\$1,123,226	\$1,296,876	\$1,529,005	\$2,688,412	\$3,932,722

	2024 Annual Actual	2025 Annual Actual	2026 Original Budget	2026 Adjusted Budget	2026 YND Est	2027 Proposed	2028 Proposed	2029 Projected	2030 Projected	2031 Projected	2032 Projected
FUND 251 LOCAL IMPROVEMENT DISTRICT (LID) GUARANTY DEBT SERVICE											
REVENUES:											
Interest Earnings	6,230	3,589	-	-	1,800	1,800	1,800	-	-	-	-
Total Revenues	\$6,230	\$3,589	\$0	\$0	\$1,800	\$1,800	\$1,800	\$0	\$0	\$0	\$0
EXPENDITURES:											
Transfer Out - Fund 001 General	53,000	-	-	-	-	-	-	-	-	-	-
Total Expenditures	\$53,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Beginning Fund Balance:	\$141,341	\$94,571	\$93,000	\$98,161	\$98,161	\$99,961	\$101,761	\$103,561	\$103,561	\$103,561	\$103,561
Ending Fund Balance:	\$94,571	\$98,161	\$93,000	\$98,161	\$99,961	\$101,761	\$103,561	\$103,561	\$103,561	\$103,561	\$103,561

	2024 Annual Actual	2025 Annual Actual	2026 Original Budget	2026 Adjusted Budget	2026 YND Est	2027 Proposed	2028 Proposed	2029 Projected	2030 Projected	2031 Projected	2032 Projected
FUND 301 PARKS CAPITAL											
REVENUES:											
Grants	2,342,717	4,272,500	3,925,000	6,879,623	6,879,623	-	-	-	-	-	-
Motor Vehicle Excise Tax for Paths & Trails	4,471	4,422	-	4,353	4,353	4,385	4,385	4,385	4,385	4,385	4,385
Funds Anticipated	-	-	-	-	-	1,039,000	7,025,000	4,825,000	1,625,000	1,850,000	-
Interest Earnings	162,472	124,447	-	-	34,807	-	-	-	-	-	-
Contributions/Donations/Utility & Developers	36,466	449,000	-	-	-	-	-	-	-	-	-
GO Bonds/Tax Increment Financing		-	2,000,000	2,000,000	-	-	-	2,000,000	-	-	-
Park Bond	-	-	-	-	-	-	2,765,000	500,000			
Transfer In From Fund 001 General	1,415,000	372,525	-	427,277	427,277	-	-	-	-	-	-
Transfer In From Fund 102/303 REET	470,788	393,476	135,000	135,000	135,000	946,000	330,000	410,000	260,000	520,000	470,000
Transfer In From Fund 104 Hotel/Motel Lodging Tax	-	-	-	-	-	300,000	1,700,000	2,250,000	1,650,000	-	-
Transfer In From Fund 401 Surface Water Mgmt	150,000	118,038	-	70,000	70,000	-	407,000	200,000	-	-	-
Total Revenues	4,581,914	\$5,734,407	\$6,060,000	\$9,516,253	\$7,551,060	\$2,289,385	\$12,231,385	\$10,189,385	\$3,539,385	\$2,374,385	\$474,385
EXPENDITURES:											
Capital	5,244,996	8,945,360	6,060,000	11,187,950	8,829,658	2,385,000	12,277,000	10,185,000	3,535,000	2,370,000	470,000
Transfer to General Fund (Unspent Downtown & Ward	-	-	-	-	358,292						
Total Expenditures	\$5,244,996	\$8,945,360	\$6,060,000	\$11,187,950	\$9,187,950	\$2,385,000	\$12,277,000	\$10,185,000	\$3,535,000	\$2,370,000	\$470,000
Beginning Fund Balance:	\$5,660,925	\$4,997,843	\$0	\$1,786,890	\$1,786,890	\$150,000	\$54,385	\$8,770	\$13,155	\$17,540	\$21,925
Ending Fund Balance:	\$4,997,843	\$1,786,890	\$0	\$115,193	\$150,000	\$54,385	\$8,770	\$13,155	\$17,540	\$21,925	\$26,310

	2024 Annual Actual	2025 Annual Actual	2026 Original Budget	2026 Adjusted Budget	2026 YND Est	2027 Proposed	2028 Proposed	2029 Projected	2030 Projected	2031 Projected	2032 Projected
FUND 302 TRANSPORTATION CAPITAL PROJECT											
<i>REVENUES:</i>											
Motor Vehicle Excise Tax	304,509	300,889	329,500	296,226	296,226	298,300	298,300	298,300	298,300	298,300	298,300
State Transportation Package - Multi-Modal Distributi	82,240	81,591	81,900	81,900	81,900	80,600	80,600	80,600	80,600	80,600	80,600
State Transportation Package - Increased Gas Tax (MV	71,681	71,393	71,600	71,600	71,600	70,800	70,800	70,800	70,800	70,800	70,800
Traffic Mitigation Fees	39,046	101,162	-	-	44,000	-	-	-	-	-	-
Pavement Degradation Fees	33,639	64,876	-	-	18,000	-	-	-	-	-	-
Grant Eligible/Funds Anticipated/Congressional Direct	3,349,056	11,294,635	8,143,000	15,273,248	15,273,248	11,982,000	1,977,000	5,706,000	-	-	-
Fee-In-Lieu	-	-	-	-	124,519	-	-	-	-	-	-
Contributions from Utilities/Developers/Partners	1,579,791	2,095,816	-	231,305	231,305	-	-	-	-	-	-
Proceeds from Sale of Asset/Street Vacation	120,000	-	-	79,384	79,384	-	-	-	-	-	-
Interest/Other	346,055	198,065	-	-	80,000	-	-	-	-	-	-
GO Bond Proceeds	3,000,000	-	3,199,000	6,600,000	6,600,000	-	-	-	-	-	-
Transfer In - Fund 001 General	309,812	200,000	473,300	51,018	51,018	228,300	302,800	294,300	330,300	367,300	406,300
Transfer In - Fund 303 REET	870,407	741,124	1,025,000	717,000	717,000	394,400	916,000	850,000	530,000	530,000	530,000
Transfer In - Fund 103 TBD	999,924	-	-	-	-	673,600	107,500	107,750	108,750	110,500	108,000
Transfer In - Fund 401 SWM	834,326	2,056,572	357,700	1,587,208	1,587,208	-	63,000	609,000	176,000	37,400	512,000
Total Revenues	\$11,940,487	\$17,206,123	\$13,681,000	\$24,988,889	\$25,255,408	\$13,728,000	\$3,816,000	\$8,016,750	\$1,594,750	\$1,494,900	\$2,006,000
<i>EXPENDITURES:</i>											
Capital Projects	14,619,527	18,752,047	13,681,000	28,642,645	29,035,471	13,728,000	3,816,000	13,289,750	2,503,750	3,125,500	8,075,000
Debt Issue Cost	32,500	-	-	79,384	79,384	-	-	-	-	-	-
Transfer Out - Fund 001 General Fund	-	577,000	-	-	-	-	-	-	-	-	-
Total Expenditures	\$14,652,027	\$19,329,047	\$13,681,000	\$28,722,029	\$29,114,855	\$13,728,000	\$3,816,000	\$13,289,750	\$2,503,750	\$3,125,500	\$8,075,000
Beginning Fund Balance:	\$8,693,911	\$5,982,371	\$0	\$3,859,447	\$3,859,447	\$0	\$0	\$0	(\$5,273,000)	(\$6,182,000)	(\$7,812,600)
Ending Fund Balance:	\$5,982,371	\$3,859,447	\$0	\$126,307	\$0	\$0	\$0	(\$5,273,000)	(\$6,182,000)	(\$7,812,600)	(\$13,881,600)

	2024 Annual Actual	2025 Annual Actual	2026 Original Budget	2026 Adjusted Budget	2026 YND Est	2027 Proposed	2028 Proposed	2029 Projected	2030 Projected	2031 Projected	2032 Projected
FUND 303 REAL ESTATE EXCISE TAX											
<i>REVENUES:</i>											
Real Estate Excise Tax	2,289,031	2,372,811	2,400,000	2,400,000	2,350,000	2,400,000	2,400,000	2,500,000	2,500,000	2,600,000	2,600,000
Interest Earnings	12,735	2,522	-	-	2,632	2,516	2,516	-	-	-	-
Total Revenue	2,301,765	2,375,333	2,400,000	2,400,000	2,352,632	2,402,516	2,402,516	2,500,000	2,500,000	2,600,000	2,600,000
<i>EXPENDITURES:</i>											
Transfer Out - Fund 201 GO Bond Debt Service	1,239,998	1,239,997	1,240,000	1,240,000	1,240,000	1,240,000	1,240,000	1,240,000	1,240,000	1,240,000	1,240,000
Transfer Out - Fund 301 Parks CIP	470,788	393,476	135,000	135,000	135,000	946,000	330,000	410,000	260,000	520,000	470,000
Transfer Out - Fund 302 Transportation CIP	870,407	741,124	1,025,000	725,000	717,000	394,400	916,000	850,000	530,000	530,000	530,000
Total Expenditures	\$2,581,193	\$2,374,597	\$2,400,000	\$2,100,000	\$2,092,000	\$2,580,400	\$2,486,000	\$2,500,000	\$2,030,000	\$2,290,000	\$2,240,000
Beginning Fund Balance:	\$279,427	\$0	\$0	\$736	\$736	\$261,368	\$83,484	\$0	\$0	\$470,000	\$780,000
Ending Fund Balance:	\$0	\$736	\$0	\$300,736	\$261,368	\$83,484	\$0	\$0	\$470,000	\$780,000	\$1,140,000

	2024 Annual Actual	2025 Annual Actual	2026 Original Budget	2026 Adjusted Budget	2026 YND Est	2027 Proposed	2028 Proposed	2029 Projected	2030 Projected	2031 Projected	2032 Projected
FUND 311 SEWER CAPITAL PROJECT											
<i>REVENUES:</i>											
Grants	172,049	542,786	-	1,590,164	1,590,164	-	-	-	-	-	-
Sewer Availability Charge	261,161	268,155	265,600	265,600	265,600	202,900	217,100	274,800	264,300	242,800	199,600
Interest Earnings	104,513	117,861	-	-	50,000	-	-	-	-	-	-
Proceeds from Lien	1,408	1,291	-	-	640	-	-	-	-	-	-
Transfer In Fund 204 Sewer Debt (Sewer Surcharge 4.25%)	467,178	50,000	60,100	60,100	60,100	1,554,000	1,016,000	943,000	930,000	50,000	50,000
Transfer In Fund 312 Sanitary Sewer Connection Capital	923,480	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$1,929,789	\$980,093	\$325,700	\$1,915,864	\$1,966,504	\$1,756,900	\$1,233,100	\$1,217,800	\$1,194,300	\$292,800	\$249,600
<i>EXPENDITURES:</i>											
Capital/Administration	289,051	1,778,041	940,600	4,702,349	4,702,349	1,837,000	1,318,000	1,230,000	1,120,000	85,000	85,000
Total Expenditures	\$289,051	1,778,041	940,600	4,702,349	4,702,349	1,837,000	1,318,000	1,230,000	1,120,000	85,000	85,000
Beginning Fund Balance:	\$2,176,298	\$3,817,036	\$614,900	\$3,019,088	\$3,019,088	\$283,243	\$203,143	\$118,243	\$106,043	\$180,343	\$388,143
Ending Fund Balance:	\$3,817,036	\$3,019,088	\$0	\$232,603	\$283,243	\$203,143	\$118,243	\$106,043	\$180,343	\$388,143	\$552,743

	2024 Annual Actual	2025 Annual Actual	2026 Original Budget	2026 Adjusted Budget	2026 YND Est	2027 Proposed	2028 Proposed	2029 Projected	2030 Projected	2031 Projected	2032 Projected
FUND 401 SURFACE WATER MANAGEMENT											
<i>REVENUES:</i>											
Storm Drainage Fees	5,401,298	5,397,979	5,366,000	5,366,000	5,366,000	5,367,655	5,778,595	5,923,060	6,071,135	6,222,915	6,378,490
Site Development Permit Fee	116,355	47,720	50,000	50,000	-	-	-	-	-	-	-
Interest Earnings & Misc	524,312	477,770	275,000	275,000	36,078	175,000	175,000	175,000	175,000	175,000	175,000
Subtotal Operating Revenues	\$6,041,965	\$5,923,469	\$5,691,000	\$5,691,000	\$5,402,078	\$5,542,655	\$5,953,595	\$6,098,060	\$6,246,135	\$6,397,915	\$6,553,490
<i>EXPENDITURES:</i>											
Engineering Services	1,667,070	1,731,251	2,351,114	2,650,175	2,649,415	2,504,888	2,577,921	2,629,718	2,707,200	2,789,050	2,878,207
Operations & Maintenance	523,875	1,014,878	1,314,339	1,314,339	1,314,339	1,245,326	1,260,712	1,298,533	1,337,489	1,377,614	1,418,942
Revenue Bonds - Debt Service	500,995	500,998	500,997	500,997	500,997	500,997	500,996	500,998	302,446	-	-
Transfer to Fund 001 General Admin Support	284,700	284,700	284,700	284,700	284,700	284,700	284,700	284,700	284,700	284,700	284,700
Subtotal Operating Expenditures	\$2,976,641	\$3,531,827	\$4,451,151	\$4,750,212	\$4,749,451	\$4,535,911	\$4,624,329	\$4,713,950	\$4,631,836	\$4,451,364	\$4,581,850
OPERATING INCOME (LOSS)	\$3,065,324	\$2,391,643	\$1,239,849	\$940,788	\$652,627	\$1,006,744	\$1,329,266	\$1,384,110	\$1,614,299	\$1,946,551	\$1,971,640
As a % of Operating Expenditures	103.0%	67.7%	27.9%	19.8%	13.7%	22.2%	28.7%	29.4%	34.9%	43.7%	43.0%
<i>OTHER FINANCING SOURCES:</i>											
Grants/Contributions/Settlements/Misc	176,599	107,064	-	261,964	261,964	-	-	-	-	-	-
American Lake Management District	44,827	107,829	23,735	34,294	34,294	42,068	42,068	-	-	-	-
Subtotal Other Financing Sources	\$221,425	\$214,893	\$23,735	\$296,258	\$296,258	\$42,068	\$42,068	\$0	\$0	\$0	\$0
<i>OTHER FINANCING USES:</i>											
1-Time	200,269	50,951	342,258	263,875	256,723	13,825	7,776	-	-	-	-
Capital	33,443	140,385	66,985	870,000	870,000	995,000	1,520,000	945,000	595,000	620,000	620,000
American Lake Management District	63,179	85,914	20,939	60,725	60,725	42,068	42,068	-	-	-	-
Transfer to Fund 301 Parks CIP	150,000	118,038	-	70,000	70,000	-	407,000	200,000	-	-	-
Transfer to Fund 302 Transportation Capital	834,326	2,056,572	357,700	1,430,978	1,587,208	-	63,000	609,000	176,000	37,400	512,000
Subtotal Other Financing Uses	\$1,281,217	\$2,451,861	\$787,882	\$2,695,578	\$2,844,656	\$1,050,893	\$2,039,844	\$1,754,000	\$771,000	\$657,400	\$1,132,000
Total Revenues and Other Sources	\$6,263,390	\$6,138,362	\$5,714,735	\$5,987,258	\$5,698,336	\$5,584,723	\$5,995,663	\$6,098,060	\$6,246,135	\$6,397,915	\$6,553,490
Total Expenditures and other Uses	\$4,257,857	\$5,983,687	\$5,239,032	\$7,445,789	\$7,594,107	\$5,586,803	\$6,664,172	\$6,467,950	\$5,402,836	\$5,108,764	\$5,713,850
Beginning Fund Balance:	\$11,219,619	\$13,225,152	\$8,056,789	\$13,379,827	\$13,379,827	\$11,484,056	\$11,481,975	\$10,813,466	\$10,443,576	\$11,286,876	\$12,576,026
Ending Fund Balance:	\$13,225,152	\$13,379,827	\$8,532,492	\$11,921,296	\$11,484,056	\$11,481,975	\$10,813,466	\$10,443,576	\$11,286,876	\$12,576,026	\$13,415,666
Ending Fund Balance as a % of Operating Exp	444.3%	378.8%	191.7%	251.0%	241.8%	253.1%	233.8%	221.5%	243.7%	282.5%	292.8%
17% Operating Reserves (of operating revenues)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
33% Operating Reserves (of operating expenditures)	\$982,291	\$1,165,503	\$1,468,880	\$1,567,570	\$1,567,319	\$1,496,851	\$1,526,028	\$1,555,603	\$1,528,506	\$1,468,950	\$1,512,010
1% Capital Reserves	\$484,748	\$517,989	\$556,224	\$552,840	\$543,261	\$553,211	\$573,111	\$590,651	\$598,361	\$604,935	\$616,255
American Lake Management District	\$9,896	\$29,081	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unreserved / (Shortfall):	\$11,748,217	\$11,667,254	\$6,507,388	\$9,800,886	\$9,373,476	\$9,431,914	\$8,714,327	\$8,297,322	\$9,160,009	\$10,502,141	\$11,287,401

	2024 Annual Actual	2025 Annual Actual	2026 Original Budget	2026 Adjusted Budget	2026 YND Est	2027 Proposed	2028 Proposed	2029 Projected	2030 Projected	2031 Projected	2032 Projected
FUND 501 FLEET & EQUIPMENT											
<i>OPERATING REVENUES:</i>											
M&O Revenue	574,514	585,784	775,720	977,785	912,785	989,185	989,185	1,021,411	1,054,603	1,088,791	1,124,005
Lease Revenue	30,000	30,000	-	30,000	30,000	-	-	-	-	-	-
Interest Earnings	226,797	160,500	20,000	20,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000
Total Revenues	\$882,768	\$857,573	\$795,720	\$1,027,785	\$1,027,785	\$1,074,185	\$1,074,185	\$1,106,411	\$1,139,603	\$1,173,791	\$1,209,005
<i>OPERATING EXPENDITURES:</i>											
Fuel/Gasoline	405,848	463,811	459,150	467,730	467,730	514,130	514,130	529,554	545,441	561,804	578,658
Other Supplies	13,778	15,001	3,990	14,975	14,975	7,475	7,475	7,699	7,930	8,168	8,413
Repairs & Maintenance	462,892	376,890	332,580	545,080	545,080	552,580	552,580	569,157	586,232	603,819	621,934
Total Expenditures	\$882,768	\$857,573	\$795,720	\$1,027,785	\$1,027,785	\$1,074,185	\$1,074,185	\$1,106,411	\$1,139,603	\$1,173,791	\$1,209,005
Operating Revenue Over/(Under) Expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>OTHER FINANCING SOURCES:</i>											
Replacement Reserves Collections	-	1,087,312	1,000,648	1,130,388	1,130,388	1,116,673	1,092,554	1,125,331	1,159,091	1,193,863	1,229,679
Capital Contribution	532,753	26,964	-	-	-	484,985	-	-	-	-	-
Capital Financing	-	-	-	-	-	-	1,090,100	-	-	-	-
Total Other Financing Sources	\$641,954	\$1,195,535	\$1,000,648	\$1,130,388	\$1,130,388	\$1,601,658	\$2,182,654	\$1,125,331	\$1,159,091	\$1,193,863	\$1,229,679
<i>OTHER FINANCING USES:</i>											
Fleet & Equipment New & Replacement	1,589,005	863,364	-	-	-	1,533,100	1,090,100	1,200,000	1,200,000	1,200,000	1,200,000
Total Other Financing Uses	\$1,589,005	\$863,364	\$0	\$0	\$0	\$1,533,100	\$1,090,100	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000
Total Revenues	\$1,524,722	\$2,053,108	\$1,796,368	\$2,158,173	\$2,158,173	\$2,675,843	\$3,256,839	\$2,231,742	\$2,298,694	\$2,367,654	\$2,438,684
Total Expenditures	\$2,471,773	\$1,720,937	\$795,720	\$1,027,785	\$1,027,785	\$2,607,285	\$2,164,285	\$2,306,411	\$2,339,603	\$2,373,791	\$2,409,005
Beginning Fund Balance:	\$5,420,721	\$4,473,670	\$4,906,331	\$4,805,841	\$4,805,841	\$5,936,229	\$6,004,787	\$7,097,341	\$7,022,672	\$6,981,763	\$6,975,626
Ending Fund Balance:	\$4,473,670	\$4,805,841	\$5,906,979	\$5,936,229	\$5,936,229	\$6,004,787	\$7,097,341	\$7,022,672	\$6,981,763	\$6,975,626	\$7,005,306

	2024 Annual Actual	2025 Annual Actual	2026 Original Budget	2026 Adjusted Budget	2026 YND Est	2027 Proposed	2028 Proposed	2029 Projected	2030 Projected	2031 Projected	2032 Projected
FUND 502 PROPERTY MANAGEMENT											
<i>OPERATING REVENUES:</i>											
M&O Revenue	848,348	\$816,961	\$856,628	\$883,210	\$883,210	\$813,227	\$825,690	\$856,244	\$888,004	\$921,021	\$955,347
Interest Earnings	30,390	17,953	-	-	-	-	-	-	-	-	-
Total Operating Revenues	\$ 878,738	\$ 834,914	\$ 856,628	\$ 883,210	\$ 883,210	\$ 813,227	\$ 825,690	\$ 856,244	\$ 888,004	\$ 921,021	\$ 955,347
<i>OPERATING EXPENDITURES:</i>											
City Hall Facility	491,980	469,186	444,290	471,650	471,650	425,166	432,511	448,736	465,610	483,160	501,417
Police Station	321,287	337,744	339,322	352,221	352,221	328,405	332,854	345,040	357,702	370,860	384,533
Sounder Transit Station	65,471	27,985	73,016	59,339	59,339	59,656	60,325	62,468	64,692	67,001	69,397
Total Operating Expenditures	\$ 878,738	\$ 834,914	\$ 856,628	\$ 883,210	\$ 883,210	\$ 813,227	\$ 825,690	\$ 856,244	\$ 888,004	\$ 921,021	\$ 955,347
Operating Revenue Over/(Under) Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (0)	\$ (0)	\$ 0	\$ 0
<i>OTHER FINANCING SOURCES:</i>											
Capital Contribution / Other 1-Time	839,645	290,503	100,000	1,063,040	813,040	187,500	95,000	-	-	-	-
Total Other Financing Sources	\$ 839,645	\$ 290,503	\$ 100,000	\$ 1,063,040	\$ 813,040	\$ 187,500	\$ 95,000	\$ -	\$ -	\$ -	\$ -
<i>OTHER FINANCING USES:</i>											
Capital/1-Time/6-Year Property Management Plan	1,130,112	639,708	100,000	1,163,040	913,040	187,500	95,000	2,819,000	510,000	2,980,000	1,042,500
Total Other Financing Uses	\$ 1,130,112	\$ 639,708	\$ 100,000	\$ 1,163,040	\$ 913,040	\$ 187,500	\$ 95,000	\$ 2,819,000	\$ 510,000	\$ 2,980,000	\$ 1,042,500
Total Revenues	\$ 1,718,383	\$ 1,125,417	\$ 956,628	\$ 1,946,250	\$ 1,696,250	\$ 1,000,727	\$ 920,690	\$ 856,244	\$ 888,004	\$ 921,021	\$ 955,347
Total Expenditures	\$ 2,008,850	\$ 1,474,622	\$ 956,628	\$ 2,046,250	\$ 1,796,250	\$ 1,000,727	\$ 920,690	\$ 3,675,244	\$ 1,398,004	\$ 3,901,021	\$ 1,997,847
Beginning Fund Balance:	\$739,672	\$449,206	\$0	\$100,000	\$100,000	\$0	\$0	\$0	(\$2,819,000)	(\$3,329,001)	(\$6,309,001)
Ending Fund Balance:	\$449,206	\$100,000	\$0	\$0	\$0	\$0	\$0	(\$2,819,000)	(\$3,329,001)	(\$6,309,001)	(\$7,351,500)

	2024 Annual Actual	2025 Annual Actual	2026 Original Budget	2026 Adjusted Budget	2026 YND Est	2027 Proposed	2028 Proposed	2029 Projected	2030 Projected	2031 Projected	2032 Projected
FUND 503 INFORMATION TECHNOLOGY											
REVENUES:											
M&O Revenue	1,822,538	2,191,306	3,109,704	3,219,607	3,219,607	3,605,655	4,048,448	4,184,523	4,325,412	4,471,295	4,622,361
Misc/Interest/Other	28,323	5,374	-	-	-	-	-	-	-	-	-
Total Operating Revenues	\$ 1,850,860	\$ 2,196,679	\$ 3,109,704	\$ 3,219,607	\$ 3,219,607	\$ 3,605,655	\$ 4,048,448	\$ 4,184,523	\$ 4,325,412	\$ 4,471,295	\$ 4,622,361
EXPENDITURES:											
Personnel	797,884	662,785	701,912	701,912	701,912	707,105	731,098	767,653	806,036	846,337	888,654
Supplies	98,980	65,512	214,020	276,020	276,020	175,000	175,000	180,250	185,658	191,227	196,964
Services & Charges	953,996	1,468,381	2,193,773	2,241,676	2,241,676	2,723,550	3,142,350	3,236,621	3,333,719	3,433,731	3,536,743
Total Operating Expenditures	\$1,850,860	\$2,196,679	3,109,704	\$3,219,607	\$3,219,607	3,605,655	4,048,448	4,184,523	4,325,412	4,471,295	4,622,361
Operating Revenue Over/(Under) Expenditures	(\$0)	(\$0)	\$0	\$0	\$0	\$0	\$0	(\$0)	(\$0)	(\$0)	\$0
OTHER FINANCING SOURCES:											
Capital Contrib & Other 1-Time	716,097	619,634	995,340	1,948,058	1,948,058	365,350	279,000	-	-	-	-
GASB 96 SBITA	592,092	712,540	-	-	-	-	-	-	-	-	-
Total Other Financing Sources	\$1,308,189	1,332,174	\$995,340	\$1,948,058	\$1,948,058	\$365,350	\$279,000	\$0	\$0	\$0	\$0
OTHER FINANCING USES:											
One-Time/Capital	699,293	619,635	995,340	1,948,058	1,948,058	365,350	279,000	449,500	374,500	659,500	504,500
Transfer Out - Fund 001 General Fund	355,786	-	-	-	-	-	-	-	-	-	-
GASB 96 SBITA	592,052	712,540	-	-	-	-	-	-	-	-	-
Total Other Financing Uses	\$1,647,131	1,332,174	\$995,340	\$1,948,058	\$1,948,058	\$365,350	\$279,000	\$449,500	\$374,500	\$659,500	\$504,500
Total Revenues	\$3,159,049	\$ 3,528,854	\$4,105,044	\$5,167,665	\$5,167,665	\$3,971,005	\$4,327,448	\$4,184,523	\$4,325,412	\$4,471,295	\$4,622,361
Total Expenditures	\$3,497,991	\$3,528,854	\$4,105,044	\$5,167,665	\$5,167,665	\$3,971,005	\$4,327,448	\$4,634,023	\$4,699,912	\$5,130,795	\$5,126,861
Beginning Fund Balance:	\$338,942	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$449,500)	(\$824,001)	(\$1,483,500)
Ending Fund Balance:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$449,500)	(\$824,001)	(\$1,483,500)	(\$1,988,000)

	2024 Annual Actual	2025 Annual Actual	2026 Original Budget	2026 Adjusted Budget	2026 YND Est	2027 Proposed	2028 Proposed	2029 Projected	2030 Projected	2031 Projected	2032 Projected
FUND 504 RISK MANAGEMENT											
<i>REVENUES:</i>											
M&O Revenue	2,946,830	3,296,896	3,829,853	3,870,683	3,870,683	3,825,220	3,827,830	3,940,865	4,057,292	4,177,208	4,300,726
Insurance Proceeds/3rd Party Recoveries	358,193	455,549	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000
Total Revenues	\$3,305,023	\$3,752,445	\$4,229,853	\$4,270,683	\$4,270,683	\$4,225,220	\$4,227,830	\$4,340,865	\$4,457,292	\$4,577,208	\$4,700,726
<i>EXPENDITURES:</i>											
Safety Program	5,863	4,766	3,980	5,850	5,850	9,480	9,480	9,764	10,057	10,359	10,670
Ready Rebound & AWC Retro Program	64,824	74,643	78,740	66,990	66,990	121,800	124,410	128,142	131,987	135,946	140,025
WCIA Assessment	2,883,449	3,272,854	3,747,133	3,613,943	3,613,943	3,633,940	3,633,940	3,742,958	3,855,247	3,970,904	4,090,031
Claims/Judgments & Settlements	350,887	400,181	400,000	583,900	583,900	460,000	460,000	460,000	460,000	460,000	460,000
Total Expenditures	\$3,305,023	\$3,752,444	\$4,229,853	\$4,270,683	\$4,270,683	\$4,225,220	\$4,227,830	\$4,340,865	\$4,457,291	\$4,577,210	\$4,700,726
<i>OTHER FINANCING SOURCES:</i>											
Capital Contribution/1-Time M&O	76,921	-	-	-	-	6,000	-	-	-	-	-
Transfer from Fund 192 SSMCP Tactical Tailor Reimbu	32,436	81,512	-	-	-	-	-	-	-	-	-
Total Other Financing Sources	\$109,357	\$81,512	\$0	\$0	\$0	\$6,000	\$0	\$0	\$0	\$0	\$0
<i>OTHER FINANCING USES:</i>											
One-Time/Capital	156	254	-	-	-	6,000	-	-	-	-	-
Transfer To Fund 501 Fleet & Equipment	109,201	81,259	-	-	-	-	-	-	-	-	-
Total Other Financing Uses	\$109,357	\$81,512	\$0	\$0	\$0	\$6,000	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$3,414,380	\$3,833,956	\$4,229,853	\$4,270,683	\$4,270,683	\$4,231,220	\$4,227,830	\$4,340,865	\$4,457,292	\$4,577,208	\$4,700,726
Total Expenditures	\$3,414,380	\$3,833,956	\$4,229,853	\$4,270,683	\$4,270,683	\$4,231,220	\$4,227,830	\$4,340,865	\$4,457,291	\$4,577,210	\$4,700,726
Beginning Fund Balance:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$0)
Ending Fund Balance:	(\$0)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$0)	(\$0)

2027-28 Biennial Budget Presentation



Budget Document- Layout

- Budget Message
- Introduction
- Executive Summary
- Operating Budget
- Budget by Fund
- Capital Budget
- Appendix
- Budget Line-Item Detail



Challenges

- Regional economy
 - Development Revenues
- Increased requirement for defense services
 - Dedicates one source of revenue that could have been applied somewhere else
- Legislation that limits local decision making
- Increased demand for services
 - Parks
 - Road System
 - Law Enforcement
 - Communications
 - Social Services



Revenue Policies

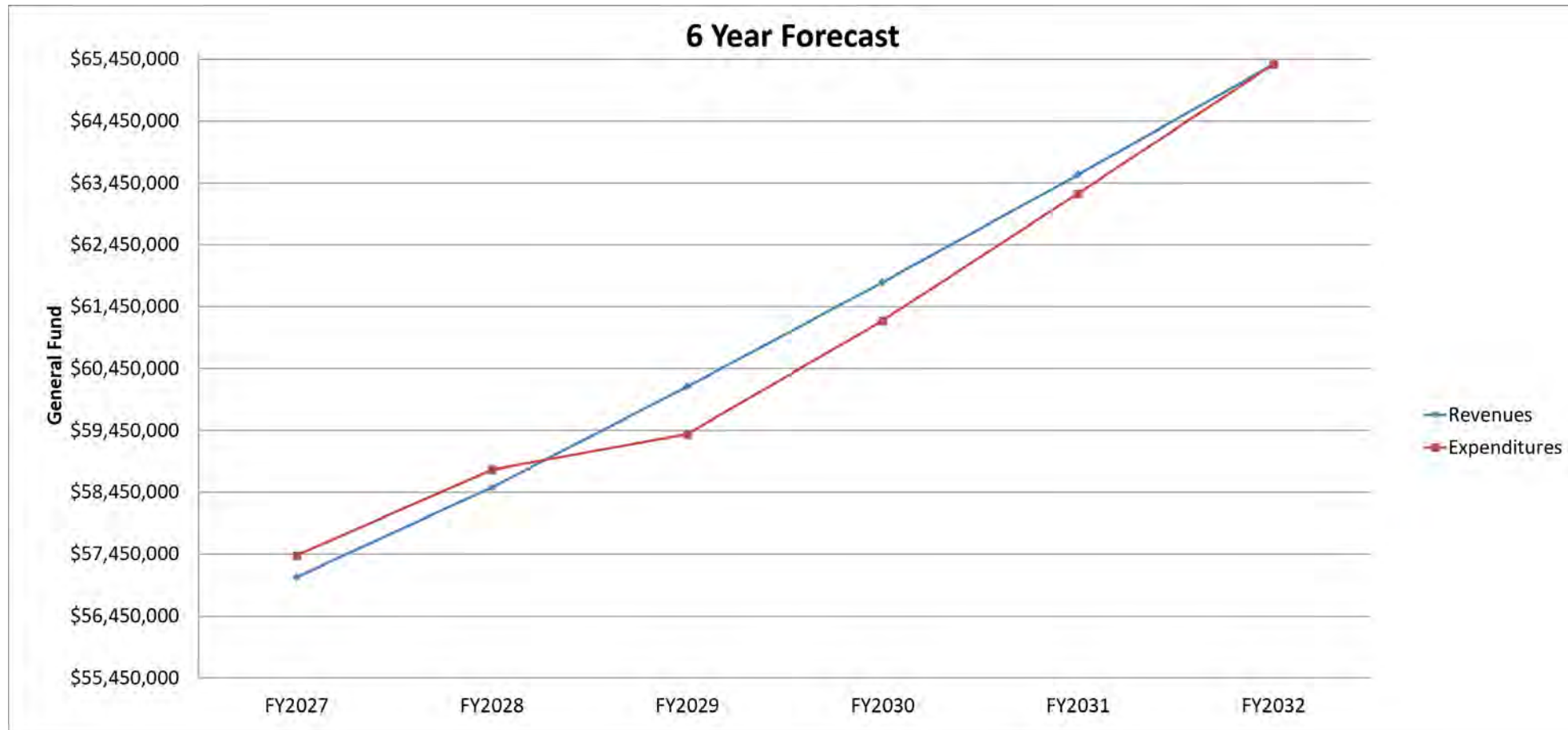
- Reserves 12%
 - Contingency of 2% of General Fund Operating Revenue
 - Unexpected operational changes
 - Reserves of 5% of General Fund Operating Revenue
 - Financial Stability, cash flow for operations
 - Strategic Reserves of 5% of General Fund Operating Revenue
 - Means for response for public emergencies or major unanticipated events
- Total: \$6,948,897
- Contingency: \$1,158,150
- Reserves: \$2,895,374
- Strategic Reserves: \$2,895,374



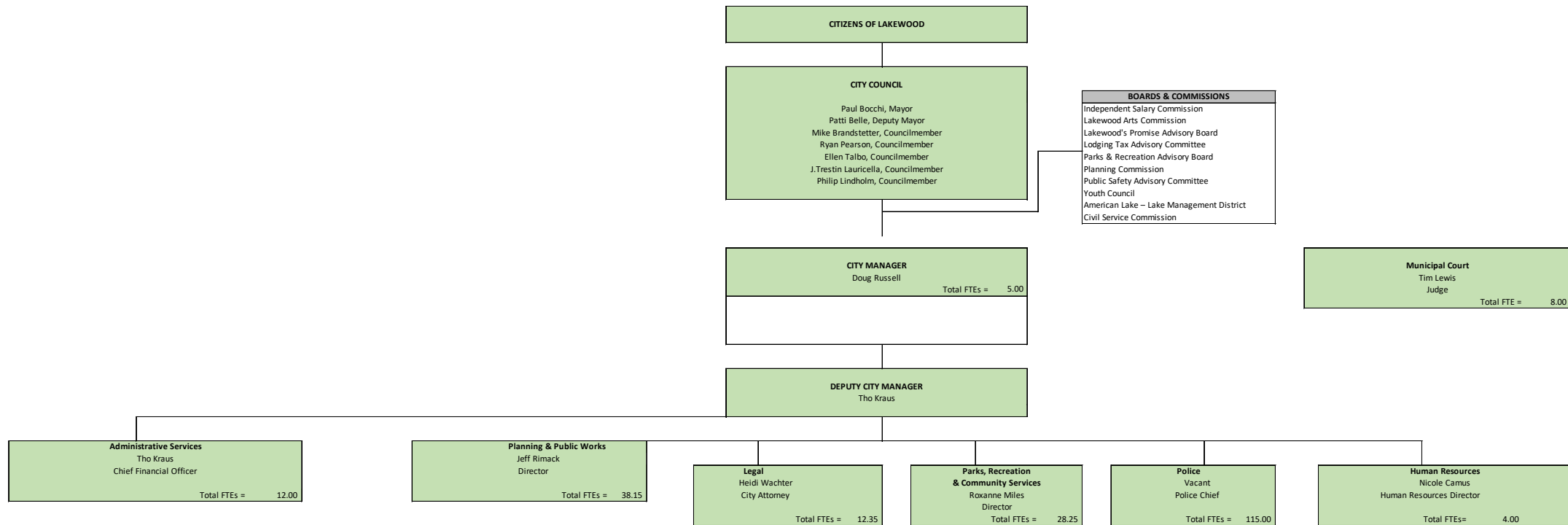
Goals



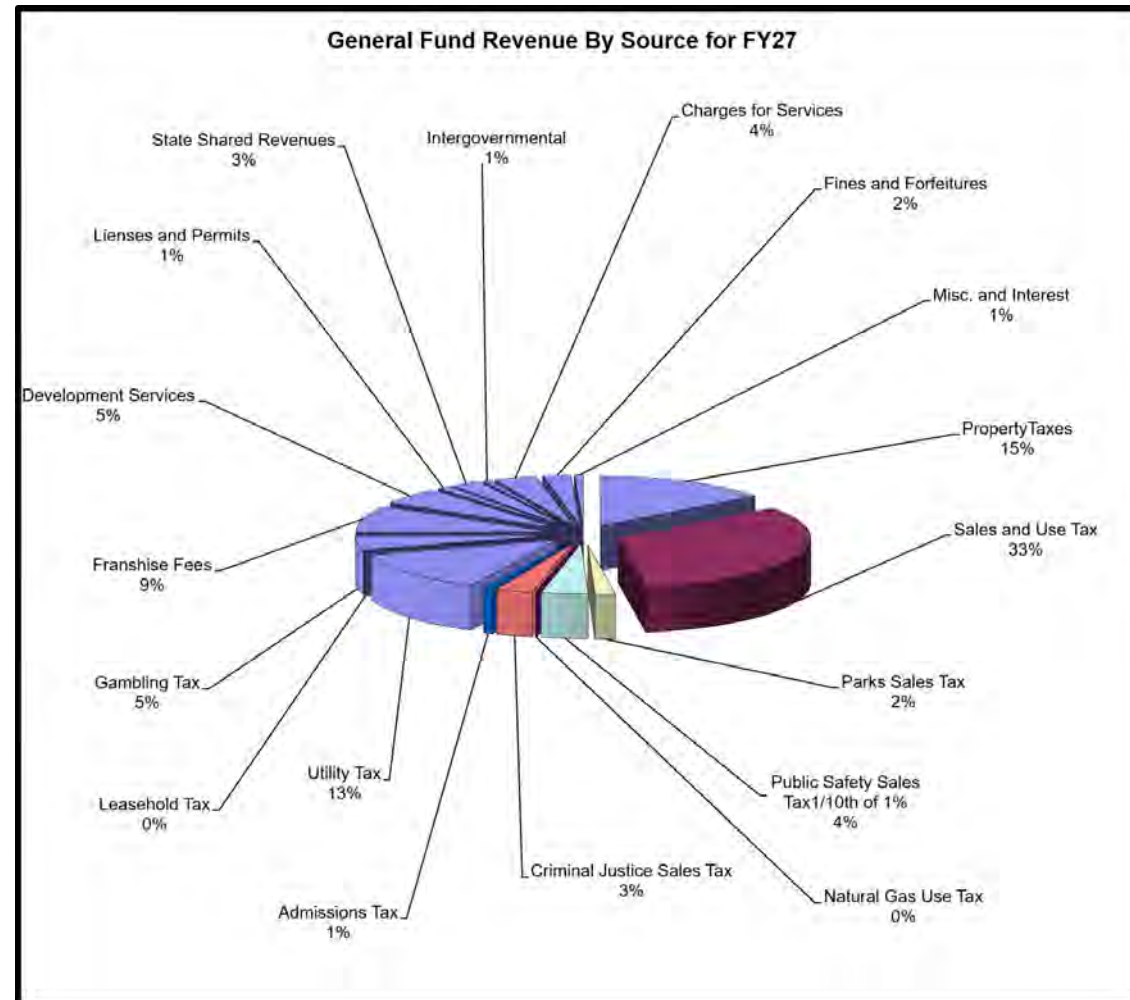
Forecasts



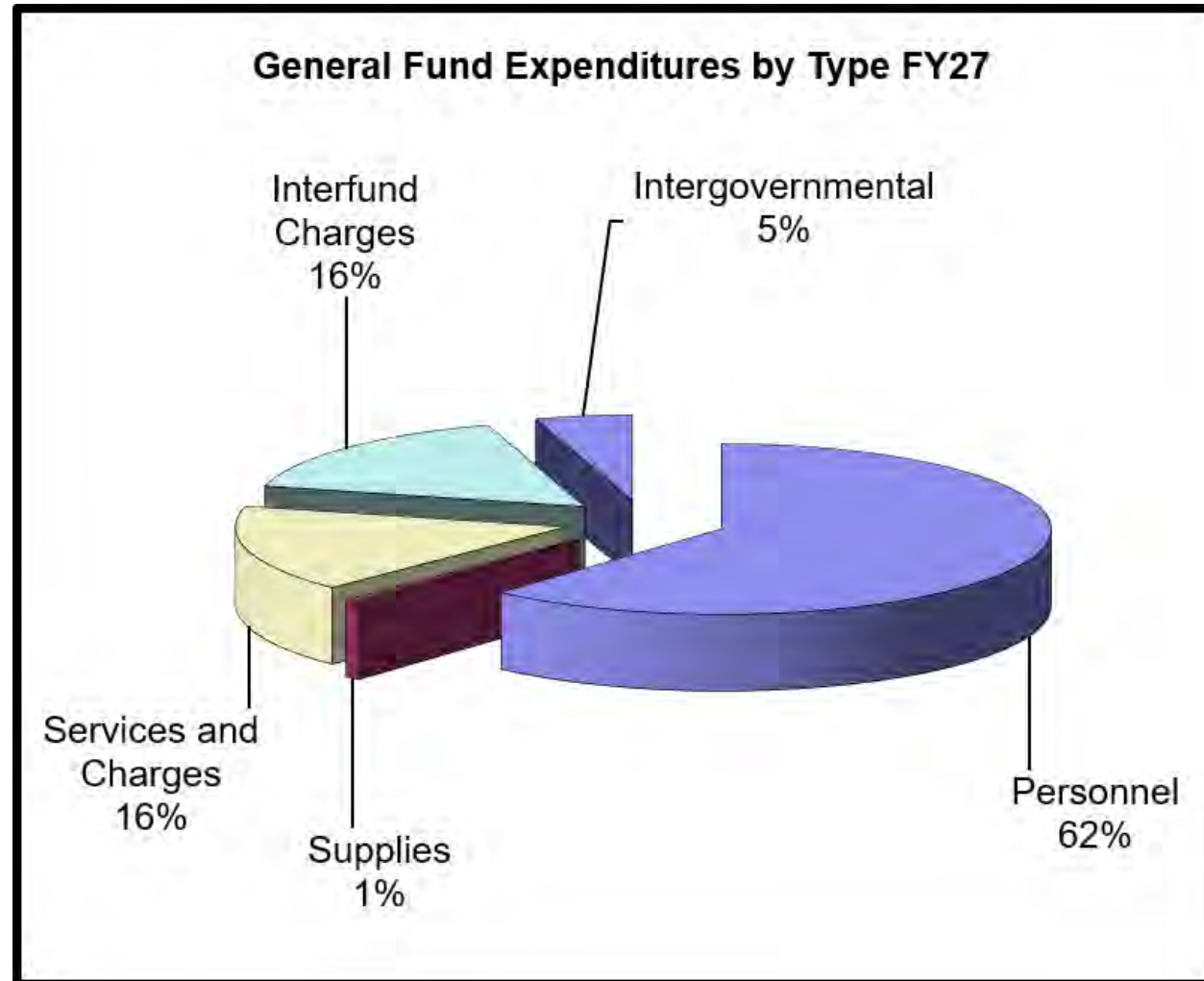
Organization Chart



Revenues



Expenditures

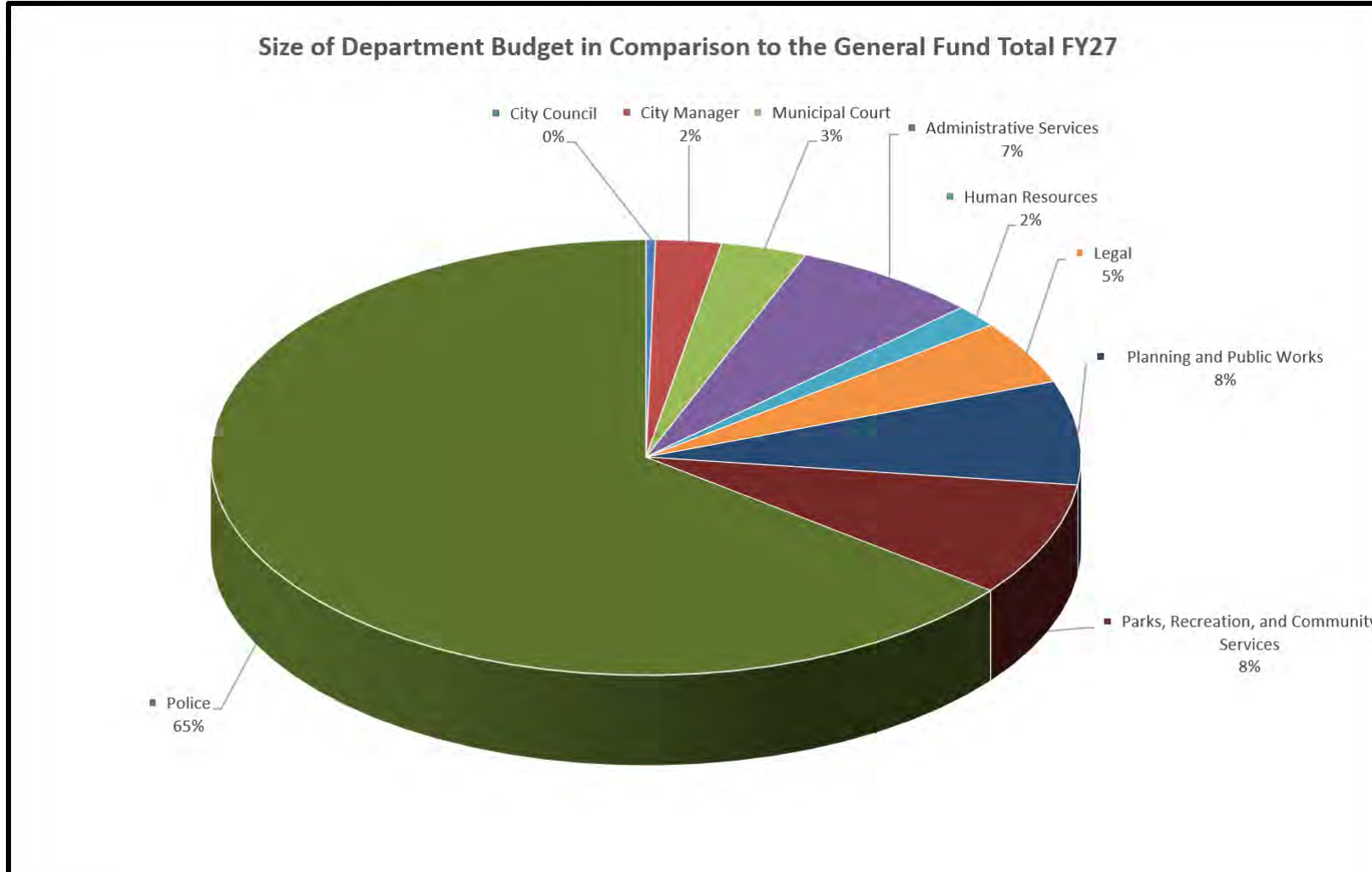


Changes by Department

General Fund Departments	FY2026 Adjusted Budget	FY2027 Proposed Budget	% change	FY2028 Proposed Budget	%change
City Council	\$189,158	\$187,507	-0.87%	\$187,516	0.00%
City Manager	\$1,289,490	\$1,303,837	1.11%	\$1,357,639	4.13%
Municipal Court	\$1,602,586	\$1,699,920	6.07%	\$1,767,382	3.97%
Administrative Services	\$3,465,229	\$3,699,981	6.77%	\$3,995,477	7.99%
Human Resources	\$807,511	\$901,355	11.62%	\$968,997	7.50%
Legal	\$2,051,586	\$2,522,676	22.96%	\$2,535,455	0.51%
Planning and Public Works	\$4,068,513	\$4,104,063	0.87%	\$4,261,598	3.84%
Parks, Recreation, and Community Services	\$4,232,229	\$4,492,197	6.14%	\$4,596,230	2.32%
Police	\$33,053,850	\$34,386,906	4.03%	\$35,334,509	2.76%
Total for Above Departments	\$50,760,152	\$53,298,442	5.00%	\$55,004,803	3.20%



Expenses by Department- As a Percentage



Special Revenue and Enterprise

Fund	FY27 Revenues	FY 27 Expenditures	Balance	FY28 Revenues	FY28 Expenditures	Balance
SPECIAL REVENUE FUNDS						
Street Operations and Maintenance	\$3,550,161	\$3,550,161	\$0	\$3,368,948	\$3,368,948	\$0
Transportation Benefit District	\$805,000	\$1,370,600	\$0	\$805,000	\$805,000	\$0
Hotel/Motel Lodging Tax	\$1,271,250	\$2,413,743	\$1,271,255	\$1,271,250	\$1,271,250	\$1,271,255
Property Abatement/RHSP/1406 Funds	\$441,500	\$449,075	\$17,366	\$448,675	\$466,042	\$0
Public Art	\$20,000	\$20,000	\$0	\$20,600	\$20,600	\$0
CDBG	\$565,000	\$565,000	\$0	\$545,000	\$545,000	\$0
South Sound Military Partnership	\$344,050	\$308,391	\$35,659	\$344,050	\$325,610	\$54,099
ENTERPRISE FUND						
Surface Water Management	\$5,584,723	\$5,586,803	\$11,481,975	\$5,995,663	\$6,664,172	\$10,813,466



Highlights

- Equipment Replacements
 - 22 in Law enforcement
- Capital Projects
 - Transportation
 - New and ongoing
 - Parks
 - New and ongoing
- Maintenance at Municipal Buildings
- New FTE's (1 in Parks and Recreation)
- Implementation of New website



Personnel

Employee Compensation Assumptions	2027	2028
Employee Salaries		
Non-represented employees (1)		
Salary range adjustment	3.8%	3.8%
Step Increase	2.0%	2.0%
Represented employees		
AFSCME (2)		
Cost of living adjustment (COLA)	4.0%	0.0%
Step Increase	2.0%	2.0%
LMPG (Police Captains) (3)		
Cost of living adjustment (COLA)	4.5%	0.0%
LPIG (Police Officers, Detectives, Sergeants) (4)		
Cost of living adjustment (COLA)	-	-
Step Increase	3.4% - 4.5%	3.4% - 4.5%
Teamsters (5)		
Cost of living adjustment (COLA)	4.5%	3.0%
Employee Benefits		
Healthcare		
Medical	12.0%	12.0%
Dental	3.0%	3.0%
Vision	2.0%	2.0%
Medicare	0.0%	0.0%
Unemployment	1.0%	1.0%
Long-term disability		
Commissioned police officers	0.0%	0.0%
All other city employees	0.0%	0.0%
(1) Non-Represented: Salary increases are based on anniversary date and limited to salary range. (2) AFSCME: Current 4-Year Contract Period January 1, 2024 - December 31, 2027 (3) LMPG: Current 5-Year Contract Period January 1, 2023 - December 31, 2027. (4) LPIG: Previous 3-year Contract January 1, 2023 - December 31, 2025 expired, currently in negotiations. (5) Teamsters: Current 4-Year Contract Period January 1, 2026 - December 31, 2029.		



Next Steps

- October 5
 - Presentation of Proposed Biennial Budget
- October 7
 - Department Presentations
- October 14
 - Department Presentations
- October 21
 - Approving Human Services Funding Recommendations
 - Review of 2027 Property Tax Levy
 - Review of 2026 Year-end Budget Adjustment
- November 2
 - Public Hearing on 2027 Property Tax Levy
 - Public Hearing on 2026 Year-end Budget Adjustment
 - Public Hearing on Proposed Biennial Budget



Next Steps

- November 9
 - Review of Fee Schedule Amendments
 - Review of Lodging Tax Funding Recommendations
 - Review of 2027-28 Proposed Biennial Budget
- November 16
 - Approving Lodging Tax Funding Recommendations
 - Approving Property Tax Levy Ordinance
 - Approving 2026 Year-end Budget Adjustment
 - Approving 2027-2028 Biennial Budget
 - Approving 2027 Fee Schedule Amendments



Questions?

