

**RESOLUTION NO. 2021-02
(AMENDING CITY COUNCIL RESOLUTION NO. 2020-15)**

AMENDING RESOLUTION NO. 2020-15 OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON, SETTING THE 2021 DOCKET OF POTENTIAL AMENDMENTS TO THE LAKEWOOD COMPREHENSIVE PLAN, INCLUDING THE FUTURE LAND USE AND ZONING MAPS, AND TO THE LAKEWOOD LAND USE & DEVELOPMENT CODE FOR FOUR HABITAT FOR HUMANITY PARCELS

WHEREAS, under RCW 36. 70A. 1 30(2), Comprehensive Plan policy or map amendments may be initiated by the City or by other entities, organizations, or individuals through petitions filed with the City on or before the last business day of July of each year; and

WHEREAS, on July 17, 2020, the Community and Economic Development Department published a Notice of Application Availability on the City's website and in the City Manager's Bulletin; and

WHEREAS, on August 31, 2020, the Community and Economic Development Department published a Notice of Public Hearing in The News Tribune; and

WHEREAS, On October 7, 2020 the Planning Commission held a duly noticed public hearing on the proposed 2021 Comprehensive Plan Zoning Map and Text Amendment docket; and

WHEREAS, on October 21, 2020, the Lakewood Planning Commission reviewed the applications, docketing recommendations, and public comment; and

WHEREAS, also on October 21, 2020, the Lakewood Planning Commission adopted a motion approving docketing recommendations to the Lakewood City Council; and

WHEREAS, based on public comments, staff and Lakewood Planning Commission recommendations, the City of Lakewood City Council, on December 7, 2021, adopted the following 2021 Docket of Potential Applications:

2021-01 Replacement of Comprehensive Plan Sustainability Chapter with an Energy and Climate Change Chapter;

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

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

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

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

Institutional Uses;

2021-06 Updates to reflect adoption of the Downtown Subarea Plan and the Lakewood Station District Subarea (LSDS) Plan;

2021-07 Updates related to establishing a new industrial Center of Local Importance (CoLI) and removing existing CoLI is 4 (Industrial Business Park/Clover Park Technical College) and 5 (South Tacoma Way);

2021-08 Updates to Comprehensive Plan text and policies and rezoning certain parcels (2200000172, 2200000173, 2200000192, and potentially others) near the Berkeley Avenue SW intersection and surrounding areas adjacent thereto;

2021-09 Text amendments to Comprehensive Plan Goal LU-18 (LU-18.5) related to highest and best uses of commercial lands;

2020-10 Text amendments to LMC Chapter 18A.40 expanding the list of water supply related facilities (water wells, culverts, water tanks) and sewer or pumping station facilities in the Lakewood development code; and

2020-11 Text and Map amendments regarding Transitory Accommodations in response to 2020 ESSB 1754, adding "Religious Organizations; Hosting of the Homeless" to the Comprehensive Plan and LMC Title 18A.

WHEREAS, a late request was received by Habitat for Humanity to include properties identified as Assessor's Parcel Nos. 0219212116 (15121 Boat St SW), 0219212056 (also 15121 Boat St SW), 0219212017 (15123 to 15125 88th St Ct SW), and 0219212063 (15210 Portland Av SW) within the 2021 Docket; and

WHEREAS, said request would promote affordable housing, but increase residential densities; and

WHEREAS, increases in density would require a change in the Comprehensive Plan designation from Single Family to Mixed Residential, and land use classification (zoning) from R3 to MR2; and

WHEREAS, as part of the proposed action, adopting this Resolution, No. **2021-02**, Councilmember Brandstatter requested the Lakewood City Council further amend City Council Resolution No. **2020-15** by removing from consideration, Comprehensive Plan Amendment (CPA)/Zoning Ordinance Amendment (ZOA), Application No. 2021-07; said amendment would have established a new industrial Center of Local Importance (CoLI), and removed existing CoLIs 4 (Industrial Business Park/Clover Park Technical College) and 5 (South Tacoma Way).

NOW, THEREFORE BE IT RESOLVED by the Lakewood City Council:

Section 1: The Council hereby amends the 2021 Lakewood Comprehensive Plan and Land Use & Development Code docket to include the aforementioned Habitat for Humanity properties, and said properties to be included in Application No. **2021-08** Updates to Comprehensive Plan text and policies and rezoning certain parcels (2200000172, 2200000173, 2200000192, and potentially others) near Berkeley Ave SW and Boat St SW (see EXHIBIT A); and

Section 2: Deletes from consideration Application No. 2021-07:

~~“2021-07 Updates related to establishing a new industrial Center of Local Importance (CoLI) and removing existing CoLI is 4 (Industrial Business Park/Clover Park Technical College) and 5 (South Tacoma Way);”~~

PASSED by the City Council this 16th day of February, 2021.

CITY OF LAKEWOOD



Don Anderson, Mayor

Attest:



Briana Schumacher, City Clerk

Approved as to Form:



Heidi Ann Wachter, City Attorney

EXHIBIT A

2021-08 Updates to Comprehensive Plan text and policies and rezoning certain parcels (2200000172, 2200000173, 2200000192, and potentially others) near the Berkeley interchange in Tillicum from R3 to NC2 and rezoning certain other nearby parcels (zones and parcels to be identified later) to provide logical transitions between densities and uses. Review existing Center of Local Importance (CoLI) 1 (Tillicum) purpose and boundaries for potential amendment.

[Sections 1.5, 2.5.1, 3.2.9, 3.11, 4.5.3, Figure 2.3, Figure 2.4, Goal LU-51, Goal LU-52, Goal UD-10, ED 5.5, U 8-3, Land Use Implementation Strategy 11.3.13, 2011 Tillicum Neighborhood Plan]

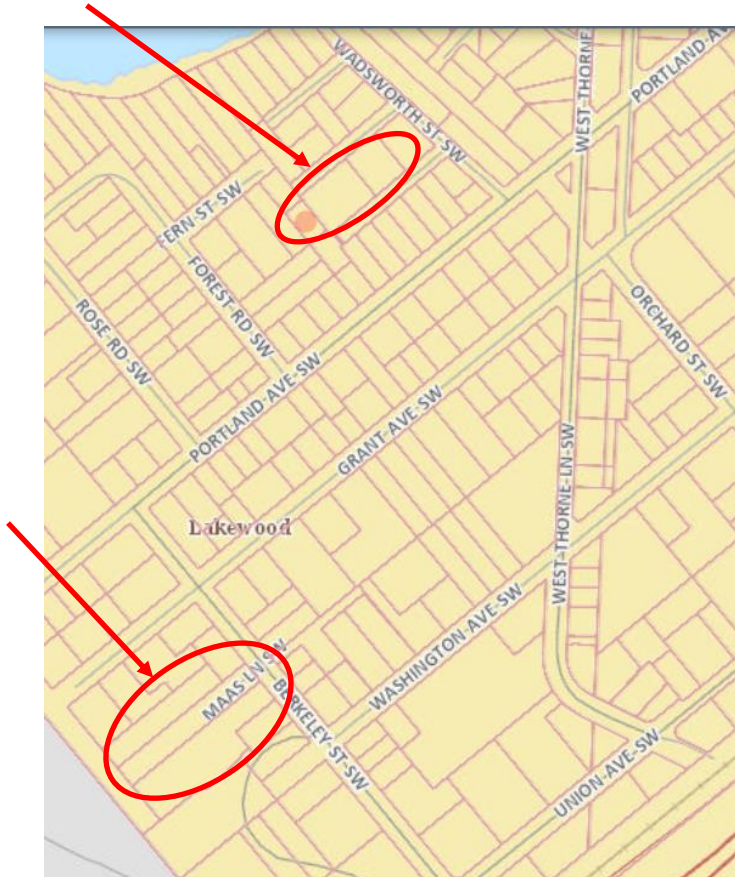
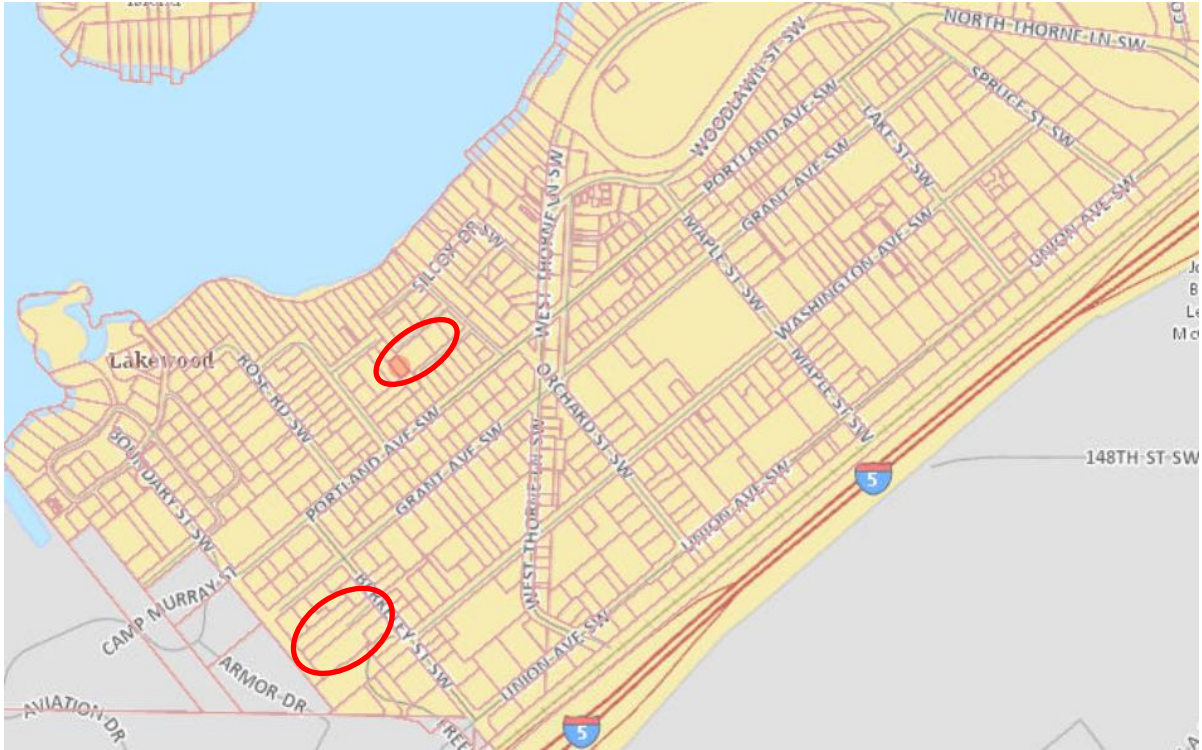
Parcels identified in 2021-08 application from SF/R3 to NBD/NC2:



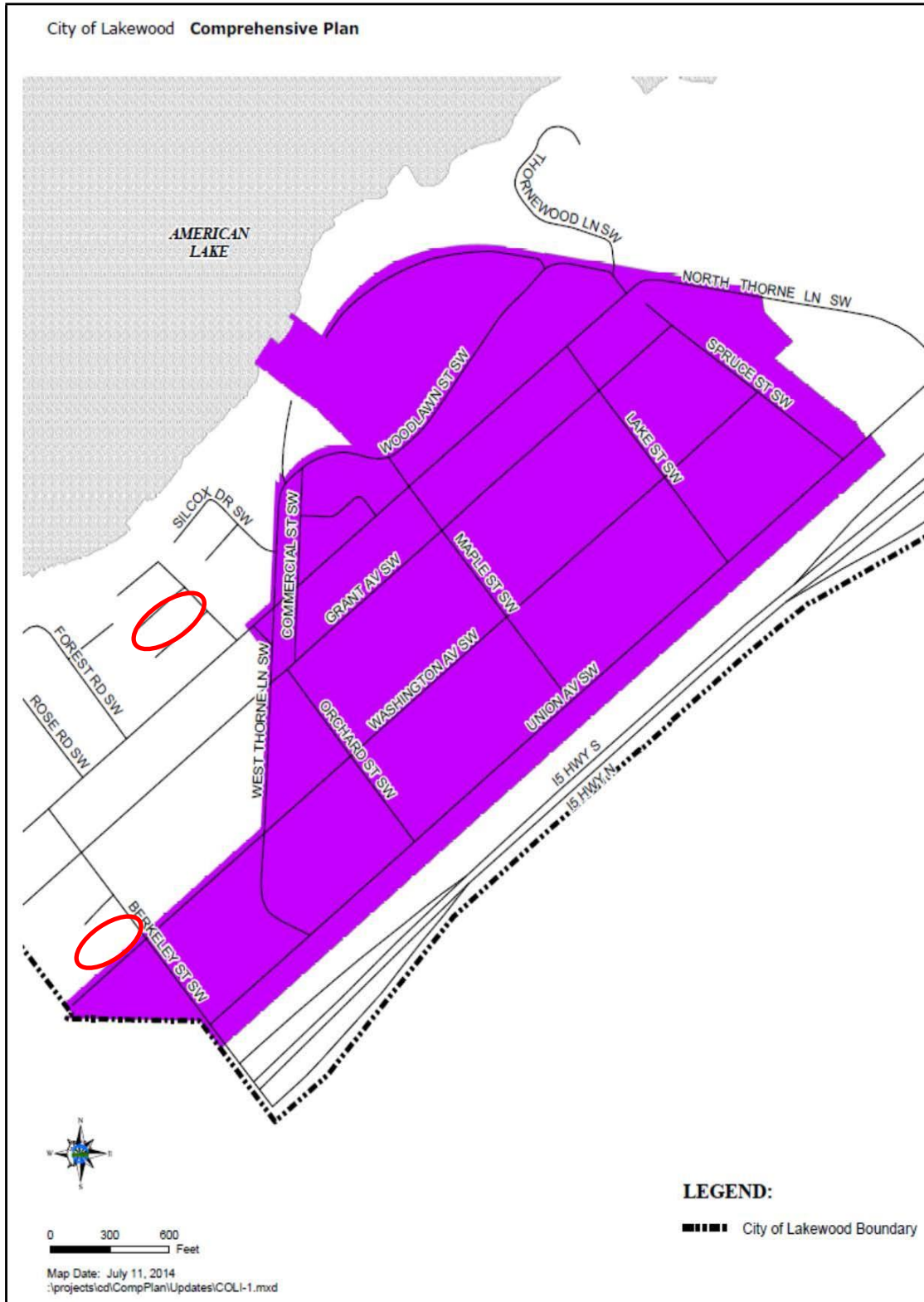
Additional parcels within Tillicum related to Habitat for Humanity project include 0219212116, 0219212017, and 0219212056 (in Tillicum, outside CoLI) to consider redesignating and rezoning from SF/R3 to MR/MR2 zoning:



HFH used HOME funding through the City of Lakewood for acquisition to purchase the property and would have to finish the project by mid-December 2024. **Short plat needed too?**



Both sets of parcels are outside the current Tillicum CoLI -
Tillicum Center of Local Importance (CoLI) Map:



CURRENT ZONING MAP: - SF / R3

