

RESOLUTION NO. 595

A RESOLUTION OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, ADOPTING FINDINGS OF FACT IN SUPPORT OF RENEWAL OF THE CITY'S INTERIM ZONING CONTROLS FOR THE TOWN CENTER ZONE

WHEREAS, on September 5, 2006, by Ordinance No. 479, the City Council adopted interim zoning controls for the Town Center Zone; and

WHEREAS, on March 5, 2007, the interim zoning controls were extended for six months in accordance with RCW 36.70A.390; and

WHEREAS, on August 6, 2007, the interim zoning controls were extended for another six months in accordance with RCW 36.70A.390; and

WHEREAS, on February 19, 2008, the interim zoning controls were extended for another six months in accordance with RCW 36.70A.390; and

WHEREAS, the interim zoning controls will expire on September 5, 2008; and

WHEREAS, pursuant to RCW 36.70A.390, interim zoning ordinances may be renewed for one or more six-month periods if a subsequent public hearing is held and findings of fact are made prior to each renewal; and

WHEREAS, the bases for adoption of Ordinance Nos. 479, 491, 508, and 516, Interim Zoning Controls, have not changed, it is desirable and necessary to renew said zoning controls; and

WHEREAS, the Planning Commission has completed its recommendations to the Council, and the Council has requested that additional public notification and input be solicited for the proposed changes; and

WHEREAS, based on the staff input, the information provided, and the testimony taken at the public hearing on August 4, 2008, the City Council wishes to and hereby does enter the required findings of fact:

Section 1. Findings of Fact. The City Council of the City of University Place hereby makes the following Findings of Fact:

1. The City, on September 18, 2006, enacted Findings of Fact and interim zoning controls for Town Center Zone. These interim zoning controls have been subsequently renewed, and will expire on September 5, 2008.

2. The City Council directed the Planning Commission and an appointed UPTown Subcommittee to review and make recommendations. The Commission has completed its review and presented a proposal to the City Council.

3. The City Council seeks to take additional steps to disseminate more information to and seek more involvement from the citizens of University Place and to gain additional public input with regard to Town Center. It is therefore necessary, in order to accomplish this, to renew the interim zoning controls for another six-month period as allowed by State law.

4. The City Council reaffirms the Findings made on September 18, 2006, and reaffirmed on March 5, 2007, August 13, 2007, and February 19, 2008, namely:

"1. The City's adopted vision, comprehensive plan, town center plan and the economic development strategic action plan all call for the establishment of a high quality pedestrian-oriented town center zone between 35th Street West and 44th Street West along Bridgeport Way.

"2. The City Council has directed the Planning Commission to evaluate the City's design standards that apply in commercial zones including the town center zone.

"3. The Planning Commission reviewed the existing design standards and purpose of the Town Center Zone and found that the existing purpose statement needs more specificity to determine if existing design standards are achieving the intended outcome.

"4. The Planning Commission directed staff to embark on a public outreach program involving property owners, businesses owners and other stakeholders to assist in forming a more specific purpose statement for the town center zone and to recommend implementing design standards.

"5. Further development or redevelopment of properties within the town center zone may be inconsistent with pending or proposed zoning changes.

"6. The City needs time to conduct its public outreach program, develop a more specific description of the town center zone, and promulgate appropriate design standards to more adequately protect the public health, safety, and welfare, and to further the goals and policies of the City's comprehensive plan for a pedestrian-friendly town center.

"7. The City Council believes that it is urgent to enact interim zoning controls in order to prevent the vesting of applications for development or redevelopment in the town center zone until such time as the Planning Commission and Council can consider more permanent regulations that serve to meet the City's vision, comprehensive plan, town center plan, and economic development strategic action plan.

Section 2. Resolution Recorded. The City Clerk is directed to file a certified copy of this Resolution with the Pierce County Auditor.

Section 3. Effective Date. This Resolution shall take effect immediately upon adoption.

ADOPTED BY THE CITY COUNCIL ON AUGUST 4, 2008.



Linda Bird, Mayor

ATTEST:


Emelita Genetia, City Clerk