

**RESOLUTION NO. 838**

**A RESOLUTION OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, APPROVING, SUBJECT TO CONDITIONS, THE 2<sup>nd</sup> UPDATE OF THE CHAMBERS CREEK PROPERTIES MASTER SITE PLAN PURSUANT TO THE JOINT PROCEDURAL AGREEMENT**

WHEREAS, Pierce County through its Public Works and Utilities Department acquired the 930+ acre Chambers Creek Properties for both wastewater recycling uses and public recreation and open space purposes; and

WHEREAS, in 1995, the County began the process of planning for the Chambers Creek Properties, which culminated in the adoption of the Chambers Creek Properties Master Site Plan and Final Environmental Impact Statement in 1997; and

WHEREAS, the Pierce County Council passed Ordinance No. 97-71S on August 19, 1997, which adopted the "Chambers Creek Properties Master Site Plan"; and

WHEREAS, the City of University Place, the City of Lakewood and Pierce County entered into a "Joint Procedural Agreement" (JPA) regarding the Chambers Creek Properties and the Chambers Creek Properties Master Site Plan, to facilitate use and development of the Chambers Creek Properties; and

WHEREAS, the Chambers Creek Properties Master Site Plan and Joint Procedural Agreement includes direction for updating the plan every 10 years; and

WHEREAS, on March 21, 2005, the City Council of the City of University Place passed Resolution 478 in support of the first Chambers Creek Properties Master Site Plan Update, recognizing the benefits of the mix of regional and local uses the properties offer, including the economic benefit that inclusion of lodging in support of the golf course would have for the County regionally and for the City locally; and

WHEREAS, on February 8, 2016 Pierce County issued a Request for Qualifications for the construction of a resort development including but not limited to lodging, restaurants, golf course clubhouse, banquet and meeting space, golf course practice / teaching facilities, parking, trail connections, water access and related amenities; and

WHEREAS, on February 9, 2016 the City received a letter from the Pierce County Executive informing the City the County was beginning the second 10 year update process and requested a partnership with the City in the form of an appointed staff member to serve as a member of the Chambers Creek Properties Master Site Plan Update Steering Committee; and

WHEREAS, Pierce County held public open houses on May 26<sup>th</sup> and October 5<sup>th</sup> 2016, conducted a countywide survey, met with interest groups and solicited comment on the County's website to develop a ranked list of proposed changes to the Master Site Plan; and

WHEREAS, members of the Chambers Creek Properties Master Site Plan Update Steering Committee met several times throughout the remainder of 2016 and the first half 2017 to review the results of the public open houses, countywide survey and other comments received on the County's website and resulting Master Site Plan update proposals; and

WHEREAS, on October 17, 2016 the Pierce County Executive announced Pierce County had selected a proposal from Chambers Bay LLC which included both hotel rooms and golf villas, event space, a restaurant/spa, and public amenities including an overlook and improvement to the exiting trail system near the main entrance to the park; and

WHEREAS, Pierce County proposes the Chambers Creek Properties Master Site Plan be amended to add:

In the South area,

- Fitness Paths/Active Recreation Areas,
- Barbecue and Picnic Facilities,
- Volleyball/Athletic Facilities,
- Environmental Interpretive Stations,
- Observation Tower,
- Non-Motorized Boat Launch,
- Event Pavilion/Plaza,
- Public Restroom(s),
- Viewing Platforms/Decks,
- Wayfinding Signage, and in the South Beach area,
- Tunnel/bridge access,
- Picnic Areas,
- Viewing Overlook, and in the Central Meadow Area,
- 190 units of resort hotel and extended stay lodging
- Resort Complex to include clubhouse, event space, spa, and pro shop,
- Public Restroom(s),
- Maintenance/Administrative Facilities,
- Wayfinding Signage, and in the Wastewater Treatment Plant Area,
- Burlington Northern Santa Fe Rail Access, and in the Grandview Trail area,
- Wayfinding Signage,
- Environmental Interpretive Stations, and in the North area,
- Public Restroom(s),
- Wayfinding Signage, and in the Environmental Services area,
- Public Restroom(s),
- Maintenance/Administrative Facilities,
- Environmental Interpretive Stations, and in the Chambers Creek Canyon area,
- Public Restroom(s),
- Environmental Interpretive Stations, and

WHEREAS, Pierce County proposes the Chambers Creek Properties Master Site Plan be amended to delete:

- Bus Storage and Maintenance Facilities,
- Commercial Offices,
- Railroad Relocation,
- South Beach Dock Restoration,
- Boardwalk Along Puget Sound,
- Environmental Institute, Library, and Education Center at 36,000 sq. ft,
- Mooring Buoys,
- Motorized Boat Launch,
- Native Plant Arboretum,
- Production Nursery,
- Visitor Center,
- Water Production, which is outside the scope of the Master Site Plan
- Stand Alone Clubhouse
- Off-Leash Area in the Canyon Area

WHEREAS, Pierce County proposes the Chambers Creek Properties Master Site Plan be amended to reduce:

- Restaurant area from 20,000 sq. ft. to 10,000 sq. ft.
- Golf Course Support Facilities from 28,000 sq. ft. to 15,000 sq. ft. and

WHEREAS, on March 1, 2017 the City of University Place acting as the Lead Agency issued a Programmatic Draft Supplemental Environmental Impact Statement for review and comment with notice published in the Tacoma News Tribune; and

WHEREAS, the City of University Place and Pierce County jointly held a public open house on March 15, 2017 to take comments regarding the Programmatic Draft Supplemental Environmental Impact Statement to be included in the Final Supplemental Environmental Impact Statement; and

WHEREAS, on May 15, 2017 Pierce County Staff provided a presentation to the City Council detailing the proposed master site plan update; and

WHEREAS, following the presentation the City Council of the City of University Place requested the County not reduce area of restaurant uses to provide more opportunity; and

WHEREAS, the City Council having reviewed the record are in support of the second Chambers Creek Properties Master Site Plan Update, recognizing the benefits of the proposed mix of regional and local uses the properties offer, including the economic benefit that inclusion of a resort and lodging in support of the golf course would have for the County regionally and for the City locally;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, AS FOLLOWS:**

Section 1. The City Council of the City of University Place approves the proposed updates to the Chambers Creek Master Site Plan.

Section 2. The City Council of the City of University Place requests the County maintain the area of restaurant uses at 20,000 sq. ft. to provide additional economic opportunity in the future.

Section 3. Such approval of the proposed updates to the Chambers Creek Master Site Plan is conditioned on the following:

1. Impacts from large special events on the properties shall be appropriately mitigated in accordance with special event permit requirements.
2. Lodging at the Properties be limited to not more than 190 units in the resort hotel and extended stay lodgings types.
3. Development of the properties shall continue to be subject to the Joint Procedural Agreement including project level environmental as required pursuant to UPMC 17.40.

**ADOPTED BY THE CITY COUNCIL ON JUNE 5, 2017.**

  
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Javier H. Figueroa, Mayor

**ATTEST:**

  
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Emelita Genetia, City Clerk

**APPROVED AS TO FORM:**

  
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Steve Victor, City Attorney

UNOFFICIAL DOCUMENT