

RESOLUTION NO. 848

A RESOLUTION OF THE CITY OF UNIVERSITY PLACE, WASHINGTON DIRECTING TO THE PLANNING COMMISSION TO REVIEW A CITY-INITIATED PROPOSED AMENDMENT TO THE PLANNING COMMISSION WHICH WOULD AMEND UPMC 19.70.130 DRIVE THROUGH AND DRIVE UP FACILITIES AND UPMC 19.52 COMMUNITY COMMERCIAL ZONE DESIGN STANDARDS

WHEREAS, Section 36.70A.040 of the Revised Code of Washington requires the City to adopt development regulations which are consistent with and implement the Comprehensive Plan; and

WHEREAS, the City Council desires to refer to the City's Planning Commission a Council-initiated amendment to UPMC 19.70.130 Drive Through and Drive Up Facilities and UPMC 19.52 Community Commercial Zone Design Standards; and

WHEREAS, in accordance with Chapter 1.35 UPMC, directives to the City's Commissions are to be in the form of a City Council Resolution; and

WHEREAS the City Council has created the Planning Commission to advise it on topics, including general land use planning and other matters as directed by the City Council;

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

Section 1. Referral to Planning Commission. The City Council hereby refers to the Planning Commission, to seek public opinion, review and provide recommendations regarding the passage of an Ordinance amending the drive through and drive up standards and Community Commercial Zone Design Standards located at Section 19.70.130 UPMC and chapter 19.52 UPMC to allow relief from the requirements that prohibit drive-throughs between buildings adjacent streets, and from the design standards that require that new or redeveloped buildings be oriented and built to the sidewalk in circumstances where significant grade differences make those standards financially infeasible and commercially unreasonable.

Section 2. Specific Direction to Planning Commission. As part of its process, the Planning Commission is expressly directed to consider, in addition to those matters which it must consider by either state law or the municipal code, the following:

- a. The Community Commercial Design Standards require that new buildings be oriented and built to the sidewalk. The standards do not include any flexibility to accommodate locations where the grade separation between the right-of-way and the adjacent commercial property renders compliance financially infeasible, compliance impracticable or both. What metric (e.g. height between ground and right-of-way) should be used to determine financial infeasibility or which would render compliance with the current standards impractical;
- b. Whether and to what extent pedestrian-based alternatives/mitigation (e.g. sidewalks, crosswalks or landscaping) should be a condition of any such grant of relief from the currently-existing standards, and if so, what design standards, if any, should those alternatives take;

Section 3. Materials to be Considered by the Commission. In addition to the materials set forth in Section 22.25.030 of the University Place Municipal Code, the Planning Commission shall be supplied with copies of the minutes of the City Council meetings of August 7, 2017 and August 21, 2017 and a copy of this Resolution.

Section 4. Timeline. The Planning Commission shall report back to the City Council its recommendations no later than the week before the second City Council meeting of March 2018.

Section 5. Effective Date. This Resolution shall take effect immediately upon its adoption.

ADOPTED BY THE CITY COUNCIL AT AN OPEN PUBLIC MEETING ON AUGUST 21, 2017.


Javier H. Figueroa, Mayor

ATTEST:


Emelita Genetia, City Clerk

APPROVED AS TO FORM:


Matthew S. Kaser, City Attorney