

ORDINANCE NO. 781

AN ORDINANCE OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, AMENDING SECTION 4.80.150 OF THE UNIVERSITY PLACE MUNICIPAL CODE; RELATIVE TO EXPANDING THE NORTHEAST BUSINESS DISTRICT RESIDENTIAL TARGET AREA FOR THE PURPOSES OF THE MULTIFAMILY TAX EXEMPTION PROGRAM

WHEREAS, Chapter 84.14 of the Revised Code of Washington permits local municipalities such as the City of University Place to certify certain multifamily residential projects when it determines that there is insufficient housing opportunities, including affordable housing opportunities, to stimulate new construction and rehabilitation of existing buildings, assist in directing future population growth and help to achieve development densities which are more conducive to transit use in designated residential target areas; and

WHEREAS, in 2013 the University Place City Council designed the Town Center Overlay Zone as its first residential target area thereby entitling qualifying properties to tax relief under these provisions in state law; and

WHEREAS, VISION 2050, the long-range growth, economic and transportation strategy for King, Pierce, Snohomish and Kitsap Counties, envisions a region composed of diverse economically and environmentally healthy communities framed by open space and connected by a high-quality, efficient transportation system; and

WHEREAS, a key goal of VISION 2050 is focusing development in urban growth areas, and directing an increased portion of regional jobs and housing growth that occurs within urban areas into regional growth centers; and

WHEREAS, based on a City Council goal the City sought Puget Sound Regional Council designation of a Regional Growth Center in University Place; and

WHEREAS, on December 10, 2014, the Puget Sound Regional Council designated a 465-acre commercial, multifamily, and mixed-use area within University Place as a "Provisional Regional Growth Center" pending the development and adoption of a Regional Growth Center Subarea Plan; and

WHEREAS, on November 20, 2017, the City Council adopted the University Place Regional Growth Center Subarea Plan pursuant to Ordinance No. 698; and

WHEREAS, on July 26, 2018, the Puget Sound Regional Council Executive Board approved the University Place Regional Growth Center Subarea Plan, finalizing the designation of the University Place Regional Growth Center; and

WHEREAS on December 7, 2020, the University Place City Council adopted Ordinances 740 and 741 which implemented changes to its Comprehensive Plan and changes to its zoning code to implement a form-based code; and

WHEREAS by Ordinance 747, the University Place City Council created the Northeast Business District Residential Target Area (RTA) under the provisions of chapter 84.14 RCW. By the instant Ordinance, the Council desires to amend and expand the geographic boundaries of the Northeast Business District RTA; and

WHEREAS, The geographic area which is included in the present Ordinance is located within the Northeast Business District Subarea, which itself is an urban center, lacks sufficient available, desirable, and convenient residential housing, including affordable housing, to meet the needs of the public who would be likely to live in the urban center, if the affordable, desirable, attractive, and livable places to live were

available; and the providing of additional housing opportunity, including affordable housing, in the area, and achieves one or more of the stated purposes of chapter 84.14 RCW; and

WHEREAS, the City Council continues to desire to provide limited eight-year exemptions from ad valorem property taxation for multi-family housing in designated residential targeted areas; and

WHEREAS, on May 21 and May 27, 2024, the public was notified by a legal advertisement in the Tacoma News Tribune of the opportunity to make comment and participate in the public hearing by the City Council; and

WHEREAS, on June 3, 2024, the City Council conducted a public hearing and considered all testimony;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Restatement of Code. Section 4.80.150 of the University Place Municipal Code entitled "Designated Residential Target Areas," is restated to read as follows:

A. The boundaries of the Residential Target Areas are located within the areas listed below, and as indicated on the maps in this section as follows:

MAP EXHIBIT	Name of Residential Target Area
Exhibit A	Town Center
Exhibit B	Northeast Business District
Exhibit C	Town Center South

A copy of the maps depicting each Residential Target Area shall be on file with the office of the City Clerk and available for public inspection during normal business hours at no charge.

B. Location. If a part of any legal lot is within a designated residential targeted area, at the time of the Residential Target Area is established, then the entire lot shall be deemed to lie within such residential targeted area. Property located outside of, but adjacent to, the described areas are not designated as a residential targeted area.

Section 2. Map Amendment. Exhibit B to Section 4.80.150 UPMC is deleted and replaced with a substitute Exhibit B as set forth as an exhibit to this Ordinance. Exhibits A and C to Section 4.80.150 UPMC are unaffected by this Ordinance.

Section 3. Legislative Findings. To the extent that legislative findings are necessary, the recitals set forth above are hereby adopted as the City Council's legislative findings in support of the funds, policies, expenditures and other actions undertaken pursuant to this Ordinance. The Council reserves the right to supplement its findings at a later time, if in its sole discretion, it deems it necessary to do so.

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. Savings. No tax exemption under this chapter granted prior to the effective date of this Ordinance, nor any proceeding undertaken to enforce this Ordinance, nor any actions to safeguard public health, public safety public property or the public peace shall be affected by this Ordinance and the same shall proceed in all respects as if this Ordinance had not been enacted. Furthermore, any act, claim or

action undertaken pursuant to any provision of this Section is not intended to be lost, impaired, or affected by this Ordinance.

Section 6. Corrections by City Clerk or Code Reviser. Upon approval of the city attorney, the city clerk or the code reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; references to other local, state, or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering.

Section 7. Effective Date. This Ordinance shall be in full force and effect five (5) days after publication of the Ordinance Summary.

PASSED BY THE CITY COUNCIL ON JUNE 3, 2024.

Javier Figueroa, Mayor

ATTEST:

Emelita J. Genetia, City Clerk

APPROVED AS TO FORM:

Matthew S. Kaser, City Attorney

Publication Date: 06/05/24

Effective Date: 06/10/24

