

Town Hall Meeting Room
3715 Bridgeport Way West

- 6:30 pm 1. CALL REGULAR MEETING TO ORDER
2. ROLL CALL AND PLEDGE OF ALLEGIANCE
3. APPROVAL OF MINUTES – February 3, 2014
4. APPROVAL OF AGENDA
- 6:35 pm 5. PRESENTATIONS
- Citizen Taking Action Against Crime Award – Police Chief Blair
 - Recognition Award – University Place Cub Scout Pack 148
- 6:40 pm 6. PUBLIC COMMENTS - (At this time, citizens will be given an opportunity to address the Council on any items listed under the Consent Agenda and on any subject not scheduled for a Public Hearing or Council consideration. Comments or testimony related to a scheduled Public Hearing or Council consideration should be held until the Mayor calls for citizen comments during that time. Public comments are limited to three minutes. Please provide your name and address for the record.)
- 6:45 pm 7. COUNCIL COMMENTS/REPORTS
- 6:50 pm 8. CITY MANAGER'S REPORT
- 6:55 pm 9A- CONSENT AGENDA
9E. Motion: Approve or Amend the Consent Agenda as Proposed
- The Consent Agenda consists of items considered routine or have been previously studied and discussed by Council and for which staff recommendation has been prepared. A Councilmember may request that an item be removed from the Consent Agenda so that the Council may consider the item separately. Items on the Consent Agenda are voted upon as one block and approved with one vote.

 - A. Receive and File: Payroll and Claims.
 - B. Receive and File: Certificate of Recognition for the Seattle Seahawks.
 - C. Authorize the City Manager to purchase a 2014 Case 580 Backhoe from Sonsray in the amount not to exceed \$64,275.84 including 9.4% sales tax and execute all necessary documents.
 - D. Authorize the City Manager to purchase a 2014 Chevrolet Silverado 1500 Truck from Bud Clary Chevrolet in the amount not to exceed \$32,116.56 including 9.4% sales tax and execute all necessary documents.
 - E. Adopt a resolution approving an Interlocal Agreement with the City of Tacoma for 56th Street/Cirque Drive Corridor Design.
- COUNCIL CONSIDERATION – (The following item(s) will require Council action.)
- 7:00 PM 10. PUBLIC SAFETY RESOLUTION
- Staff Report
 - Public Comment
 - Council Consideration
- 7:15 pm 11. MAYOR'S REPORT
- RECESS TO STUDY SESSION - (At this time, Council will have the opportunity to study and discuss business issues with staff prior to its consideration. Citizen comment is not taken at this time; however, citizens will have the opportunity to comment on the following item(s) at future Council meetings.)
- 7:20 pm 12. CHAMBER CREEK PROPERTIES DESIGN STANDARDS

- 8:00 pm **13. VIEW PROTECTION**
- 9:00 pm **14. CHAMBERS CREEK TRAIL INTERLOCAL AGREEMENT**
- 9:30 pm **15. ADJOURNMENT**

*PRELIMINARY CITY COUNCIL AGENDA

March 10, 2014
Special Council Meeting

March 17, 2014
Regular Council Meeting

April 7, 2014
Regular Council Meeting

April 21, 2014
Regular Council Meeting

Preliminary City Council Agenda subject to change without notice*
Complete Agendas will be available 24 hours prior to scheduled meeting.
To obtain Council Agendas, please visit www.cityofup.com.

American Disability Act (ADA) Accommodations Provided Upon Advance Request
Call the City Clerk at 253-566-5656

**CITY OF UNIVERSITY PLACE
DRAFT MINUTES
Regular Meeting of the City Council
Monday, February 3, 2014
City Hall, Windmill Village**

1. CALL REGULAR MEETING TO ORDER – MAYOR

Mayor McCluskey called the Regular Meeting to order at 6:32 p.m.

2. ROLL CALL AND PLEDGE OF ALLEGIANCE

Roll call was taken by the City Clerk as follows:

Councilmember Belleci	Present
Councilmember Grassi	Present
Councilmember Keel	Present
Councilmember Nye	Present
Councilmember Worthington	Present
Mayor Pro Tem Figueroa	Present
Mayor McCluskey	Present

Staff Present: City Manager Sugg, City Attorney Victor, Police Chief Blair, Planning and Development Services Director Swindale, Human Resources Manager Petora k, Parks Recreation and Public Works Director Cooper and City Clerk Genetia.

Councilmember Nye led the pledge of allegiance.

3. APPROVAL OF AGENDA

MOTION: By Councilmember Belleci, seconded by Councilmember Keel, to approve the agenda.

The motion carried.

4. PRESENTATION

Human Trafficking Awareness Month Proclamation – Mayor Pro Tem Figueroa presented a proclamation to the American Association of University Women (AAUW) and Washington Engage, declaring the month of January as Human Trafficking Awareness month.

5. PUBLIC COMMENT – None

6. COUNCIL COMMENTS/REPORTS

Councilmember Keel encouraged University Place residents to attend the City Council’s meeting this Saturday where they will be discussing the topic of Public Safety funding needs.

Councilmember Belleci reminded Councilmembers of Pierce County Regional Council’s General Assembly meeting on February 20.

7. CITY MANAGER’S REPORT

City Manager Sugg provided an update on the Bridgeport Phase 5 and Bridgeport Phase 3B projects. He also reported on the Leach Creek/Chambers Creek trail development progress.

8A-8D. CONSENT AGENDA

MOTION: By Councilmember Belleci, seconded by Councilmember Grassi, to approve the Consent Agenda as follows:

- A. Receive and File: Claims dated 01/31/14, signed 01/30/14, check nos. 49794 through 49819 (2013 invoices), in the total amount of Two Hundred Forty-Seven Thousand Thirty-Seven and 09/100 Dollars (\$247,037.09); and Claims dated 01/31/14, signed 01/30/14, check nos. 49792 through 49793, 49820 through 49820 (2014 invoices), in the total amount of One Hundred Thirty-Three Thousand Nine Hundred Twenty and 22/100 (\$133,920.22).
- B. Approve application for renewal of Liquor Licenses for Rocky's Mini Mart and A's Liquor Spirits 2.
- C. Adopt a resolution directing the Planning Commission to study, develop, and recommend amendments to the Sign Code as specified in the resolution. **(RESOLUTION NO. 743)**
- D. Adopt a resolution declaring certain equipment surplus and authorizing its sale. **(RESOLUTION NO. 744)**

The motion carried.

COUNCIL CONSIDERATION

9. 2014 REFUSE RATE INCREASES

Staff Report – Human Resource Manager Petorak presented a proposed ordinance authorizing an increase of the solid waste base rate in accordance with the City's current franchise agreement with University Place Refuse Service, Inc. and Lakewood Refuse Service. The increase is based on (1) Pierce County's solid waste tipping fee increase of \$2.30 per ton, and (2) a 1.4% increase in the Consumer Price Index (CPI) figure in 2013. The proposed increase is specifically provided for under the current franchise agreements and will be effective March 1, 2014.

Public Comment – None

Council Consideration – **MOTION:** By Councilmember Belleci, seconded by Councilmember Keel, to pass an ordinance increasing the solid waste base rate in accordance with the current solid waste franchise agreements with University Place Refuse Service, Inc. and Lakewood Refuse Service.

The motion carried. **(ORDINANCE NO. 635)**

10. MAYOR'S REPORT

Mayor McCluskey reported on the following events: Partner UP, University Place Community Supported Parks and Recreation Black Tie, and the Sunset Primary students' visit to City Hall. She also reminded Council of its scheduled retreat this Saturday.

At 7:12 p.m., **MOTION:** By Councilmember Grassi, seconded by Mayor Pro Tem Figueroa to adjourn the business meeting of the City Council and recess to study session.

The motion carried.

The City Council took a five minute break before reconvening to study session at 7:23 p.m.

STUDY SESSION

11. 2014 PLANNING COMMISSION WORK PLAN

Planning and Development Services Director Swindale presented the Planning Commission's preliminary work plan for 2014 which is based on direction received from the City Council, state mandates that

require plan or regulatory amendments, and advice from staff. He provided an outline of the Planning Commission's quarterly tasks.

12. COMPREHENSIVE PLAN UPDATE PUBLIC PARTICIPATION PROGRAM

Planning and Development Services Director Swindale presented proposed amendments to the Public Participation Program schedule of events. Under the Growth Manager Act (GMA), the City is required to review and, if necessary, to update its Comprehensive Plan and development regulations every seven years beginning in 2004. The State Legislature amended the GMA extending the deadline for updates from 2011 to 2015 through 2018 depending on location. Director Swindale indicated that on January 8, 2011, the City Council passed Resolution No. 669 that established a Preliminary Comprehensive Plan Update Public Participation Program which was subsequently updated by Resolution No. 684. He noted that in order to provide the level of public participation needed to develop the new Shoreline Master Program and revise the Land Use and Shoreline Elements of the Comprehensive Plan, the Public Participation Program needs to be amended to reflect the new schedule. The new schedule also reflects the needed review and amendments to the remainder of the Comprehensive Plan including the Housing, Environmental Management, Transportation, Capital Facilities, Utilities, Community Character, and Parks Recreation and Open Space elements.

13. EVENTS CRITERIA

Mayor McCluskey framed the discussion indicating the need to align the City's events with the needs and interests of the community, along with having policies and procedures in place to protect the City from liability. City Attorney Victor provided a background on the issue of City events and a summary of the legal requirements to conduct City events on City property. The determination on funding, and the selection of which events to support and sustain was brought before Council to consider.

MOTION: By Councilmember Grassi, seconded by Mayor Pro Tem Figueroa, to suspend the rules to allow public comment, each for three minutes.

The motion carried.

Public Comment: The following individuals provided comment: *Howard Lee, 8302 41st Street West; and Jim Baldes, 2135 Willow Lane.*

Discussion followed with regards to the establishment of criteria for designation of City events, types of events and requirements, liability issues, policies and procedures, and cost associated with events.

Council requested an additional breakdown on the cost of the events.

14. ADJOURNMENT

The meeting adjourned at 9:36 p.m. No other action was taken.

Submitted by,

Emy Genetia
City Clerk

**APPROVAL OF
CONSENT AGENDA**

CERTIFICATE OF RECOGNITION

THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE WOULD LIKE TO RECOGNIZE

CONNER FRANS

FOR ACHIEVING THE SUPERNOVA AWARD FOR EXCELLENCE IN SCIENCE, TECHNOLOGY,
ENGINEERING AND MATHEMATICS THROUGH THE BOY SCOUTS OF AMERICA STEM/NOVA
PROGRAM.

PRESENTED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE ON MARCH 3, 2014.

DENISE MCCLUSKEY, MAYOR



CERTIFICATE OF RECOGNITION

THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE WOULD LIKE TO RECOGNIZE

BOBBY HAY

FOR ACHIEVING THE SUPERNOVA AWARD FOR EXCELLENCE IN SCIENCE, TECHNOLOGY,
ENGINEERING AND MATHEMATICS THROUGH THE BOY SCOUTS OF AMERICA STEM/NOVA
PROGRAM.

PRESENTED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE ON MARCH 3, 2014.

DENISE MCCLUSKEY, MAYOR



CERTIFICATE OF RECOGNITION

THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE WOULD LIKE TO RECOGNIZE

JOHN NUNES

FOR ACHIEVING THE SUPERNOVA AWARD FOR EXCELLENCE IN SCIENCE, TECHNOLOGY,
ENGINEERING AND MATHEMATICS THROUGH THE BOY SCOUTS OF AMERICA STEM/NOVA
PROGRAM.

PRESENTED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE ON MARCH 3, 2014.

DENISE MCCLUSKEY, MAYOR



CERTIFICATE OF RECOGNITION

THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE WOULD LIKE TO RECOGNIZE

PJ STEAD

FOR ACHIEVING THE SUPERNOVA AWARD FOR EXCELLENCE IN SCIENCE, TECHNOLOGY,
ENGINEERING AND MATHEMATICS THROUGH THE BOY SCOUTS OF AMERICA STEM/NOVA
PROGRAM.

PRESENTED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE ON MARCH 3, 2014.

DENISE MCCLUSKEY, MAYOR



City of University Place
Voucher Approval Document

#9A

Control No.: 5 Agenda of: 03/03/14	PREPAY
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Claim of: Payroll for Pay Period Ending 02/15/2014

Check #	Date	Amount		Check #	Date	Amount
317863	02/20/14	50.79		317868	02/20/14	233.64
317864	02/20/14	36.94		317869	02/20/14	73.88
317865	02/20/14	254.89		317870	02/20/14	163.37
317866	02/20/14	26.32		317871	02/20/14	207.01
317867	02/20/14	73.88				

02/20/14 **105,180.70** **Direct Deposit**

EMPLOYEE NET 106,301.42

317872	02/20/14	16,619.33	-	106006, VANTAGEPOINT TRANSF
317873	02/20/14	3,637.02	-	106006 LOAN, VANTAGEPOINT
317874	02/20/14	4,961.76	-	304197, VANTAGEPOINT TRANSF
317875	02/20/14	3,822.80	-	800263, VANTAGEPOINT TRANSF
317876	02/20/14	513.63	-	304197 LOAN, VANTAGEPOINT TR
317877	02/20/14	1,885.00		HOWE TRUSTEE, DAVID M.
317878	02/20/14	250.00		NATIONWIDE RETIREMENT SOLUTION
317879	02/20/14	971.67		PACIFIC SOURCE ADMINISTRATORS
WIRE	02/20/14	20,475.01		BANK OF AMERICA
WIRE	02/20/14	22,075.89		WA STATE DEPT OF RETIREMENT SY
WIRE	02/20/14	126.39		AFLAC INSURANCE
WIRE	02/20/14	845.30		WA ST DEPT OF RETIREMENT SYS

BENEFIT/DEDUCTION AMOUNT 76,183.80
TOTAL AMOUNT 182,485.22

Preparer Certification:

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein and that the claim is a just, due and unpaid obligation against the above-named governmental unit, and that I am authorized to authenticate and certify to said claim.

Signed: (Signature on file)

Date

Steve Sugg, City Manager

FINAL CHECK LISTING
CITY OF UNIVERSITY PLACE

Check Date: 02/14/14

Check Range: 49859-49890 (2014 Invoices)

Claims Approval

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of University Place, and that I am authorized to authenticate and certify to said claim.

I also certify that the following list of checks were issued to replace previously issued checks that have not been presented to the bank for payment. The vendor receiving this replacement check has signed an affidavit of lost warrant for the originally issued check and that check was voided.

Vendor	<u>Name</u>	Replacement	<u>Check #</u>	<u>Original Check #</u>
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Auditing Officer: (Signature on file) Date: _____

Bank : bofa BANK OF AMERICA

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
49859	2/14/2014	002333	BANK OF AMERICA	548001400009	1/22/2014	MASTERCARD/01-22-14	5,777.56	5,777.56
		Voucher: 36213						
49860	2/14/2014	025428	CAPITAL ONE COMMERCIAL/COS	7003-7301-0003-1	1/26/2014	7003-7301-0003-1024/COSTCO	186.81	186.81
		Voucher: 36214						
49861	2/14/2014	003155	CDW.GOVERNMENT, INC.	JK60775	1/23/2014	HARD DRIVE DUPLICATOR	66.68	
		Voucher: 36215		JK47956	1/23/2014	ALURATEK SD/SDHC/MICRSD U	16.67	83.35
49862	2/14/2014	001152	CENTURYLINK	253-565-0497	1/25/2014	PHONE/CURRAN HOUSE	45.71	
		Voucher: 36216		206-Z20-0051	1/20/2014	PHONES/CITY WIDE	2,001.64	2,047.35
49863	2/14/2014	001152	CENTURYLINK	1289231456	1/23/2014	PHONES/LONG DISTANCE & INT	1,532.06	1,532.06
		Voucher: 36217						
49864	2/14/2014	022090	CITY OF PUYALLUP	AR109915	3/20/2014	RECREATION TRIP/LION KING TI	678.24	678.24
		Voucher: 36218						
49865	2/14/2014	001024	CITY TREASURER	100110228	2/4/2014	POWER/3715 BP WAY W, #B5	1,699.80	
		Voucher: 36219		100068203	1/31/2014	POWER/3715 BP WAY W	1,580.10	
				100142834	2/4/2014	WATER/3715 BP WAY W	178.41	
				100751205	2/4/2014	WATER/3555 MARKET PL W, HSE	178.41	
				100165190	1/27/2014	POWER/3761 BP WAY W	161.15	
				100312900	2/4/2014	POWER/3715 BP WAY W, #E3	144.95	
				100565439	1/27/2014	WATER/3761 BP WAY W	123.11	
				100312961	2/4/2014	POWER/3715 BP WAY W, #A3	100.53	
				100495884	2/4/2014	POWER/3625 DREXLER DR W	95.96	
				100105615	2/4/2014	POWER/3503 BP WAY W	59.92	
				100456986	2/1/2014	POWER/5918 HANNAH PIERCE F	55.03	
				100714386	2/4/2014	POWER/3609 MARKET PL W, #2C	45.22	
				100156353	2/4/2014	POWER/4720 BP WAY W	44.76	
				100077109	2/1/2014	POWER/6400 BP WAY W	24.18	
				100312960	2/4/2014	POWER/3715 BP WAY W, #A2	20.27	
				100802489	2/4/2014	POWER/3904 BP WAY W	11.48	
				100312905	2/4/2014	POWER/3715 BP WAY W, #A-3A	9.64	
				100086165	2/4/2014	POWER/7813 44TH ST W	3.46	
				100086155	2/4/2014	POWER/7801 40TH ST W	3.46	
				100086172	2/4/2014	POWER/7901 CIRQUE DR W	3.46	4,543.30

Bank : bofa BANK OF AMERICA

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
49866	2/14/2014	023782	COMPLETE OFFICE SOLUTIONS,	1040795-0	1/23/2014	COPY PAPER	219.30
	Voucher:	36220		1039656-0	1/21/2014	D-RING VIEW BINDERS	198.95
				1041219-0	1/23/2014	LEGAL PADS/POST-ITS/STENO E	66.52
				1041219-1	1/27/2014	1.5" BINDERS/FINANCE DEPT	43.65
				1043612-0	1/31/2014	RECEIVED DATE STAMP/FINANC	39.38
				1036731-0	2/5/2014	IDEAL 4911 STAMP/CLOSED	21.77
				1041055-0	1/23/2014	GEL PENS	19.05
				1039659-0	1/23/2014	2GB DIGITAL CARD	8.31
49867	2/14/2014	024347	COPIERS NORTHWEST, INC.	INV982465	1/23/2014	JAN-FEB14/LEASE PAYMENT/RE	105.46
	Voucher:	36221					616.93
49868	2/14/2014	024101	DTI SOCCER	6587	1/24/2014	UNIFORMS/BASKETBALL	97.24
	Voucher:	36222		6591	1/24/2014	UNIFORMS /BASKETBALL	18.62
				6592	1/24/2014	UNIFORMS/BASKETBALL	10.40
				6590	1/24/2014	UNIFORMS/BASKETBALL	9.31
				6589	1/24/2014	UNIFORMS/BASKETBALL	9.31
49869	2/14/2014	024941	FENNELL, KAREN	REIMB	1/29/2014	REIMB/SIGN CHANGES/PRUNING	105.02
	Voucher:	36223					144.88
49870	2/14/2014	002941	GENESYS CONFERENCING	I-1190191	1/14/2014	CONFIDENTIAL TELECONFEREN	94.94
	Voucher:	36224					94.94
49871	2/14/2014	025599	HASSUR, MICHAEL	57604	1/24/2014	REFUND/TOWN HALL RENTAL/LI	675.00
	Voucher:	36225					675.00
49872	2/14/2014	001222	HOME DEPOT CREDIT SERVICES	6035-3225-0105-0	1/28/2014	MISC REPAIR & MAINTENANCE S	1,534.64
	Voucher:	36226					1,534.64
49873	2/14/2014	025431	JR SIMPLOT COMPANY	212021784	1/31/2014	MISC AGRICULTURAL PRODUCT	1,886.09
	Voucher:	36227					1,886.09

Bank : bofa BANK OF AMERICA

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
49874	2/14/2014	001378	MOUNTAIN MIST WATER	005274363	1/6/2014	#075361/BOTTLED WATER/PW S	16.00	
	Voucher:	36228		005307037	1/21/2014	#066460/BOTTLED WATER/FITNE	14.31	
				005309159	1/22/2014	#031650/BOTTLED WATER/SR CI	12.50	
				005274352	1/6/2014	#075361/BOTTLED WATER/CITY	12.50	
				005274365	1/6/2014	#068332/BOTTLED WATER/CM O	7.47	
				005307040	1/21/2014	#075361/BOTTLED WATER/PW S	7.25	
				005307038	1/21/2014	#068332/BOTTLED WATER/CM O	6.75	
				005327885	1/29/2014	#065205/BOTTLED WATER/COU	6.56	
				005274364	1/6/2014	#075361/BOTTLED WATER/CITY	35.25	
				005307039	1/21/2014	#075361/BOTTLED WATER/CITY	28.25	
				005279618	1/8/2014	#031650/BOTTLED WATER/SR CI	16.00	162.84
49875	2/14/2014	002156	NATIONAL ASSN OF TOWN WAT(WA192		1/21/2014	2014 MEMBERSHIP DUES/J HALI	35.00	35.00
	Voucher:	36229						
49876	2/14/2014	002993	ORIENTAL TRADING COMPANY, I661553086-01		1/17/2014	MISC SUPPLIES/DADDY-DAUGH	137.49	137.49
	Voucher:	36230						
49877	2/14/2014	003178	OWENS PRESS, INC. 25970		1/27/2014	JAN-FEB14/HEADLINES NEWSLE	4,982.08	4,982.08
	Voucher:	36231						
49878	2/14/2014	022852	P & N QUALITY JANITORIAL SVC.254		1/15/2014	JAN14/JANITORIAL SERVICES	2,687.17	2,687.17
	Voucher:	36232						
49879	2/14/2014	001288	PACIFIC WELDING SUPPLIES, LL01188710		1/30/2014	REPAIRS/PLASMA CUTTER	93.08	93.08
	Voucher:	36233						
49880	2/14/2014	021638	PACIFCSOURCE ADMIN, INC. 197370		1/27/2014	JAN14/ADMIN FEES & YEARLY R	482.50	482.50
	Voucher:	36234						
49881	2/14/2014	001109	PIERCE COUNTY BUDGET & FIN/AR155290		1/13/2014	1STQTR14/EMERGENCY MANAC	6,659.75	
	Voucher:	36235	AR155645		1/22/2014	2014 PCRC DUES MEMBERSHIP	879.14	7,538.89
49882	2/14/2014	001291	PITNEY BOWES INC 399654		1/27/2014	E-Z SEAL/64 OZ BOTTLE	51.44	51.44
	Voucher:	36236						
49883	2/14/2014	001161	PUGET SOUND ENERGY CORP 300000009641		1/31/2014	GAS/3715 BP WAY W, #D2 & A3	499.76	
	Voucher:	36237	200017087624		1/29/2014	GAS/2534 GRANDVIEW DR W	351.45	
			200000971479		1/24/2014	GAS/4910 BRISTONWOOD DR W	311.86	
			300000010987		1/31/2014	GAS/3715 BP WAY, #E2	67.84	
			200014542258		1/28/2014	GAS/7450 MARKET SQ W	54.09	
			200010256200		1/24/2014	GAS/6420 CHAMBERS CK RD W	14.30	1,299.30
49884	2/14/2014	024457	SONSRAY MACHINERY 606219		1/13/2014	IC 32525A1/ALARM, BACKUP	113.10	113.10
	Voucher:	36238						

Bank : bofa BANK OF AMERICA

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
49885	2/14/2014	002613	SUPERIOR LINEN SERVICE,INC. 72060	1/29/2014	OFFICE MAT RENTAL/PW SHOP	79.97	79.97
		Voucher: 36239					
49886	2/14/2014	021733	UNIFIED OFFICE SERVICES 176986	1/23/2014	AT-A-GLANCE 3 MONTH WALL C	44.83	44.83
		Voucher: 36240					
49887	2/14/2014	001148	UNITED STATES POSTAL SERVICMAR-APR14	2/4/2014	PERMIT#235/BULK MAIL/MAR-AF	2,950.00	2,950.00
		Voucher: 36241					
49888	2/14/2014	001158	WA CITIES INSURANCE AUTHOR 101075	1/29/2014	2014 LIABILITY/PROPERTY ASSE	2,500.00	2,500.00
		Voucher: 36242					
49889	2/14/2014	024399	WELLS FARGO FINANCIAL LEASI5000825754	1/19/2014	FEB-MAR14/RENT/LEXMARK PRI	95.07	95.07
		Voucher: 36243					
49890	2/14/2014	001428	WILBUR-ELLIS COMPANY 7733711	1/24/2014	2014 SEMINAR/SUSAN HANEY	55.00	55.00
		Voucher: 36244					
Sub total for BANK OF AMERICA:							43,319.39

32 checks in this report.

Grand Total All Checks: 43,319.39

FINAL CHECK LISTING
CITY OF UNIVERSITY PLACE

Check Date: 02/28/14

Check Range: 49903-49978

Claims Approval

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of University Place, and that I am authorized to authenticate and certify to said claim.

I also certify that the following list of checks were issued to replace previously issued checks that have not been presented to the bank for payment. The vendor receiving this replacement check has signed an affidavit of lost warrant for the originally issued check and that check was voided.

<u>Vendor Name</u>	<u>Replacement Check #</u>	<u>Original Check #</u>
Karen Fennell	49905	49869

Auditing Officer: (Signature on file)

Date: _____

Bank : bofa BANK OF AMERICA

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
49903	2/14/2014	002939	WA STATE TREASURER	25601/0015194	2/14/2014	NOTARY RENEWAL/S GROVER	30.00	30.00
		Voucher:	36326					
49904	2/19/2014	003057	WA DEPT OF FISH & WILDLIFE	PERMIT/CRYSTA	2/19/2014	PERMIT/HPA/CRYSTAL CK CULV	150.00	150.00
		Voucher:	36322					
49906	2/28/2014	001000	ABC LEGAL MESSENGERS INC	MMFWA00061500	1/28/2014	LEGAL DELIVERY SERVICE	50.00	50.00
		Voucher:	36256					
49907	2/28/2014	025179	ACCESS INFORMATION MANAGE	0529830	1/31/2014	JAN14/OFFSITE RECORDS STOF	157.94	157.94
		Voucher:	36257					
49908	2/28/2014	002661	AIR SYSTEMS ENGINEERING INC	000196012	2/5/2014	HVAC REPAIRS/CITY HALL	4,211.90	4,211.90
		Voucher:	36258					
49909	2/28/2014	001004	ALARM WORKS NW	1778	2/8/2014	REPAIR/MOTION DETECTOR/CO	301.12	301.12
		Voucher:	36259					
49910	2/28/2014	023101	ALLIANCE FOR COMMUNITY MEI	18645-2015	2/1/2014	2014 MEMERSHIP DUE/A KANTZ	350.00	350.00
		Voucher:	36260					
49911	2/28/2014	001818	APEX ENGINEERING PLLC	201450432	2/11/2014	SURVEYING & ENGINEERING CC	3,497.50	3,497.50
		Voucher:	36261					
49912	2/28/2014	023411	AUTOZONE, INC.	1164968692	1/14/2014	WIPER BLADES/TRUCK #34	45.71	
		Voucher:	36262	1164971226	1/17/2014	GLASS CLEANER & SILICONE SF	19.72	
				1164976556	1/24/2014	INDUSTRIAL COLD WELD/AIR M/	17.66	83.09
49913	2/28/2014	002167	BASELINE ENGINEERING INC	14160	1/31/2014	SURVEY SERVICES/FOX GLEN S	1,627.75	1,627.75
		Voucher:	36263					
49914	2/28/2014	001182	BIG JOHN'S TROPHIES	123607	2/6/2014	2"X4" LASER ENGRAVED PLASTI	19.69	19.69
		Voucher:	36264					
49915	2/28/2014	002275	BUNCE DBA AMERICAN PARTY P	94980-5	2/10/2014	PHOTO BOOTH RENTAL/DADDY·	109.50	109.50
		Voucher:	36265					
49916	2/28/2014	025573	CANON FINANCIAL SERVICES	13539735	2/10/2014	FEB14/LEASE/IRC5255	311.67	311.67
		Voucher:	36266					
49917	2/28/2014	023827	CASCADIA INT'L LLC	103065	2/15/2014	REPAIR HEATER/BROOMBEAR S	732.51	732.51
		Voucher:	36267					
49918	2/28/2014	001152	CENTURYLINK	253-564-1992	2/11/2014	PHONE/SR CENTER	244.21	
		Voucher:	36268	253-584-0775	2/1/2014	PHONE/KOBAYASHI	45.83	
				253-566-9558	2/14/2014	PHONE/PW PUMP CALLOUT LINI	35.05	325.09
49919	2/28/2014	001466	CHICAGO TITLE INSURANCE	20142000029-W-1	2/14/2014	RECORDING FEES/RELEASE EA	440.00	
		Voucher:	36269	WR-04746	2/6/2014	RECORDING CHARGES/RELEAS	377.00	817.00

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49920	2/28/2014	025066	CHURCH OF CHRIST	REFUND	2/18/2014	REFUND/DEPOSIT/SR CENTER F	200.00	200.00
	Voucher:	36270						
49921	2/28/2014	003056	CITY OF LAKEWOOD	11759	2/14/2014	JAN14/IN CUSTODY COURT TRA	1,210.00	1,210.00
	Voucher:	36271						

Void Check #49222

City Treasurer Check Stub Overrun

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
49923	2/28/2014	001024 CITY TREASURER	100089560	2/12/2014	POWER/4317 GRANDVIEW DR W	45.87	
	Voucher:	36272	100357178	2/11/2014	POWER/2620 BP WAY W	40.34	
			100137881	2/20/2014	POWER/4523 97TH AVE W	38.30	
			100089578	2/12/2014	POWER/4116 GRANDVIEW DR W	34.40	
			100089528	2/12/2014	POWER/3912 GRANDVIEW DR W	28.67	
			100344745	2/12/2014	POWER/6810 CIRQUE DR W	27.11	
			100089555	2/12/2014	POWER/4526 GRANDVIEW DR W	22.94	
			100315888	2/5/2014	POWER/7401 CHAMBERS LN W	22.28	
			100057075	2/12/2014	POWER/4100 GRANDVIEW DR W	22.22	
			100306925	2/5/2014	POWER/8020 CHAMBERS CK RD	20.10	
			100256491	2/12/2014	POWER/7250 CIRQUE DR W	19.28	
			100089550	2/12/2014	POWER/4704 GRANDVIEW DR W	17.20	
			100089583	2/12/2014	POWER/4016 GRANDVIEW DR W	17.20	
			100079031	2/4/2014	POWER/3715 BP WAY W, #D4	11.19	
			100302273	2/4/2014	POWER/3715 BP WAY W, #D2	9.97	
			100312959	2/4/2014	POWER/3715 BP WAY W, #A1	9.64	
			100079046	2/4/2014	POWER/3715 BP WAY W, #D5	9.64	
			100077151	2/12/2014	POWER/4000 OLYMPIC BLVD W	9.51	
			100109710	2/11/2014	POWER/8902 40TH ST W	8.60	
			100077140	2/12/2014	POWER/2900 GRANDVIEW DR W	8.05	
			100072286	2/12/2014	POWER/8501 40TH ST W	8.05	
			100072268	2/12/2014	POWER/8901 40TH ST W	8.05	
			100072254	2/12/2014	POWER/8417 40TH ST W	8.05	
			100358203	2/12/2014	POWER/7150 CIRQUE DR W	660.96	
			100083325	2/19/2014	POWER/4910 BRISTONWOOD DR	445.71	
			100052902	2/4/2014	WATER & POWER/3715 BP WAY	401.60	
			100092335	2/7/2014	POWER/3050 BP WAY W	328.40	
			100775637	2/12/2014	POWER/7001 CIRQUE DR W	306.44	
			100081728	2/11/2014	POWER/6701 BP WAY W	252.28	
			100032203	2/7/2014	POWER & WATER/2534 GRANDV	244.55	
			100077160	2/13/2014	POWER/5202 67TH AVE W	232.97	
			100263915	2/12/2014	WATER & POWER/7250 CIRQUE	208.65	
			100172057	2/19/2014	POWER & WATER/3920 GRANDV	157.00	
			100333844	2/19/2014	WATER/4951 GRANDVIEW DR W	156.88	
			100324281	2/12/2014	POWER/7820 CIRQUE DR W	142.70	

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			100679491	2/11/2014	POWER/8002 40TH ST W	137.89	
			100798512	2/25/2014	POWER/4402 97TH AVE W	130.83	
			100781041	2/13/2014	WATER/4600 BECKONRIDGE DR	122.51	
			100101783	2/10/2014	POWER/5520 GRANDVIEW DR W	120.02	
			100094683	2/19/2014	POWER/4758 BRISTONWOOD DR	91.74	
			100125349	2/19/2014	POWER/4009 CURRAN LN W	79.92	
			100080586	2/19/2014	POWER/4951 GRANDVIEW DR W	73.45	
			100346073	2/14/2014	WATER/7250 CIRQUE DR W	73.44	
			100722752	2/19/2014	WATER/4009 CURRAN LN W	60.37	
			100445063	2/4/2014	POWER/3715 BP WAY W, #E2	46.87	4,921.84
49924	2/28/2014	001140 CITY TREASURER	90546727	2/21/2014	STREETLIGHT COBRAHEAD MAI	1,957.62	
	Voucher:	36273	90544649	2/6/2014	JAN14/HYDRANT STANDBY & CC	217.39	
			90542577	1/28/2014	JAN14/LANDFILL CHARGES	1,134.50	3,309.51
49925	2/28/2014	025161 CITY TREASURER	114	2/4/2014	JAN14/UPTV CHANNEL GUIDE LI	92.70	
	Voucher:	36274	214	2/4/2014	FEB14/UPTV CHANNEL GUIDE LI	92.70	185.40
49926	2/28/2014	002060 CODE PUBLISHING COMPANY IN	45583	1/27/2014	MUNICIPAL CODE/SUPP UPDATI	2,034.84	2,034.84
	Voucher:	36275					
49927	2/28/2014	024565 COMCAST	849835010094436	2/10/2014	FEB19-MAR18/BUSINESS CLASS	156.12	
	Voucher:	36276	849835010094487	2/15/2014	BUSINESS CLASS INTERNET/CI	140.79	
			849835010094441	2/10/2014	FEB19-MAR18/BUSINESS CLASS	97.56	
			849835010073571	2/10/2014	MODEMS/REMOTE SURVEILLAN	70.84	
			849835010073570	2/10/2014	MODEMS/REMOTE SURVEILLAN	70.84	536.15
49928	2/28/2014	023782 COMPLETE OFFICE SOLUTIONS,	1048780-0	2/13/2014	COPY PAPER	238.54	
	Voucher:	36277	1042269-0	1/27/2014	MISC OFFICE SUPPLIES/ DEV S	148.16	
			1048781-0	2/13/2014	BATTERIES/BUSINESS CARD	142.18	
			1045753-0	2/5/2014	MISC OFFICE SUPPLIES	119.05	
			1041889-0	1/27/2014	TONER CARTRIDGE	109.40	
			1045089-0	2/4/2014	MISC OFFICE SUPPLIES/FINANC	74.79	
			1041889-1	1/29/2014	TONER CARTRIDGE	67.05	
			1048371-0	2/14/2014	STORAGE BOXES	39.71	
			1045091-0	2/4/2014	MISC OFFICE SUPPLIES/DEV SE	35.59	
			1042268-0	1/27/2014	AWARD FRAMES/COMMUNICATI	34.99	
			1046652-0	2/7/2014	PHOTO PAPER/COMMUNICATIO	19.19	
			1046653-0	2/7/2014	HIGHLIGHTERS/FINANCE	10.06	1,038.71

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49929	2/28/2014	002066	CONSOLIDATED ELECTR.DIST.CI8541-761984	2/13/2014	HIGH PRESSURE SODIUM LAMP	202.58		
	Voucher:	36278	8541-760709	2/10/2014	BALLAST/HESS PARKING LOT	91.94	294.52	
49930	2/28/2014	024347	COPIERS NORTHWEST, INC.	INV994742	2/17/2014	JAN14-FEB13/OVERAGE CHARG	133.06	
	Voucher:	36279	INV993016	2/12/2014	JAN9-FEB8/OVERAGE CHARGES	52.38		
			INV993017	2/21/2014	FEB11-MAR10/LEASE PAYMENT/	32.31		
			INV993018	2/12/2014	JAN11-FEB10/OVERAGE CHARG	13.88		
			INV992574	1/31/2014	DEC04-JAN03/OVERAGE CHARG	361.36	592.99	
49931	2/28/2014	003099	DIAMOND COMMUNICATIONS, IN14-083	2/11/2014	SET UP VEHICLE LICENSING MA	227.55	227.55	
	Voucher:	36280						
49932	2/28/2014	002431	DIANE DEMARS	FEB14	2/13/2014	FEB14/COMMUNITY YOGA CLAS	804.37	804.37
	Voucher:	36281						
49933	2/28/2014	001737	DON SMALL & SONS OIL DIST CC49995	2/13/2014	BULK FUEL/PW SHOP	3,896.95		
	Voucher:	36282	47647	1/14/2014	BULK FUEL/PW SHOP	3,717.21	7,614.16	
49934	2/28/2014	024101	DTI SOCCER	6586	1/24/2014	BASKETBALL UNIFORMS	170.49	
	Voucher:	36283	6597	1/31/2014	BASKETBALL UNIFORMS	5.04		
			6588	2/26/2014	UNIFORM/BASKETBALL	5.04	180.57	
49935	2/28/2014	001406	GUARDIAN SECURITY GROUP IN63747	2/3/2014	KEYS	109.33	109.33	
	Voucher:	36284						
49936	2/28/2014	025597	J&I POWER EQUIPMENT INC	183420	2/5/2014	MAINTENANCE/HEDGE TRIMMEI	194.55	
	Voucher:	36285	183347	2/5/2014	MAINTENANCE/SITHL HEDGE TF	101.47		
			183349	2/5/2014	MAINTENANCE/SITHL HEDGE TF	100.39		
			183348	2/5/2014	MAINTENANCE/SITHL HEDGE TF	99.31		
			183345	2/5/2014	MAINTENANCE/SITHL HEDGE TF	98.25		
			183350	2/5/2014	MAINTENANCE/SITHL HEDGE TF	98.25		
			183419	2/5/2014	MAINTENANCE/CHAIN SAW/#266	81.88	774.10	
49937	2/28/2014	023454	KELLMAN, DAVID	011714	1/17/2014	PHOTOGRAPHY SERVICES/COU	500.00	500.00
	Voucher:	36286						
49938	2/28/2014	002278	KING LUMINAIRE COMPANY INC 12984		1/29/2014	REPLACEMENT GLOBES/DECOF	12,555.00	12,555.00
	Voucher:	36287						
49939	2/28/2014	001960	KROGER - FRED MEYER STORE5700070		2/1/2014	CUSTOMER # 700070/MISC PURC	31.73	31.73
	Voucher:	36288						
49940	2/28/2014	001987	LAKEWOOD IRON WORKS	022114	2/21/2014	CUSTOM STEEL PLANT HANGEF	820.50	820.50
	Voucher:	36289						
49941	2/26/2014	024933	LANDSCAPE BARK	L65277	1/30/2014	BEAUTY BARK	697.97	697.97
	Voucher:	36290						

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49942	2/28/2014	001243	LLOYD ENTERPRISES INC	176556	1/15/2014	TRUCK RENTAL/WASTE REMOV.	880.00	880.00
		Voucher: 36291						
49943	2/28/2014	001797	LOWE'S BUSINESS ACCOUNT/GE874-3507-017634-		2/17/2014	MISC REPAIR & MAINT SUPPLIE	132.34	132.34
		Voucher: 36292						
49944	2/28/2014	025601	MARTIN, DAN	006775	2/7/2014	REFUND/OVERPAID ANIMAL LIC	23.00	23.00
		Voucher: 36293						
49945	2/28/2014	001258	MCCARTHY & CAUSSEAUX	206	1/31/2014	JAN14/HEARINGS EXAMINER SE	877.00	877.00
		Voucher: 36294						
49946	2/28/2014	001352	MILES RESOURCES, LLC	234841	2/10/2014	HOT MIX ASPHALT/STREETS	307.79	307.79
		Voucher: 36295						
49947	2/28/2014	025001	NATIONAL CONSTRUCTION REN	3832211	2/4/2014	FEB5-MAR4/FENCE RENTAL/PAS	19.04	19.04
		Voucher: 36296						
49948	2/28/2014	001095	NEWS TRIBUNE	I00883289-013020	1/30/2014	LEGAL NOTICE/SEA SPIRIT VES	263.33	263.33
		Voucher: 36297						
49949	2/28/2014	022320	NORTHWEST ABATEMENT SVC	114-2162-1	2/14/2014	TESTING OF MATERIAL/KOBAYA	770.00	770.00
		Voucher: 36298						
49950	2/28/2014	001096	NORTHWEST CASCADE, INC.	1082487	1/29/2014	PUMPING/INSPECTION/REPAIR/I	2,766.18	
		Voucher: 36299		1081281	1/11/2014	DRAIN CLEANING/SENIOR CENT	278.97	
				1-837748	1/5/2014	PORTA POTTY RENTAL/SKATEP	144.00	
				1-837198	1/6/2014	PORTA POTTY RENTAL/CURRAM	72.00	
				1-837197	1/6/2014	PORTA POTTY RENTAL/SUNSET	72.00	
				1-855571	2/6/2014	PORTA POTTY RENTAL/SUNSET	72.00	
				1-855572	2/19/2014	PORTA POTTY RENTAL/CURRAM	72.00	
				1-856190	2/5/2014	PORTA POTTY RENTAL/SKATE F	72.00	
				1-837199	1/6/2014	PORTA POTTY RENTAL/KOBAYA	52.00	
				1-855573	2/6/2014	PORTA POTTY RENTAL/KOBAYA	52.00	3,653.15
49951	2/28/2014	021638	PACIFICSOURCE ADMIN, INC.	0000198717	2/10/2014	FEB14/ADMIN FEES	82.50	82.50
		Voucher: 36300						
49952	2/28/2014	002051	PCRCO,LLC	3817	1/31/2014	DISPOSAL/TREATMENT OF VAC	1,856.15	1,856.15
		Voucher: 36301						
49953	2/26/2014	023809	PIERCE COUNTY	BSP	2/26/2014	REVIEW FEE/AMENDED BINDINC	185.00	185.00
		Voucher: 36302						

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
49954	2/28/2014	001109	PIERCE COUNTY BUDGET & FIN/AR156546	2/12/2014	JAN14/POLICE SERVICES	280,381.25	
	Voucher:	36303	AR156548	2/12/2014	FEB14/POLICE SERVICES	279,911.31	
			AR155879	1/29/2014	2013 BILLING FOR ON-LINE SER'	24,975.00	
			AR156555	2/19/2014	JAN14/ANIMAL CONTROL & SHE	8,328.04	
			AR155599	1/19/2014	CORRECTED AUG-DEC13/JAIL S	7,152.50	
			AR155930	1/30/2014	2014 DIGITAL ORTHOPHOTOGR	6,500.00	
			AR156069	2/4/2014	4TH QTR 13/LIQUOR TAX & PROI	1,820.83	609,068.93
49955	2/28/2014	024698	PIERCE COUNTY SECURITY, INC270992	2/5/2014	#9206/JAN14/SECURITY/KOBAYA	150.00	
	Voucher:	36304	270938	2/5/2014	#9205/JAN14/SECURITY/CIRQUE	150.00	300.00
49956	2/26/2014	001588	PIERCE COUNTY SEWER	2/2/2014	SEWER/3715 BP WAY W	134.49	
	Voucher:	36305	00664685	2/2/2014	SEWER/4951 GRANDVIEW DR W	101.41	
			00000591	2/2/2014	SEWER/2534 GRANDVIEW DR W	64.65	
			00604682	2/2/2014	SEWER/2917 MORRISON RD W	48.27	
			01571443	2/2/2014	SEWER/7520 CIRQUE DR W/RES	34.86	
			01576739	2/2/2014	SEWER/3609 MARKET PL W/RET	34.09	
			01576721	2/2/2014	SEWER/3609 MARKET PL W/RET	34.09	
			01576712	2/2/2014	SEWER/3609 MARKET PL W/RET	34.09	
			01512692	2/2/2014	SEWER/3555 MARKET PL W	18.24	504.19
49957	2/28/2014	001291	PITNEY BOWES INC	2/10/2014	ADHESIVE TAPE/POSTAGE MET	78.01	78.01
	Voucher:	36306					
49958	2/28/2014	025600	QQ HOT POT	2/10/2014	REFUND/BUSINESS LICENSE	50.00	50.00
	Voucher:	36307					
49959	2/28/2014	025241	ROBERT HALF TECHNOLOGY, IN39796186	2/18/2014	WE 02-14-14/BRYAN HEAD/TEMF	1,420.00	
	Voucher:	36308	29704579	2/4/2014	WE 01-31-14/BRYAN HEAD/TEMF	1,420.00	
			39736558	2/10/2014	WE 02-07-14/BRYAN HEAD/TEMF	1,420.00	4,260.00
49960	2/28/2014	001328	SHELL FLEET CARD SERVICES	2/24/2014	81-471-0012-0/SHELL	81.24	81.24
	Voucher:	36309					
49961	2/28/2014	021750	SHRM	2/24/2014	2014 MEMBERSHIP DUES/LISA F	185.00	185.00
	Voucher:	36310					
49962	2/28/2014	002613	SUPERIOR LINEN SERVICE, INC. 74999	2/12/2014	OFFICE MAT RENTAL/PW SHOP	79.97	79.97
	Voucher:	36311					
49963	2/28/2014	001139	TACOMA-PIERCE CO CHAMBER	1/2/2014	WEST SIDE WAKEUP!/9-26-14/M	200.00	200.00
	Voucher:	36312					
49964	2/28/2014	001636	THOMSON REUTERS - WEST	2/1/2014	JAN14/WEST INFORMATION CH/	615.57	615.57
	Voucher:	36313					

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
49965	2/28/2014	025090	TOSHIBA BUSINESS SOLUTIONS 14857082	1/31/2014	TOSHIBA E-STUDIO 80 DIGITAL C	79.14	79.14
		Voucher: 36314					
49966	2/28/2014	001035	TYLER TECHNOLOGIES, INC. 045-100938	12/17/2013	SALES TAX/INVOICE #045-10070	3,482.22	
		Voucher: 36315	045-100707	2/25/2014	2014/EDEN SUPPORT PLUS	36,654.89	40,137.11
49967	2/28/2014	021733	UNIFIED OFFICE SERVICES 178057	2/10/2014	MISC OFFICE SUPPLIES/CITY M/	63.80	
		Voucher: 36316	178059	2/10/2014	MISC OFFICE SUPPLIES/CITY M/	27.34	91.14
49968	2/28/2014	001331	UNIVERSITY PLACE REFUSE SV, 782211	2/19/2014	MAR14/BILLING PERIOD/REFUSE	984.54	984.54
		Voucher: 36317					
49969	2/28/2014	001151	UNIVERSITY PLACE SCHOOL DISF21972	2/10/2014	JAN14/CJH & CHS GYM USE/BAS	600.00	
		Voucher: 36318	F21976	2/13/2014	JAN14/NVI GYM USE/BASKETBAI	87.50	687.50
49970	2/28/2014	001153	VERIZON WIRELESS,LLC. 9719356036	2/1/2014	FEB14/CELL PHONES/CITY WIDE	1,751.64	1,751.64
		Voucher: 36319					
49971	2/28/2014	001157	WA ASSN OF BUILDING OFFICIAL28144	2/11/2014	2014 AEI/D BENTLEY, M SCHOEN	450.00	450.00
		Voucher: 36320					
49972	2/28/2014	001158	WA CITIES INSURANCE AUTHOR 101077	2/14/2014	NOTARY BOND/SUZANNE GROV	50.00	50.00
		Voucher: 36321					
49973	2/28/2014	001032	WA STATE 2014010208	2/4/2014	JAN14/ANALOG PHONE LINES/C	197.63	197.63
		Voucher: 36323					
Void* 49974	2/28/2014	002072	WA STATE DEPT OF REVENUE JAN14	2/24/2014	JAN14/USE TAX & B&O TAX	619.48	619.48
		Voucher: 36324					
49975	2/28/2014	001389	WA STATE PATROL 114005151	2/3/2014	JAN14/EMPLOYEE BACKGROUN	80.00	80.00
		Voucher: 36325					
49976	2/28/2014	024399	WELLS FARGO FINANCIAL LEAS15000905699	2/16/2014	MAR15-APR14/RENT/LEXMARK F	95.07	95.07
		Voucher: 36327					
49977	2/28/2014	022306	WHITWORTH PEST SOLUTIONS 1211768	1/27/2014	PEST CONTROL/WINDMILL VILL/	67.55	
		Voucher: 36328	211767	1/24/2014	PEST CONTROL/SR CENTER	46.77	114.32
49978	2/28/2014	023675	ZEE MEDICAL INC. 68249991	1/29/2014	AED VITAL LINE ESSENTIALS/1 \	435.41	
		Voucher: 36329	68251191	2/20/2014	RESTOCK FIRST AID KIT/SR CEN	24.12	459.53

Sub total for BANK OF AMERICA: ~~721,683.31~~

\$721,063.83

* Should have been a wire not a check.

74 checks in this report.

Grand Total All Checks: 721,683.34
\$721063.83

CERTIFICATE OF RECOGNITION

THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE WOULD LIKE TO RECOGNIZE THE

SEATTLE SEAHAWKS

FOR EARNING THE TEAM'S FIRST SUPER BOWL VICTORY IN A COMMANDING PERFORMANCE.
THIS DISPLAY OF OUTSTANDING DEDICATION, COMMITMENT AND PASSION HAS PROVEN TO
INSPIRE THE CITIZENS OF WASHINGTON STATE.

PRESENTED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE ON MARCH 3, 2014.

DENISE MCCLUSKEY, MAYOR



**Business of the City Council
City of University Place, WA**

Proposed Council Action:

Authorize the City Manager to purchase a 2014 Case 580 Backhoe from Sonsray in the amount not to exceed Sixty Four Thousand, Two Hundred Seventy Five Dollars and Eighty Four Cents (\$64,275.84) including 9.4 % sales tax and execute all necessary documents.

Agenda No: 9C

Dept. Origin: Public Works, Parks & Recreation

For Agenda of: March 3, 2014

Exhibits: Order Form

Concurred by Mayor: _____

Approved by City Manager: _____

Approved as to form by City Atty.: _____

Approved by Finance Director: _____

Approved by Department Head: _____

Expenditure	Amount	Appropriation
Required \$ 64,275.84	Budgeted \$80,000.00 (SWM Funds)	Required \$0

SUMMARY / POLICY ISSUES

Public Works Operations requests the approval to purchase a replacement for the backhoe as identified in the 2014 Budget. This piece of equipment will replace the 1996 backhoe currently in use. In order to get the best price, we are purchasing this vehicle through National Joint Powers Alliance® which is a national public service agency committed to serving their Members nationally and locally through a variety of valued programs.

ALTERNATIVES CONSIDERED

N/A

BOARD OR COMMITTEE RECOMMENDATION

RECOMMENDATION / MOTION

MOVE TO: Authorize the City Manager to purchase a 2014 Case 580 Backhoe from Sonsray in the amount not to exceed Sixty Four Thousand, Two Hundred Seventy Five Dollars and Eighty Four Cents (\$64,275.84) including 9.4 % sales tax and execute all necessary documents.

**Business of the City Council
City of University Place, WA**

Proposed Council Action:

Authorize the City Manager to purchase a 2014 Chevrolet Silverado 1500 Truck from Bud Clary Chevrolet in the amount not to exceed Thirty Two Thousand, One Hundred Sixteen Dollars and Fifty Six Cents (\$ 32,116.56) including 9.4 % sales tax and execute all necessary documents.

Agenda No: 9D

Dept. Origin: Public Works, Parks & Recreation

For Agenda of: February 18, 2014

Exhibits: Specification Form

Concurred by Mayor: _____

Approved by City Manager: _____

Approved as to form by City Atty.: _____

Approved by Finance Director: _____

Approved by Department Head: _____

Expenditure Required	\$32,116.56	Amount Budgeted	\$37,800.00	Appropriation Required	\$0
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SUMMARY / POLICY ISSUES

Public Works Operations requests the approval to purchase a replacement pickup truck as identified in the 2014 Budget. This vehicle would replace the 2001 vehicle currently in use. In order to get the best price, we are purchasing this vehicle through the Washington State Department of Enterprise Services using the State Contract price.

ALTERNATIVES CONSIDERED

N/A

BOARD OR COMMITTEE RECOMMENDATION

RECOMMENDATION / MOTION

MOVE TO: Authorize the City Manager to purchase a 2014 Chevrolet Silverado 1500 Truck from Bud Clary Chevrolet in the amount not to exceed Thirty Two Thousand, One Hundred Sixteen Dollars and Fifty Six Cents (\$32,116.56) including 9.4 % sales tax and execute all necessary documents.

CHEVROLET SILVERADO 4WD

SPECIFICATIONS AND ADDITIONAL INFORMATION

	Silverado 1500 Regular Cab (CK15903)	Silverado 1500 Extended Cab (CK15753)	Silverado 1500 Crew Cab (CK15743)
GVWR (6000# Minimum)	6900#	7100#	7100#
Engine (Minimum 3.6L V6)	4.3L V6	4.3L V6	4.3L V8
Box Length	8 Ft	6.5 Ft	6.5 Ft
Air Bags, Driver and Front Passenger	FCY/STD	FCY/STD	FCY/STD
Air Conditioning	FCY/STD	FCY/STD	FCY/STD
Alternator (Minimum 100AMP)	155 AMP	155 AMP	155 AMP
Battery (Minimum 600 CCA)	750 CCA	750 CCA	750 CCA
Brakes, HD Power 4 Wheel, Anti-Locking System	FCY/STD	FCY/STD	FCY/STD
Bumper, HD Rear Step	FCY/STD	FCY/STD	FCY/STD
Cigarette Lighter or Auxiliary Power Source	FCY/STD	FCY/STD	FCY/STD
Cruise Control/Tilt Steering Wheel	FCY/STD	FCY/STD	FCY/STD
Dome Light	FCY/STD	FCY/STD	FCY/STD
Door Trim Panels	FCY/STD	FCY/STD	FCY/STD
Floor Covering, Vinyl	FCY/STD	FCY/STD	FCY/STD
Fuel Capacity	33 Gallon	26 Gallon	26 Gallon
Gauges In Lieu of Warning Lights (FCY)	Speedometer, Tachometer, Volt, Fuel, Coolant temp	Speedometer, Tachometer, Volt, Fuel, Coolant temp	Speedometer, Tachometer, Volt, Fuel, Coolant temp
Glass, Tinted All Around	FCY/STD	FCY/STD	FCY/STD
Headliner, Non Metallic	FCY/STD	FCY/STD	FCY/STD
Keys, Four (4) Set of Exterior Keyed Door Locks, Driver & Front Passenger Doors, or Remote Keyless Entry w/ 2 Fobs	DLR DLR	DLR DLR	DLR
Mirrors, Heated Manufacturer's Standard Exterior Mirrors, L & R	FCY/STD	FCY/STD	FCY/STD
Power Group (Windows, Door Locks, Mirrors)	FCY/STD	FCY/STD	FCY/STD
Radio, AM/FM (Factory Installed)	FCY/STD	FCY/STD	FCY/STD
Rear Axle Ratio	3.42	3.42	3.42
Seating, Head Restraint Type, Vinyl or Cloth Front Bench Folding	Vinyl Vinyl	Vinyl Vinyl	Vinyl
Spare Tire Carrier, Jack, Lug Wrench Full size conventional spare	FCY/STD	FCY/STD	FCY/STD
Steering, Power	FCY/STD	FCY/STD	FCY/STD
Tires, Radial, All Season, Matching Full Size Spare Tire and Wheel	P265/70R17 P265/70	R17	P265/70R17
Transmission, Automatic	FCY/STD	FCY/STD	FCY/STD
Wipers, Intermittent	FCY/STD	FCY/STD	FCY/STD
Factory Warranty BTB = Bumper to Bumper DT = Drivetrain	3 Yr/36,000 (BTB), 5 Yr/60,000 (DT)	3 Yr/36,000 (BTB), 5 Yr/60,000 (DT)	3 Yr/36,000 (BTB), 5 Yr/60,000 (DT)
Equipment above, if any, that will not be OEM factory installed	None	None	None
Ground Clearance	8.7"	8.7"	8.7"
Tire chain compatible as equipped above	Yes/Chains	Yes/Chains	Yes/Chains
Mercury Content, If Any, In Vehicle	None	None	None
Vehicle Emission Level Certification (CA)	50 STATE	50 STATE	50 STATE
EPA Estimated MPG as equipped above	City 17 Hwy 22	City 17 Hwy 22	City 17 Hwy 22
NHTSA Crash Test Ratings (1 to 5 stars)	Frontal, NR Driver NR Passenger NR Side/Front NR Side/Rear NR Rollover	Frontal, NR Driver NR Passenger NR Side/Front NR Side/Rear NR Rollover	Frontal, NR Driver NR Passenger NR Side/Front NR Side/Rear NR Rollover
Days to Deliver after receipt of order	90 to 120	90 to 120	90 to 120
Starting Date of Model Year Production	In Production	In Production	In Production

**Business of the City Council
City of University Place, WA**

Proposed Council Action:

Adopt a Resolution approving an Interlocal Agreement with the City of Tacoma for 56th Street/Cirque Drive Corridor Design

Agenda No: ~~SE~~

Dept. Origin:

For Agenda of: March 3, 2014

Exhibits: **Resolution
Interlocal Agreement**

Concurred by Mayor _____
Approved by City Manager _____
Approved as to Form by City Atty: _____
Approved by Finance Director _____
Approved by Dept. Head _____

SUMMARY

The Cities of University Place and Tacoma jointly applied for a \$778,000 federal grant for the design of improvements to the S. 56th St/Cirque Drive corridor. This project has been approved for funding by the Federal Highway Administration and is included on the State's Transportation Improvement Plan. In order to proceed with the design of the project, it is necessary for University Place and Tacoma to enter into an interlocal agreement that identifies the allocation of funds and the responsibilities of each City in the administration of the project. Per the grant application, each City is responsible for half of the required local match associated with the grant (13.5%) which is available in the City's biennial budget.

This matter was studied by the Council in March of 2013. There have been no material changes in any aspect of the proposed project or Agreement since that study session. The Tacoma City Council has approved the Agreement.

RECOMMENDATION / MOTION

Move to: Adopt a Resolution approving an Interlocal Agreement with the City of Tacoma for 56th Street/Cirque Drive Corridor Design

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF UNIVERSITY PLACE, WASHINGTON,
APPROVING AN INTERLOCAL AGREEMENT WITH THE CITY OF TACOMA
FOR DESIGN OF 56th STREET/CIRQUE DRIVE CORRIDOR BETWEEN THE
CITY OF UNIVERSITY PLACE AND THE CITY OF TACOMA**

WHEREAS, the Cities of University Place and Tacoma jointly applied for a \$778,000 federal grant for the design of improvements to the S. 56th St/Cirque Drive corridor; and

WHEREAS, this project has been approved for funding by the Federal Highway Administration and is included on the State's Transportation Improvement Plan; and

WHEREAS, in accordance with the joint grant application, each City is responsible for half of the required local match associated with the grant (13.5%), which amount is available in the City's biennial budget; and

WHEREAS, in order to proceed with the design of the project, it is necessary for University Place and Tacoma to enter into an interlocal agreement that identifies the allocation of funds and the responsibilities of each City in the administration of the project; and

WHEREAS, Chapter 39.34 of the Revised Code of Washington allows local governments to enter into interlocal agreements to make most efficient use of their powers by enabling them to work with other local jurisdictions on a mutually advantageous basis.

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

Section 1. Incorporation of Recitals. The recitals are hereby incorporated herein as if set forth in full.

Section 2. Approval of Form of Documents. The City Council hereby approves execution of the Interlocal Agreement for Design of the 56th Street/Cirque Drive Corridor Between the City of University Place and the City of Tacoma in substantially the form of the document accompanying this Resolution.

Section 3. Completion of Transaction. The City Manager is authorized to take and execute any additional measures or documents that may be necessary to complete this transaction, which are consistent with the approved form of document attached to this Resolution, and this Resolution.

Section 4. Effective Date. This Resolution shall be effective immediately upon adoption by the City Council.

ADOPTED BY THE CITY COUNCIL March 3, 2013.

Denise McCluskey, Mayor

ATTEST:

Emelita Genetia, City Clerk

INTERLOCAL AGREEMENT FOR DESIGN OF 56TH STREET/CIRQUE DRIVE CORRIDOR
BETWEEN THE CITY OF UNIVERSITY PLACE AND THE CITY OF TACOMA

THIS INTERLOCAL AGREEMENT made and entered into, pursuant to the Interlocal Cooperation Act, Chapter 39.34 of the Revised Code of Washington (RCW), on the ____ day of _____, by and between the CITY OF UNIVERSITY PLACE, a municipal corporation of the State of Washington (hereinafter referred to as "University Place"), and the CITY OF TACOMA, a municipal corporation of the State of Washington, (hereinafter referred to as "Tacoma").

WHEREAS, 56th St/Cirque Dr serves as a major arterial providing vital mobility to both Tacoma and University Place; and,

WHEREAS, a joint application was submitted and approved for \$778,500 of Federal funding (FHWA) for design of improvements to 56th Street/Cirque Drive between Interstate 5 and Grandview Drive, with a Local Match requirement of 13.5%, naming University Place as the Lead Agency for the purposes of grant administration; and,

WHEREAS, under said application, Tacoma committed to provide 50% of the required Local Match; and,

WHEREAS, each agency currently is qualified as a Certified Acceptance Agency (CA) under agreement with the Washington State Department of Transportation;

NOW THEREFORE, THE PARTIES HERETO DO HEREBY AGREE as follows:

SECTION 1. PURPOSES. The purposes of this agreement are: to establish roles and responsibilities of each agency in the administration of the grant, billing and payment of local match amounts, awarding of contracts, and project administration.

SECTION 2. IDENTIFICATION OF GOALS. The goals in entering into this Agreement are: (1) to facilitate the improvements to 56th St/Cirque Dr that include pavement overlay, curbs, sidewalks, bikeways, street lighting, landscaping, and other roadway related amenities; (2) produce plans that meet the applicable standards required under the grant and approval of each city (3) and to achieve maximum cost savings for the benefit of the public.

SECTION 3. ALLOCATION OF FUNDS. Under this agreement 50% of the grant funding will be attributable to design work in each City. This percentage may be adjusted if agreed upon by both parties.

SECTION 3. UNIVERSITY PLACE RESPONSIBILITIES.

A. University Place shall provide project lead. University Place shall take the lead role in coordinating the grant administration including: (1) entering into a Local Agency Agreement with the Highways and Local Programs Office of the Washington State Department of Transportation (WSDOT); (2) submitting requests for reimbursement, (3) maintaining project grant records; (4) reporting progress; (5) contract administration for its portion of the project; and (6) when required and as applicable, a University Place representative shall participate in project team meetings;

B. Design. University Place shall be responsible for the design of improvements within the City of University Place.

C. University Place to advance funds. University Place and Tacoma shall share in the cost of the design of the 56th St/Cirque Dr project. University Place agrees to advance funds as

necessary to pay for project expenses that will be shared jointly, such as but not limited to; preparation of a biological assessment. University Place shall submit timely requests for reimbursement to the Department of Transportation for its advances and for work performed or paid for by Tacoma. Reimbursement requests shall be made at monthly intervals for the total expended during that period less the proportionate share of the combined University Place and Tacoma match. The project reimbursement period shall begin after WSDOT has approved a Local Agency Agreement (LAA) authorizing project expenditures. No expenditure made before this date is eligible for reimbursement. University Place shall bill Tacoma for its proportionate match share for any combined expenditures advanced by University Place.

D. University Place shall notify Tacoma within fourteen (14) calendar days from the date of receipt by University Place of reimbursement from the WSDOT, of costs incurred by Tacoma and University Place. University Place shall pay to Tacoma a Tacoma's share of said reimbursement.

E. University Place shall notify Tacoma. University Place shall promptly notify Tacoma of any issues it feels are inconsistent with the design, construction documents, plans or this Agreement. University Place shall work cooperatively with Tacoma to resolve design and construction issues to the mutual satisfaction of both parties if reasonably practical.

SECTION 4. TACOMA RESPONSIBILITIES.

A. Tacoma representative to assist in administration of the 56th St/Cirque Dr project. Tacoma shall assign at least one representative to represent Tacoma's interests and verify that the project proceeds in accordance with this Agreement and state and federal requirements. When required and as applicable, Tacoma's representative(s) shall: (1) participate in project team meetings; (2) assist in the interview and selection of a consultant(s) for joint activities; (3) assist with obtaining applicable permits; (4) assist with project success monitoring; (5) contract administration for its portion of the project; and (6) shall maintain its project records as required by state and federal auditing requirements and shall present its records for review as requested.

B. Design. Tacoma shall be responsible for the design of improvements within the City of Tacoma.

C. Tacoma shall pay University Place. Tacoma shall pay all invoices received from University Place within 30 days. If Tacoma disputes a portion of the invoice, it shall pay the undisputed portion within 30 days and immediately meet with University Place to resolve the disputed amount. Interest shall be charged on all past due payments until paid in full. Past due payments shall bear simple interest at a rate of 2% per year.

D. Tacoma shall notify University Place. Tacoma shall promptly notify University Place of any issues it feels are inconsistent with the design, construction documents, plans or this Agreement. Tacoma shall work cooperatively with University Place to resolve design and construction issues to the mutual satisfaction of both parties if reasonably practical.

SECTION 5. PLANS. Final design plans shall adhere to applicable standards of each respective city as well as state and federal requirements.

SECTION 6. TERM OF THE AGREEMENT. This Agreement shall be in full force and effect commencing on the date of execution of this Agreement and terminating unless extended by the agreement of both parties. Termination of this agreement shall have no effect on the obligations of either party to maintain the improvements installed in their respective rights-of-way.

SECTION 7. INDEMNIFICATION AND DEFENSE.

A. Each Party shall indemnify the other and its agents, employees, and/or officers, harmless from and shall process and defend at its own expense any and all claims, demands, suits, at law or equity, actions, penalties, losses, damages, or costs, of whatsoever kind or nature, brought against the other arising out of, in connection with, or in incident to the execution of this Agreement and/or the indemnifying parties performance or failure to perform any aspect of this Agreement; provided, however, that this indemnity provision shall be valid and enforceable only to the extent of the negligence of the indemnifying party; and provided further, that nothing herein shall require either party to indemnify the other, its agents, employees and/or officers from any claims arising from the sole negligence of the other party its agents, employees, and/or officers. No liability shall attach to either party by reason of entering into this Agreement except as expressly provided herein.

B. Each party acknowledges its CA status heretofore mentioned and therefore takes its respective responsibility for complying with all state and federal requirements for design, finances, and all other aspects of the project within its corporate limits. Failure to do so will result in the agency being financially responsible to WSDOT under the terms of the Local Agency Agreement. The City of University Place will be lead agency for the project but does not guarantee the adequacy of work performed by Tacoma nor does Tacoma guarantee the adequacy of work performed by University Place.

SECTION 8. NO THIRD-PARTY BENEFICIARY. University Place, by this Agreement, does not assume any contractual obligations to anyone other than Tacoma. Tacoma, by this Agreement, does not assume any contractual obligations to anyone other than University Place. There is no third-party beneficiary to this Agreement.

SECTION 9. INSURANCE COVERAGE. University Place and Tacoma shall maintain at all times during the course of this Agreement a general liability insurance policy or other comparable coverage with a self-insured retention of not more than \$500,000.00 and a policy limit of not less than \$5,000,000.00 dollars.

SECTION 10. NON-DISCRIMINATION. Each of the parties, for itself, its heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree that it will comply with pertinent statutes, Executive Orders and such rules as are promulgated to assure that no person shall, on the grounds of race, creed, color, national origin, sex, age, or the presence of any sensory, mental or physical handicap be discriminated against or receive discriminatory treatment by reason thereof.

SECTION 11. ASSIGNMENT. Neither University Place nor Tacoma shall have the right to transfer or assign, in whole or in part, any or all of its obligations and rights hereunder without the prior written consent of the other Party.

SECTION 12. NOTICE. Any formal notice or communication to be given by Tacoma to University Place under this Agreement shall be deemed properly given, if delivered, or if mailed postage prepaid and addressed to:

CITY OF UNIVERSITY PLACE
3715 Bridgeport Way West
University Place, WA 98466
Attention: Jack Ecklund, P.E.; City Engineer

Any formal notice or communication to be given by University Place to Tacoma under this Agreement shall be deemed properly given, if delivered, or if mailed postage prepaid and addressed to:

CITY OF TACOMA
747 Market Street
Tacoma WA 98402
Attention: Kurtis Kingsolver, P.E., Public Works Director

or to such other respective addresses as either party hereto may hereafter from time to time designate in writing. All notices and payments mailed by regular post (including first class) shall be deemed to have been given on the second business day following the date of mailing, if properly mailed and addressed. Notices and payments sent by certified or registered mail shall be deemed to have been given on the day next following the date of mailing, if properly mailed and addressed. For all types of mail, the postmark affixed by the United States Postal Service shall be conclusive evidence of the date of mailing.

SECTION 13 . WAIVER. No waiver by either party of any term or condition of this Agreement shall be deemed or construed to constitute a waiver of any other term or condition or of any subsequent breach, whether of the same or a different provision of this Agreement.

SECTION 14. ENTIRE AGREEMENT. This Agreement contains all of the agreements of the Parties with respect to any matter covered or mentioned in this Agreement and no prior agreements shall be effective for any purpose.

SECTION 15. AMENDMENT. Provisions within this Agreement may be amended with the mutual consent of the parties hereto. No additions to, or alteration of, the terms of this Agreement shall be valid unless made in writing, formally approved, and executed by duly authorized agents of both parties.

SECTION 16. FILING. Both parties shall file copies of this Agreement, together with resolutions of the University Place City Council and Tacoma City Council approving and ratifying this Agreement, with the University Place City Clerk and the Tacoma City Clerk after execution of the Agreement.

SECTION 17. SEVERABILITY. If any of the provisions contained in this Agreement are held illegal, invalid or unenforceable, the remaining provisions shall remain in full force and effect.

IN WITNESS WHERE OF, the parties have caused this Agreement to be executed on this _____ day of _____, 2014.

UNIVERSITY PLACE TACOMA

STEPHEN P. SUGG T.
CITY MANAGER CITY
Date
Attest: Attes

C. BROADNAX
MANAGER
Date
t:

EMELITA GENETIA DORIS
CITY CLERK CITY

SORUM
CLERK

DRAFT

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON PROVIDING FOR THE SUBMISSION TO THE ELECTORS OF THE CITY IN THE GENERAL ELECTION TO BE HELD ON NOVEMBER 4, 2014, A PROPOSITION AUTHORIZING THE CITY TO LEVY AN ADDITIONAL 3.5% TAX ON THE PRIVILEGE OF CONDUCTING UTILITY BUSINESS WITHIN THE CITY FOR THE SOLE PURPOSE OF MAINTAINING AND ENHANCING PUBLIC SAFETY IN THE CITY; SETTING FORTH THE BALLOT PROPOSITION AND EXPLANATORY STATEMENT; AND PROVIDING FOR THE TRANSMISSION OF A CERTIFIED COPY OF THIS RESOLUTION TO THE PIERCE COUNTY AUDITOR

WHEREAS, maintaining and enhancing police services within the City is essential in keeping the City of University Place a safe and livable community; and

WHEREAS, efficient and effective police services that support community safety are a prerequisite to a vibrant local economy; and

WHEREAS, the City cannot maintain existing police staffing levels without additional revenue; and

WHEREAS, Washington State law permits the City to levy a tax on the privilege of conducting utility businesses within the City; and

WHEREAS the City's current utility tax revenue is needed to meet existing debt service obligations and for the continuation of existing city services; and

WHEREAS, State law authorizes an additional utility tax increase when approved by the City's voters; and

WHEREAS, the City Council finds it is in the best interest of the residents and businesses of the City to ask the City's voters to consider approving an additional 3.5% tax on utility providers, to the extent allowed by law, to generate revenue for the sole purpose of maintaining and enhancing police services in the City.

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

Section 1. That the Pierce County Auditor, as *ex officio* supervisor of elections in Pierce County, Washington, is hereby requested to submit to the qualified electors of the City of University Place, for their approval or rejection at the next General Election to be held on November 4, 2014, a proposition authorizing an additional 3.5% tax, for a total rate of 9.5%, on the privilege of providing utility services within University Place, for the sole purpose of maintaining and enhancing police services in the City of University Place.

Section 2. The City shall submit the proposition to the electorate of the City of University Place in substantially the form set forth in Exhibit A, with an explanatory statement substantially in the form set forth in Exhibit B.

Section 3. The City Clerk will provide to the Pierce County Auditor, as *ex officio* supervisor of elections, a certified copy of this resolution together with a ballot proposition and explanatory statement in substantially the forms attached hereto, for inclusion in the November 4, 2014 General Election.

4. Effective Date. This Resolution shall be effective immediately upon adoption by the City Council.

ADOPTED BY THE CITY COUNCIL ON MARCH 3, 2014.

Denise McCluskey, Mayor

ATTEST:

Emy Genetia, City Clerk

APPROVED AS TO FORM:

Steve Victor, City Attorney

EXHIBIT A

**City of University Place
Proposition No. 1**

Additional 3.5% Tax on Utility Company Earnings for Police Services

The City of University Place adopted Resolution No. ____ ____, asking voters to consider approving additional revenue to be dedicated for police services in the City. If approved by voters, Proposition No. 1 would authorize the City to levy an additional 3.5% tax on utility companies, to the extent allowed by law, for the sole purpose of maintaining and enhancing of police services in University Place.

Should Proposition No. 1 be enacted into law?

EXHIBIT B

Election Date: November 4, 2014

Name of Jurisdiction Submitting Measure: City of University Place

Contact Name: Eric Faison

Daytime Contact Phone Number: 253.460.5443

EXPLANATORY STATEMENT - PROPOSITION NO. 1

The City currently dedicates all of the City's property tax revenue to its Public Safety Fund. However, the City only receives a small portion of the total property taxes paid by its residents – approximately \$354 a year for the average household. 92% of property taxes paid by residents are paid to other jurisdictions, such as the School District, the Fire District, the County and the State. Based on current revenue trends, the City cannot maintain existing police staffing levels without additional revenue. The City is seeking to create a more sustainable Public Safety Fund through voter approval of an additional 3.5% tax on utility companies who provide services in University Place. If approved by voters, like the property tax, the new revenue will be restricted for the sole purpose of maintaining and enhancing police services. The City estimates that this additional tax would cost a household with \$400 a month in utility expenses an additional \$14 per month.

Draft Public Safety Q&A

Why is the City seeking to raise taxes for Public Safety?

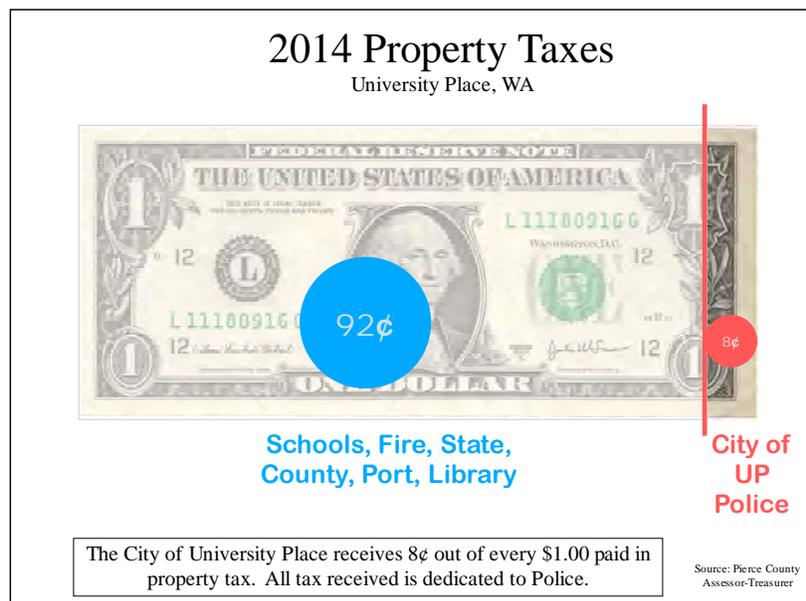
While University Place has a relatively stable crime rate, the City cannot afford to maintain existing police staffing or service levels with existing revenue. Based on current trends, beginning in 2016, the City's Public Safety fund will bring in less revenue than is needed. After completing a comprehensive study on police service levels, the City Council has decided to ask residents for additional revenue to support a sustainable level of service.

How much do I currently pay for police services in University Place?

The primary revenue source for City public safety expenditures is the property tax. For an average-valued home in UP (\$246,905 as determined by the Pierce County Assessor-Treasurer), a homeowner will pay the City \$354 in property tax. ALL property taxes paid to the City of University Place are dedicated to pay for public safety expenses. The average annual cost per resident for public safety in University Place is \$109.

I pay thousands of dollars every year in property tax. Why does so little go to the City for Public Safety expenses?

The \$354 paid by the average homeowner to the City in property taxes might seem low. But the City only receives approximately \$0.08 for every \$1 a homeowner pays. 92% of property taxes paid by residents are distributed to other jurisdictions, such as the School District, the Fire District, the County and the State.



Why isn't the amount I pay in property taxes to the City enough?

The amount the City receives in property tax is limited by state law. The law limits the amount the City can receive to no more than 1% more than the City received in the prior year. For example, in 2014, the City will receive \$72,029 more in property tax than it received in 2013.

In contrast, the City's public safety expenses increase by \$142,605 due to ordinary inflationary expenses.

Why is the City Council recommending an increase in the utility tax rather than property tax?

State law limits the total rate that our City can charge in property taxes to \$1.60 per \$1,000 in assessed value. The City's current rate is \$1.43 per \$1,000. Increasing the property tax to its statutory maximum would not generate enough money to develop a sustainable Public Safety Fund.

On what utilities would an increased utility tax apply and how much would I have to pay?

The City currently has a 6% utility tax on garbage, gas, telephone, cell phone, cable television and surface water management services. This revenue, along with sales tax, fees and charges support the general operation of the City. The proposed Public Safety Fund Utility Tax would be an additional 3.5% dedicated solely to Public Safety expenses. It would add \$3.50 a month to each \$100 in utility bills. Everyone's utility bills differ, but for a household with \$400 a month in utility bills, a resident would pay an additional \$14 a month for police services.

How much is the City's budget for police service and how do we compare to other cities in Pierce County?

The average budget for police service for Pierce County cities is \$7,400,000. University Place's budget is well below the average at \$3,400,000. The average total number of commissioned and non-commissioned officers for the County is 2.26 per 1,000 citizens. University Place has .54 officers per 1,000. The average cost per resident for police services in the County is \$291. University Place's cost per resident is a little over one-third of that amount at \$109 per resident.

City	Population (2013)	Total Commissioned & Non-commissioned Officers (FTE's) per 1,000 Residents (2012)	2012 LE Budget with AC and Jail removed	2012 Cost per resident of police services
Fife	9,235	5.85	\$ 6,087,151.00	\$ 659.14
Ruston	755	5.3	\$ 394,300.00	\$ 522.25
Gig Harbor	7,344	2.45	\$ 2,773,370.00	\$ 377.64
Sumner	9,470	2.32	\$ 3,542,126.00	\$ 374.04
Puyallup	37,625	1.97	\$ 14,035,559.00	\$ 373.04
Tacoma	199,600	1.97	\$ 69,327,108.00	\$ 356.44
Lakewood	58,260	1.97	\$ 18,530,710.45	\$ 318.00
Bonney Lake	17,730	2.14	\$ 5,250,930.72	\$ 296.16
Milton	7,163	1.81	\$ 1,889,548.00	\$ 263.79
Steilacoom	6,015	1.16	\$ 1,350,837.00	\$ 224.58
*Eatonville	2,785	1.8	\$ 616,089.00	\$ 221.22
Roy	805	2.48	\$ 172,828.00	\$ 214.69
Fircrest	6,525	1.53	\$ 1,373,560.00	\$ 211.00
Buckley	5,460	4.03	\$ 1,114,645.99	\$ 204.15
Orting	6,790	1.47	\$ 1,383,502.00	\$ 203.76
Dupont	8,640	1.27	\$ 1,575,594.00	\$ 182.36
Edgewood	9,425	0.64	\$ 1,165,108.00	\$ 123.62
University Place	31,270	0.54	\$ 3,408,595.00	\$ 109.01

What happens if I vote no?

The University Place Police Department currently has a minimum of two-officers on duty at any given time to cover the City’s 32,000 residents. Despite this limited staffing, the Police Department attempts to respond to all calls for service (see attached dispatch policy comparison). This policy, called “No Call Too Small”, will be revisited in 2015 because Public Safety Fund expenses will exceed Fund revenues beginning in 2016, forcing a reduction in staffing levels.

The chart below shows the anticipated staffing level reductions required if voters reject the proposed utility tax levy.

Position	University Place Police Department Staffing Levels			If the Tax Fails		
	Founding Level	2001 levels (Peak)	2014 Level	2015	2016	2017
Police Chief	1	1	1	1	1	1
Sergeant	1	2	1	1	1	1
Detectives	1	2	0	0	0	0
Crime Prevention Detective	1	0	0	0	0	0
Investigator	0	0	1	1	1	0
Patrol Deputies	15	15	12	12	10	10
School Resource Officer	1	2	1	1	1	1
Proactive Deputy	0	1	0	0	0	0
Traffic Officer	1	1	0	0	0	0
CSO	0	0	1	0	0	0
Office Assistant	-	1	1	1	1	1
Total	21	25	18	17	15	14

Why can’t the City just fund Public Safety and then cover the other City functions with whatever is left?

In 2009, following the start of the recession, the City Council dramatically cut staffing and service levels. The City’s current budget places a priority on meeting legal obligations and the provision of essential services. For example, the budget reflects the City’s statutory obligation to process permits, adopt and enforce zoning regulations, maintain public records, account for its finances and repay its debts. The budget also meets minimal needs to maintain public facilities, including basic maintenance for streets and parks. These activities, along with police services, represent most of the City’s expenses. Given these obligations, it simply is not possible to continue funding existing levels of public safety staffing and service without new revenue.

What does a 3.5% Utility tax increase get me if I vote yes?

The 3.5% increase in the utility tax would allow the City to maintain existing staffing levels and add three commissioned officers and a patrol sergeant. The chart below shows the anticipated staffing levels if voters approve the proposed utility tax levy.

	University Place Police Department Staffing Levels			If the Tax Passes
Position	Founding Level	2001 levels (Peak)	2014 Level	2015 (with 3.5% utility tax)
Police Chief	1	1	1	1
Sergeant	1	2	1	2
Detectives	1	2	0	-
Crime Prevention Detective	1	0	0	-
Investigator	0	0	1	1
Patrol Deputies	15	15	12	15
School Resource Officer	1	2	1	1
Proactive Deputy	0	1	0	-
Traffic Officer	1	1	0	-
CSO	0	0	1	1
Office Assistant	-	1	1	1
Total	21	25	18	22

South Sound 911 Dispatching Policies

Crime/Call Type

Major Crimes	University Place Police*	Tacoma Police	Pierce County Sheriff	Lakewood Police
Assault	Police Dispatch	Police Dispatch	Police Dispatch	Police Dispatch
Residential/Commercial Burglary	Police Dispatch	Police Dispatch	Police Dispatch	Police Dispatch
Robbery	Police Dispatch	Police Dispatch	Police Dispatch	Police Dispatch
Auto Theft	Police Dispatch	Police Dispatch	Police Dispatch	Police Dispatch
Arson	Police Dispatch	Police Dispatch	Police Dispatch	Police Dispatch
Rape/Sex Crime	Police Dispatch	Police Dispatch	Police Dispatch	Police Dispatch

Thefts

General over \$1,500	Police Dispatch	Telephone Report	Police Dispatch	Police Dispatch
General under \$1,500	Police Dispatch	Telephone Report	Telephone Report	Telephone Report
Vehicle Prowl	Police Dispatch	Citizen Online Report	Citizen Online Report	Citizen Online Report
Gas Runout	Police Dispatch	Citizen Online Report	Citizen Online Report	Citizen Online Report
Firearm	Police Dispatch	Telephone Report	Telephone Report	Telephone Report
License Plate	Police Dispatch	Telephone Report	Telephone Report	Telephone Report
License Tab	Police Dispatch	Citizen Online Report	Citizen Online Report	Citizen Online Report
Bicycle	Police Dispatch	Citizen Online Report	Citizen Online Report	Citizen Online Report
Mail	Police Dispatch	Citizen Online Report	Citizen Online Report	Citizen Online Report
Theft of Services	Police Dispatch	Telephone Report	Telephone Report	Telephone Report
Shoplift (in custody by store)	Police Dispatch	Police Dispatch	Police Dispatch	Police Dispatch
Shoplift (not in custody)	Police Dispatch	Retail Theft Program/TR	Retail Theft Program/TR	Retail Theft Program/TR
Till Tap	Police Dispatch	Police Dispatch	Police Dispatch	Police Dispatch
Coin-operated Machine	Police Dispatch	Citizen Online Report	Citizen Online Report	Citizen Online Report
Checks/Credit Cards	Police Dispatch	Police Dispatch	Telephone Report	Telephone Report

Vandalism

Property Damage	Police Dispatch	Citizen Online Report	Citizen Online Report	Citizen Online Report
Graffiti (major)	Police Dispatch	Police Dispatch	Police Dispatch	Police Dispatch
Graffiti (minor)	Police Dispatch	Telephone Report	Telephone Report	Telephone Report

Lost Property

General	Police Dispatch	Citizen Online Report	Citizen Online Report	Citizen Online Report
Firearm/Passport/Military ID	Police Dispatch	Telephone Report	Telephone Report	Telephone Report

Person Crimes

Harassment	Police Dispatch	Telephone Report	Telephone Report	Telephone Report
Verbal Threats	Police Dispatch	Telephone Report	Telephone Report	Telephone Report
Obscene Phone Calls	Police Dispatch	Telephone Report	Telephone Report	Telephone Report
Domestic Violence	Police Dispatch	Police Dispatch	Police Dispatch	Police Dispatch

Suspicious Persons/Vehicles	Police Dispatch	Telephone Report	Telephone Report	Telephone Report
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(When no longer there & enough information for a report is sufficient.)

* Also applies to Edgewood PD, Fircrest PD, Gig Harbor PD, Steilacoom DPS, Ruston PD, Dupont PD, Roy PD (unless no RPD on duty)

City of University Place

Long Range Public Safety Planning

An in-depth study of police service history and future decisions in University
Place

University Place Public Safety Commission
12/01/2013

Public Safety Commission Executive Summary & Recommendation

The University Place City Council set “Increased Public Safety” as one of its 2013-2014 goals. On February 4th, 2013, the City Council, via Resolution 711, directed the Public Safety Commission to examine long-range Public Safety needs for the City of University Place. During the Commission’s study session with Council leading up to the Resolution, the City Council, among many things, asked for a better understanding of the reasons behind contracting for police services as opposed to having an in-house City police department.

In 1995, Pierce County asked University Place officials what they wanted their police department to look like. The vision was left to reflect the values of the City. “No call too small” was an ideology that was adopted and adhered to. With cuts to staff and rising calls for service, this paradigm has eroded. Knowing the City is facing a projected 25% population growth, a Town Center development that is creating an urban downtown, and a financial forecast that projects the City’s current police staffing to be unsustainable, staff and the Public Safety Commission seek Council directive to begin public outreach.

In 2009, the City’s budget included 23 officers and total public safety costs of \$4.5 million. By comparison, the City’s total property tax revenue for 2009 (which the Council has officially dedicated to public safety) was \$3.7 million. The 2010 budget reduced the number of officers to 15, and reduced costs to \$3.4 million. This reduction includes the loss of a patrol sergeant, two detectives and five officers.

Last year, the Council increased the staffing level to add an investigator. This year Council added a Community Support Officer (CSO). With these changes and inflation, the City’s projected 2014 Public Safety costs have risen by \$900,000, to \$4.6 million. But property tax revenue has grown more slowly, creating a \$600,000 annual deficit between Public Safety revenues and expenditures. By 2024, we project the annual deficit to be nearly \$2 million.

While this report outlines several measurements of public safety, including calls for service, staffing levels, and response times, the data regarding “patrol checks” was the most informative to the Commission. A patrol check occurs when a citizen calls 911 to request assistance and due to several factors including staffing an officer never responds to the call. In 2003 the amount of patrol checks was approximately 200. In 2009 the number had grown to approximately 675. In 2010, after the cuts to the department were fully realized the number of patrol checks jumped to nearly 900. The number has stayed above 800 in each year since. If no action is taken to address the deficit the number of patrol checks is sure to rise and in turn more calls to 911 by University Place residents will go unanswered.

Funding Options:

1. Property tax: An increase in the City’s property tax rate from \$1.43 per \$1,000 in assessed value to the statutory limit of \$1.60 would raise \$472,000 a year. For a UP

home with an assessed value of \$300,000, this would result in an increase of approximately \$51 per year. However, this increase would be insufficient and have to be combined with another revenue source to create a sustainable Fund.

2. Utility Tax: A three and a half percentage increase would generate approximately \$1,500,000 a year and would add \$1.75 to a \$50 utility bill (garbage, electric, gas, telephone, cell phone and cable bill).
3. B&O or Excise Tax: A B&O tax or excise tax generating approximately \$250,000 a year would have to be combined with another revenue source generating approximately \$650,000 a year to create a sustainable Fund.

The Public Safety Commission is recommending a 3.5% Utility tax increase proposal to go on the November 2014 ballot. The addition of the 3.5% would allow the City to hire three commissioned officers to the University Place Police Department. While a lower utility tax proposal would keep the department at its current core level that level was never meant to be a permanent solution. As the data in this report shows the addition of just (3) officers would have a real tangible effect on the ability of our police department to respond to calls in University Place.

The Public Safety Commission needs clarification from Council regarding if and how to proceed with the recommendation.

- Who should we talk to?
- What should we ask?
- What are we asking for?

Introduction and Background

The University Place City Council has identified “Increased Public Safety” as one of its 2013-2014 goals. On February 4th, 2013, the City Council, via Resolution 711, directed the Public Safety Commission to examine long-range public safety needs for the City of University Place. During the Commission’s study session with Council leading up to the Resolution, the City Council, among other things, asked for a better understanding of the reasons behind contracting for police services as opposed to having an in-house City police department. This report provides information in response to Council’s request.

This report will:

- Outline factors making this review timely and critical
- Present the current status of police services in University Place
- Detail the differences between providing police services as a contract City versus a stand-alone City police force
- Provide a forecast for police service levels in the future in University Place
- Provide possible next steps to continue the review of police services in University Place

Methodology

In researching this topic, City staff recovered the 2003 City Police Services comparison report and updated the information to determine if the 2003 conclusions are the same ten years later or would support a different conclusion. Updated demographics and crime statistics were used, and police service reports from surrounding jurisdictions were also studied.

A Timely Topic

University Place is a vibrant, growing community. The stability of the population, as reflected by educational levels and household incomes, suggests an enviable quality of life. All of this makes University Place a desirable location. However, the profile of a community changes over time. University Place is facing several factors that make a review of police services and costs not only prudent but crucial:

POPULATION

The Growth Management Act, County-Wide Planning Policies and VISION 2040 require the City to accommodate population and employment growth. Pierce County Ordinance 2011-36S, projects the population in University Place in 2030 to be 39,540 residents, an increase of 8,100 people. The Ordinance also forecasts an additional 3,000 jobs added to the economy in University Place by 2030. As a result, the City is facing a projected 25% increase in population over the next 17 years. More residents translates into increased calls for service.

TOWN CENTER

The Town Center project is coming on-line, with new commercial venues that will attract additional visitors to the City. For example, the recently-announced Whole Foods Market, scheduled to open in March 2015, will be a regional draw, directly impacting the number of out-of-town visitors in University Place. Town Center will also be the focus of some of our increased population, as this development includes multi-family housing options.

FINANCES

Over the course of several months the Commission heard presentations and reviewed information from several sources. Under current conditions, a financial forecast projects that the City's current police staffing level is unsustainable. Based on current trends, the City's General Fund ending fund balances will be depleted in 2017 and the Public Safety fund balances will be depleted in 2016. The need to examine how to fund current reduced levels of police services triggered a comprehensive study on police service levels.

Much of the discussion surrounded the different funding options. The options included:

- **Property tax:** An increase in the City's property tax rate from \$1.43 per \$1,000 in assessed value to the statutory limit of \$1.60 would raise \$472,000 a year. For a UP home with an assessed value of \$300,000, this would result in an increase of approximately \$51 per year. However, this increase would be insufficient and have to be combined with another revenue source to create a sustainable Fund.
- **B&O or Excise Tax:** A B&O tax or excise tax generating approximately \$250,000 a year would have to be combined with another revenue source generating approximately \$650,000 a year to create a sustainable Fund.
- **Utility Tax:** A 3.5 percentage increase would generate approximately \$1,500,000 a year and would add \$1.75 to a \$50 utility bill (garbage, electric, gas, telephone, cell phone and cable bill).

It became clear to the Commission that in order to adequately address the funding issues facing public safety, increasing the utility tax was the best option as it did not require another revenue source. This utility tax funding measure is necessary in addition to the existing dedication of the property tax to fund public safety. In the end the choices moving forward to address the upcoming deficit were as follows:

1. Do nothing, thereby requiring further cuts to police services.
2. 2% utility tax ballot measure which if approved would maintain current police service levels until 2024.
3. A larger utility tax Ballot measure which if approved would provide additional staffing to meet the needs of the citizens.

Current Status of UP Police Force

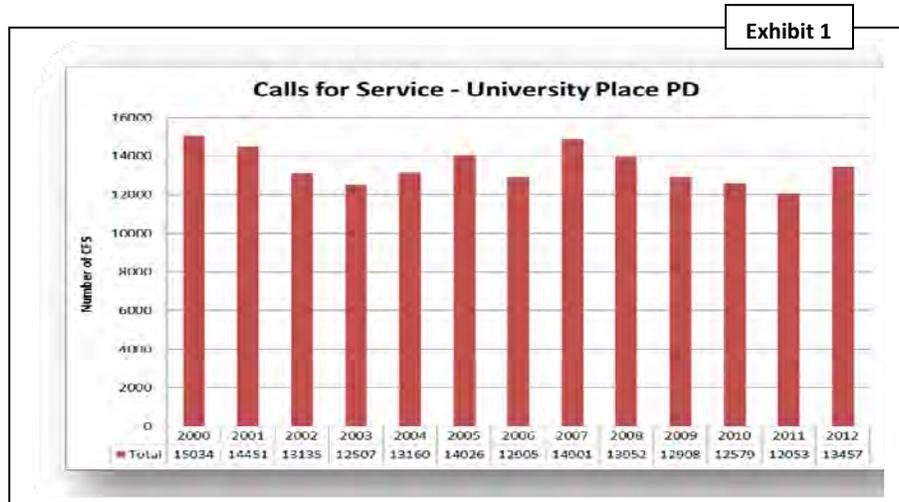
The original UP police paradigm of “no call too small” has eroded under the pressures of rising calls for service and recent cuts to staffing levels. A review of call types and responses shows that some calls now are “too small”. “Patrol check” calls indicate citizens’ calls to police that cannot be responded to because of a lack of time or ability to respond.

The top ten types of calls that have been handled as patrol check calls are:

- | | |
|-------------------|---------------------|
| unknown trouble | fireworks |
| noise complaints | 911 hang-ups |
| burglar alarms | welfare checks |
| reckless vehicles | suspicious vehicles |
| suspicious person | drunk drivers |

These are the types of calls that can adversely affect the quality of life for citizens. A non-response may damage the perception of safety to a citizen if a police officer does not respond to something a citizen deemed important enough to call for 911 services. The total number of calls handled as patrol checks has increased in the past 10 years. In 2003, only about 200 calls a year were cleared from the dispatch system in this way. In 2012, the number was over 900.

University Place is structured as a “contract city” meaning that, instead of operating its own dedicated police force, it contracts with another entity (in this case, Pierce County) to provide police services. The University Place Police service model was built on a “no call too small” philosophy. This



mission has driven the police - community partnership. While the University Place Police Department was not exempt from the staffing reductions that the City suffered across the board several years ago, the calls for service have remained fairly consistent (see Exhibit 1).

At incorporation in 1995, it was determined that a team of 21 was an appropriate staffing level for the University Place Police Department (see Exhibit 2). The make-up of this team is presented in Exhibit 2, along with the department’s current staffing configuration.

University Place Police Department Staffing Levels		Exhibit 2
Position	Founding level	2013 Level
Police Chief	1	1
Sergeant	1	1
Detectives	2	-
Investigator	-	1
Patrol Deputies	15	12
School Resource Officer	1	1
Traffic Officer	1	-
Office Assistant	-	1
Total	21	17

The Benefits of Contracting

Cost is just one of the factors that may be weighed when considering the issue of contracting versus self provision of police services. At a minimum, many jurisdictions also weigh issues around local control, administration, personnel, and community preferences when they have tackled this issue.

Many of the reasons that a community may feel a need to house their own police department are centered on the public’s perception of the quality of service they are getting from their police team (contracted or not), and are not necessarily tied to fiscal considerations. The City’s contract model allows the Chief to work directly with City Council, city staff and, most importantly, the community to set the mission and objectives for policing in University Place. This model fosters community ties, executive accountability, and the atmosphere of community oriented policing. In the most recent community survey, residents expressed a high level of satisfaction with police services provided.

If the City were to set up an in-house police department, various functions such as human resources, legal, finance, information services, investigations, patrol supervision, and fleet functions would need to be funded, in addition to all other start-up and capital costs. A command staff with overlapping redundancies would also need to be created to fill any gaps in a non-contract police department.

Advantages to the contract city model:

1. Contracted officer rates can be described as a “fully supported officer,” meaning the training, equipment (vehicle, radio, uniform, etc), liability, command, administration, and human resources, etc are all included in the officer rate. In addition to being included in the rate, these support functions are solely the responsibility of the contracting agency.¹

¹ Puget Sound Police Services Comparison, City of University Place, December, 2003.

2. Contract cities spend less per capita than their non-contract counterparts. Contract cities do not need as many officers assigned exclusively to their cities. There is also an economy of scale which can be an advantage for contract cities. When agencies share the cost of police services, the relative cost to each agency is diminished, because there is less duplication and more sharing of command and support functions. These functions include administration, supervision, personnel, investigations, public relations, hiring and training, motor pool, forensics, evidence room, crime analysis, SWAT, Canine, Hazardous Device team, Lab Team, pro-active patrol support, and equipment. The smaller customer entity can also take advantage of specializations, equipment, and a larger staff pool that are usually only available to larger departments. This allows the contract city to avoid incurring all of the overhead costs normally associated with these functions.

3. Another advantage to a contract agency revolves around the human resource elements of dealing with a unionized workforce. The contract customer has the ability to transfer officers according to the City's mission, strategies, and needs. The contracting entity has a large pool to choose from with approximately 210 patrol deputies. This is one of the most under recognized benefits to a contract model.

4. In addition to the human resource advantages, contract customers also incur zero liability in potential lawsuits. Law enforcement, in general, is very litigious. A contract city does not have to carry additional insurance or hire special legal authority to address lawsuits that may come as a result of policing a community. These liability issues are mitigated through the city's contract provider. The current Pierce County contract includes a legal advisor and civil representation through the County Prosecuting Attorney.

If the City were to pursue a stand-alone University Place Police Department, it would require anywhere from \$3-5 million in start up costs related to new fleet, training and personnel resources. In addition to these start up costs, the City could conservatively project estimated yearly staffing costs totaling \$462,932.41.

IT Technician	\$58,233.44
HR Specialist	\$69,574.50
Legal Advisor	\$95,376.41
Paralegal	\$78,655.01
Finance Specialist	\$69,574.05
Fleet Manager	\$91,519.00
	\$462,932.41

A University Place Increased Staffing Experiment

Challenge:

High crime rate around Cirque and Orchard

- multi-jurisdictional geography
- released offenders living in area
- blood bank location which paid \$50 cash to donors

The average law abiding citizen was overwhelmed by the magnitude of crime.

Initiative:

Orchard Corridor Task Force

Mission: to recognize the area's unique characteristics and work together to address crime

Partners:

- University Place Police Department,
- the Tacoma Police Department,
- Pierce Transit Police,
- the Washington State Liquor Control board,
- the Washington State Department of Corrections.

Funding: Federal grants totaling over \$34,000

Efforts:

- liquor compliance checks
- gang emphasis,
- warrant sweeps,
- apartment resident checks
- increased officer presence in the apartment complex with the highest crime rate.

Results:

Reported crime has gone down. Conversely, the proactive law enforcement numbers increased for drug possession arrests, warrant arrests, and criminal traffic arrests.

	2011	2012
Violent Crimes	26	19
Property Crimes	120	98
Drug Possession	16	23
Warrant Arrests	27	69
Criminal Traffic Arrests	74	151

The success of the Orchard Corridor task force hinged on the efforts by the University Place Police Department including intelligence gathering, surveillance, partnerships with businesses and residents, monthly meetings and the above described enforcement. These efforts were the foundation for the adoption of the Orchard Corridor as a Stay Out of Drug Area (SODA Order) by the University Place City Council in the fall of 2012.

This is the result of a great team working to make the Orchard Corridor safer for the law abiding citizens who live and work there.

Police Service Levels: A Forecast

As mentioned above, the combined effects of projected increases in population, the attraction of Town Center venues as they come on-line, and the pressures of fiscal constraints compel a careful review of the structure within which police services are provided, as well as the level of services that will be funded.

When considering how to staff the police department the City needs to ask the following questions:²

1. Is the City achieving the results desired in the community?
2. Is the City using resources efficiently?
3. How much closer to the community goal can the City move towards with a given amount of added resources?

In 2008 UPPD obtained \$34,000 in various grant funding to conduct staffing experiment in the Orchard Corridor. The funding was used to deploy highly visible pro-active patrol. This emphasis applied additional uniformed staff. The outcome was a reduction in crime, an increased quality of life and a safer and more livable community. The details of this experiment are highlighted in the sidebar text on this page.

Since incorporation the City's staffing paradigm has shifted in both directions (see exhibit 3). There is no easy formula to determine police staffing. The police department's "no call too small" ideology is the result desired in the community. We can achieve this goal by adding commissioned police officers to the streets.

It is anticipated that, as population and commercial activity increase in the City, calls for service will increase as well. This increase will require a larger police force to maintain the level of service the City currently enjoys. An estimate of what an adequate police force for University Place should look like is reflected in the 2014 Proposed Staffing Level presented in Exhibit 3.

² Officer-Per-Thousand Formulas and Other Policy Myths, John Campbell, Joseph Brann and David Williams, March 2004

Exhibit 3

University Place Police Department Staffing Levels				
Position	Founding Level	2001 levels (Peak)	2013 Level	2014 Proposed
Police Chief	1	1	1	1
Sergeant	1	2	1	2
Detectives	1	2	-	-
Crime Prevention Detective	1	-	-	-
Investigator	-	-	1	1
Patrol Deputies	15	15	12	15
School Resource Officer	1	2	1	1
Community Support Officer	-	-	end of 2013	1
Proactive Deputy	-	1	-	-
Traffic Officer	1	1	-	-
Office Assistant		1	1	1
Total	21	25	17	22

Next Steps

The findings in this study indicate the need for a plan to help predict future public safety needs, understanding that University Place is changing. The City must be proactive in order to maintain the “quality of life” benchmarks it has set with premier Fire, School and Library services. With future commercial developments on the horizon, the City is becoming less of a pass-through area and more of a destination. With these imminent changes, the need for a plan is more and more evident. The increase in call volume, projected growth increase throughout the City and workload examination all factor into determining an appropriate level that may be incrementally staggered and added over time.

Exhibit 4 presents a proposal to add 5 commissioned officers to the University Place Police Force. The cost for each position is shown as well.

Exhibit 4

Function	Number	Type	Unit Cost	Annual Cost
Basic Patrol	3	Deputy	\$148,365	\$445,368
Supervision	1	Sergeant	\$162,070	\$162,070
In-House Investigations	1	Detective	\$164,012	\$164,012

Total	5			\$ 771,177
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Adding three deputies, one to each shift, will allow our police department to be more responsive to nuisance issues, traffic complaints, and those calls which are patrol checked. Consistently running at a minimum staffing level on patrol prohibits basic problem-oriented policing actions and responsiveness to citizen concerns. Staffing studies indicate that University Place officers carry a high workload in comparison to officers in other jurisdictions and an increase in patrol checks for nuisance-related calls for service is evident. Added staffing to each shift will allow greater problem solving at the patrol level and increased responsiveness to our community.

Adding the proposed commissioned officers will ease workload. Using the 2012 numbers, we can estimate that adding 5 additional commissioned officers will decrease workload per officer by 24%. If we were to add 3 additional commissioned officers we would see a workload decrease, per officer, of 15.8%. This call-for-service workload decrease will, in turn, create a proactive workload increase. The workload

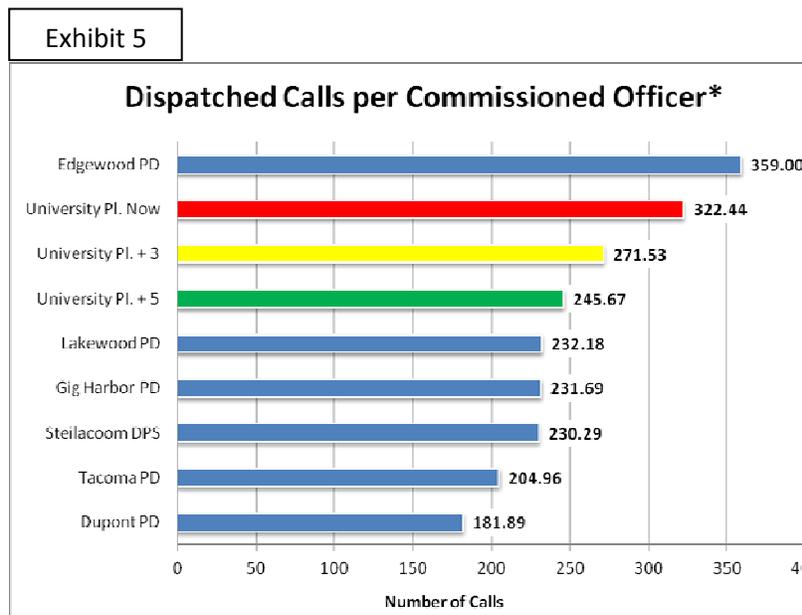
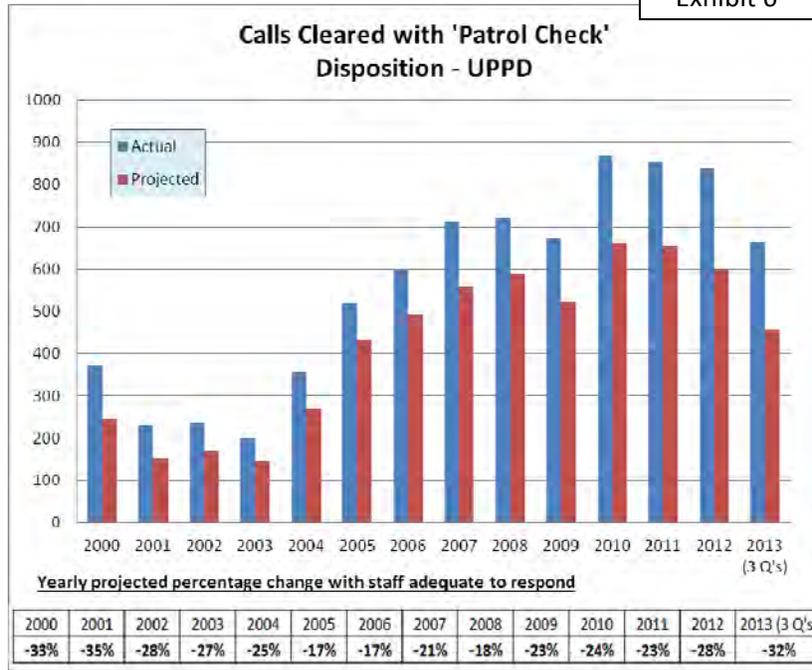


chart (Exhibit 5) reveals how our workload numbers stack up to other cities in our County.

Additionally, the added staff will affect the “patrol check” disposition referenced in the Finance section of this report. Adding additional uniformed staff will allow officers to more consistently respond to suspicious vehicles, suspicious persons, traffic (speeding) complaints, and noise complaints. Exhibit 6 illustrates how added staff will affect the patrol check disposition.

Exhibit 6



The chart on this page (Exhibit 7) illustrates the “cost per resident” impacts of the current staffing levels and added staff levels. The average cost per resident for all the similar sized cities surveyed is \$243.26. Even when University Place was at its “peak” level, it was still far beneath the surveyed City average.

Currently, the University Place Police Department employs one patrol sergeant to supervise three patrol shifts that work our twenty four hour police operation. This supervision model creates a span of control ratio that is unfavorable. The addition of a patrol sergeant greatly improves this ratio and will allow our community policing model of “no call too small” to continue to be developed and nurtured through supervisor accountability.

A full time detective assigned to University Place will increase the effectiveness of our investigations model. While we currently employ a highly competent investigator, the assignment is on a rotation basis every three years. Employing a career exempt detective will allow newly assigned investigators to mentor under an experienced detective and speed up the learning curve faced by newly

Exhibit 7

Population (2013)	City	2012 police cost per resident
199,600	Tacoma	\$ 356.44
61,360	Marysville	\$ 181.88
58,260	Lakewood	\$ 318.00
47,730	*Burien	\$ 202.14
47,420	*Sammamish	\$ 91.23
43,602	Lacey	\$ 203.50
39,800	Edmonds	\$ 202.67
39,650	Bremerton	\$ 234.87
37,625	Puyallup	\$ 373.04
35,900	Lynwood	\$ 346.64
34,000	Bothell	\$ 308.83
31,270	*University Place	\$ 109.01
31,270	University Place +5	\$ 128.49
31,270	University Place +3	\$ 118.06
31,270	University Peak levels	\$ 137.53
29,700	Des Moines	\$ 249.63
27,210	*SeaTac	\$ 324.17
23,090	Bainbridge Island	\$ 153.15
22,690	Mercer Island	\$ 251.11
20,090	Mountlake Terrace	\$ 261.35
6,525	Fircrest	\$ 211.00

assigned investigators. An in house Detective will become familiar with local career criminals and more effectively support the problem-oriented policing efforts deployed on the street. This will provide a consistent community-oriented approach from top to bottom of the organization.

Conclusion

The University Place City Council has set “Increased Public Safety” as one of its 2013-2014 goals. Under current conditions, a financial forecast projects that the City’s current police staffing level is unsustainable. Based on current trends, the City’s General Fund ending fund balances will be depleted in 2017 and the Public Safety fund balances will be depleted in 2016. The City is faced with both a fiscal and a service level crisis.

The findings in this study indicate the need for a plan to help predict future public safety needs, understanding that University Place is changing. The City must be proactive in order to maintain the “quality of life” benchmarks it has set with premier Fire, School and Library services. The original UP police paradigm of “no call too small” has eroded under the pressures of rising calls for service and cuts, over time, to staffing levels. With future commercial developments on the horizon, the City is becoming less of a pass-through area and more of a destination. With these imminent changes, the need for a plan is more and more evident.

There is no easy formula to determine police staffing. The police department’s “no call too small” ideology is the response desired in the community. We can achieve this goal by adding commissioned police officers to the streets. Adding the proposed commissioned officers will ease workload, preserve the “no call too small” ideology, and address population and density growth.

After much discussion, the Public Safety Commission is recommending a 3.5% Utility tax increase proposal to go on the November 2014 ballot. The 3.5% utility tax would allow the City to hire three commissioned officers to the University Place Police Department. While a lower utility tax proposal would keep the department at its current core level that level was never meant to be a permanent solution. As the data in this report shows the addition of just three (3) officers would have a real tangible effect on the ability of our police department to respond to calls in University Place.



CITY of UNIVERSITY PLACE
3715 Bridgeport Way West ♦ University Place, WA 98466
Phone (253) 566-5656 ♦ FAX (253) 460-2541

**DEVELOPMENT SERVICES DIVISION
STAFF REPORT TO THE CITY COUNCIL**

**CHAMBERS CREEK PROPERTIES DESIGN STANDARDS
WITH
TITLE 19 AND 22 CONSISTENCY AMENDMENTS**

SUBJECT: The City Council study of new *Chambers Creek Properties Design Standards* and proposed amendments to *Title 19 Zoning and Title 22 Administration of Development Regulations* to ensure consistency with the Proposed Design Standards.

DESCRIPTION: The Chambers Creek Properties consist of 930 acres of property owned by Pierce County, located in the southwest corner of the City of University Place along the Puget Sound and extending two miles up the Chambers Creek Canyon. A Master Site Plan for these properties was adopted by Pierce County in 1997 following an extensive public participation process and an environmental impact statement.

On February 7, 2000 the City entered into a Joint Procedural Agreement (JPA) with Pierce County and the City of Lakewood to establish the process and procedures necessary to facilitate the implementation of the Chambers Creek Properties Master Site Plan. Section 6 of the JPA, Joint Cooperation, describes the steps the County and cities will take to promote the implementation of the Master Site Plan including the adoption of design standards. On June 2, 2003 the City Council adopted Ordinance 383 adopting the Chambers Creek Properties Standards and Guidelines (**Exhibit A**).

According to the JPA, the Master Site Plan is a 50-year plan but will be reviewed every ten years to determine if any changes are needed and to specify projects for the next ten years. In 2005, Pierce County began the first update of the Master Site Plan. On April 18, 2006, the Pierce County Council unanimously adopted Resolution No. R2006-36 which refers the Chambers Creek Properties Master Site Plan Update to the cities of University Place and Lakewood for review and approval prior to final County Council action.

In accordance with the JPA, all three jurisdictions must approve any amendment to the Master Site Plan. The City Council, in turn, referred the proposal to the Planning Commission for a recommendation. The City Council instructed the Planning Commission to receive and consider comments from the PARC Commission and Economic Development Committee (EDC). County and City staff presented the Master Plan Update proposal to the PARC Commission on May 11, 2006, and to the EDC on May 18, 2006.

The City Council adopted Resolution 534 (**Exhibit B**) on September 5, 2006 approving the Master Site Plan Update subject to conditions, including the revising of the Chambers Creek Design Standards.

The first Chambers Creek Properties Master Plan Update was adopted by the Pierce County Council on February 27, 2007.

In 2008, representatives from Pierce County and the cities of University Place and Lakewood began meeting to develop a new set of design standards. A short time later the work on the design standards was halted when County staff working on the standards were reassigned to work on the 2010 U.S. Amateur golf tournament. Although work on the design standards resumed in 2011, other projects at Chambers Creek Properties, including the Unified Sewer Plan Update and a major expansion of the waste water treatment plant, consumed the time of staff representatives from the City and County and delayed the development of the design standards.

PUBLIC NOTICE: Public notice has been posted at City Hall and the Library. Prior to a public hearing on the proposed amendments, notice will be published in the News Tribune and sent to surrounding jurisdictions, districts and interest groups.

SEPA: The Chambers Creek Properties Master Site Plan Update Final SEIS, December 21, 2005 was adopted by reference on February 26, 2014.

STATE AGENCY REVIEW: The City requested an expedited State Agency review period on February 26, 2014. If granted the review period will expire on March 12, 2014.

INTRODUCTION: Amendments to Titles 19 and 22 of the University Place Municipal Code (UPMC) are proposed in order to implement the revised Chambers Creek Properties Design Standards.

Title 19, *Zoning* establishes different zones and overlay zones throughout the City, describes each zone and overlay zone, dictates what uses are allowed in each zone and overlay zone and provides development regulations that indicate requirements for developing property in each zone, overlay zone and for specific types of uses. Proposed amendments to Title 19 are shown in **Exhibit C**.

Title 22, *Administration of Development Regulations* includes provision for processing land use permits required by Title 19 among other titles of the Municipal Code. Proposed amendments to the Title 22 are shown in **Exhibit E**.

ORGANIZATION OF THE STAFF REPORT

On July 17, 2013 the Planning Commission reviewed the proposed amendments to Title 19 and Title 22. During this review Planning Commissioners requested a few grammatical corrections and some substantive additions. In addition to the original set of proposed amendments listed by page number, chapter and section, the corrections and additions requested by the Commissioners are highlighted. The Planning Commission unanimously recommended adoption of the new Chambers Creek Properties Design Standards on September 18, 2013.

TITLE 19, ZONING

Page 19-36, Chapter 19.20.40 Overlay Zones

Proposed Amendment: This section includes descriptions of overlay zones in the City. This section is being amended to better describe the Chambers Creek Properties and the proposed uses contained in the Master Site Plan.

Page 19-39, Chapter 19.25.030 Exempt Uses

Proposed Amendment: Delete portions of Sections 19.25.030(A) & (B). Unless otherwise stated, the uses listed in this subsection are exempt from all chapters in the Title.

Pages 19-113 and 19-114, Chapter 19.55.060 Chambers Creek Properties Overlay (CCPO)

Proposed Amendment: This section describes the purpose of the Chambers Creek Properties Overlay, states the JPA and Design Standards are incorporated by reference and specifies the uses permitted in the overlay are those identified in the Chambers Creek Properties Master Site Plan.

Page 19-119 Chapter 19.57 Chambers Creek Properties Design Standards

Proposed Amendments: The name of the Properties and documents associated with it are proper nouns and need capitalization. The name of the design standards have been changed from Chambers Creek Properties Design Standards and Guidelines to Chambers Creek Properties Design Standards.

Chambers Creek Properties Design Standards Manual

Proposed Amendment: The proposal is to repeal the Chambers Creek Properties Design Standards in their entirety and replace them with a set of standards that are consistent in content and format with other City design standards. The existing design standards and guidelines proved to be vague and difficult to administer. For example, a structure made with smooth face concrete masonry units without doors or windows and a flat roof could be constructed and be in conformance with the existing standards. The proposed Chambers Creek Properties Design Standards Manual is attached as **Exhibit D**.

TITLE 22, ADMINISTRATION OF DEVELOPMENT REGULATIONS

Page 8, Chapter 22.05.060 Notice of Application

Proposed Amendments: It is Pierce County's policy to provide notification of actions involving the Chambers Creek Properties to a larger group than is required by University Place or state law. Therefore, the County has agreed to assume the responsibility and additional costs associated with notifications regarding the Properties.

Page 12, Chapter 22.05.090 Consistency with Development Regulations and SEPA / consolidated Permit Review

Proposed Amendment: According to WAC 197-11-924, SEPA Rules allows two jurisdictions with authority of an action to share Lead Agency responsibilities. However, one of the two agencies must assume the role of nominal lead. This amendment establishes the joint lead agency and under what circumstances nominal lead is assigned.

Page 12, Chapter 22.05.0110 Optional Consolidated Permit Processing

Proposed Amendment: This amendment provides direction regarding the processing of permit actions in more than one jurisdiction. Specifically the jurisdiction where the majority of the project resides is the jurisdiction responsible for permit processing. Given that the majority of the Properties are in University Place, most of the permits will be processed by the City of University Place.

ORDINANCE NO. 383

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, ADOPTING THE CHAMBERS CREEK PROPERTIES STANDARDS AND GUIDELINES ESTABLISHING DEVELOPMENT STANDARDS AND GUIDELINES BY WHICH DEVELOPMENT OF THE CHAMBERS CREEK PROPERTIES SHALL BE SUBJECT IN ACCORDANCE WITH SECTION 6 OF THE CHAMBERS CREEK PROPERTIES JOINT PROCEDURAL AGREEMENT.

WHEREAS, Pierce County owns approximately 920 acres of land in the vicinity of Chambers Creek. The land is collectively known as the "Chambers Creek Properties"; and

WHEREAS, Portions of the Chambers Creek Properties are located within the City of University Place the City of Lakewood, and unincorporated Pierce County; 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 further use and development of the Chambers Creek Properties; and

WHEREAS, Section 6 of the Joint Procedural Agreement describes steps the Cities and County will take to promote the implementation of the Mater site Plan including adoption of Design Standards and Guidelines to be developed by an independent contractor; and

WHEREAS, Following the development of draft Design Standards and Guidelines, Staff from each of the Cities and the County worked to refine the Design Guidelines to ensure consistency the adopted plans and regulations, and

WHEREAS, The Final Environmental Impact Statement for the Chambers Creek Properties Master Site Plan was adopted on April 11, 1997 to fulfill the requirements of the State Environmental Policy Act, and

WHEREAS, The City Council has held three public meetings including a public hearing to deliberate the merits of the Design Guidelines, NOW, THEREFORE,

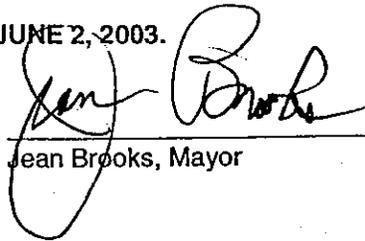
THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The Chambers Creek Properties Standards and Guidelines attached hereto as Exhibit A is hereby adopted to serve as the minimum standards for development of the Chambers Creek Properties Master Site Plan (Pierce County Ordinance No. 97-71S).

Section 2. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances by a court of competent jurisdiction shall not be affected.

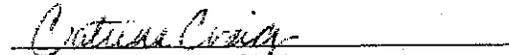
Section 3. Publication and Effective Date. A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City. This Ordinance shall be effective five (5) days after publication.

PASSED BY THE CITY COUNCIL ON JUNE 2, 2003.



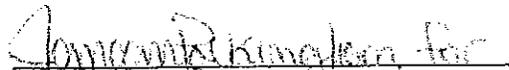
Jean Brooks, Mayor

ATTEST:



Catrina Craig, City Clerk

APPROVED AS TO FORM:



Timothy X. Sullivan, City Attorney

Published: 6/4/03
Effective Date: 6/9/03



Chambers Creek Properties
Standards and Guidelines



PIERCE COUNTY

Ordinance No. 2003-99
Adopted November 4, 2003

r e c l a i m i n g o u r r e s o u r c e s

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Section I: Introduction

1.1 Purpose of Chambers Creek Properties Design Guidelines and Development Standards

The 930 acre Chambers Creek Properties included in the Master Site Plan contain a variety of the regional services provided by Pierce County, as well as commercial and industrial activities provided by former owners and tenants. The primary goal of the Master Site Plan is the inclusion of public access and other public uses that are compatible with the further development of the County regional services that will remain on the Properties. In achieving the primary goal of the Master Site Plan, some of these commercial and industrial activities will be displaced as the Master Site Plan is implemented.

Each parcel of the Chambers Creek Properties was purchased by Pierce County at different times for a specific purpose. The Master Site Plan combines the Properties into one integrated site, providing for multiple and balanced uses which include government services, public access and recreation uses, and revenue generating uses.

The long term plan for the existing gravel mines is to use wastewater treatment by-products for reclamation, returning the mines to biological productivity. Wastewater treatment by-products such as biosolids, when combined with other organic materials or soils and through soil mixing processes, create soils which may be used in mine reclamation. Treated wastewater can be reclaimed (reused), through further treatment processes such as advanced treatment ponds or similar treatment processes, and used for irrigation. Re-use of by-products transforms them from waste products in need of disposal to valuable resources which can be used for a variety of productive purposes.

Figures 1 and 2 illustrate permitted site uses by area as programmed in the Master Site Plan. Appendix 2 identifies detailed levels of development per site area.

1.2 Introduction to Chambers Creek Properties Master Site Plan

The purpose of the Chambers Creek Properties Design Guidelines and Development Standards (hereafter, "Design Guidelines" or "Guidelines") is to establish the design and development standards which will guide the quality of

Figure 1: Adopted site uses, Chambers Creek Properties Master Site Plan, 1997

FUTURE LAND USES SUMMARY

USE	Area	Utility	Government Services	Public Access/Recreation	Revenue Generator
Arboretum	1	●		●	
Botanical Garden	1	●		●	
Golf Course	1	●		●	●
Grandview/64th Trail	3,5			●	
Soundview Trail	1,6,8			●	
Other Urban Trails	1,3,5,6,8			●	
Nature Trails	7			●	
Overlooks/Trailheads	3,5,7			●	
Shoreline Public Access (a)	1,6			●	
Concessions	1,5,6				
Picnic and Play Areas	1,3,6			●	
Water Production	1,2,3,6,8(b)	●	●	●	
Water Reclamation	1,2(c)	●	●	●	
Visitor Center/Env. Ed. Center	1	●	●	●	
Administration/Maintenance (d)	1,2,4,5,6	●	●		
Potential Rail Relocation	1,2,6				
Mining and Reclamation	1,2,3,5,6,8				
Buffers	1,3,5,6	●		●	
Wastewater Treatment Plant	2	●	●		
Production Nursery	2	●	●		
Soils Manufacturing	2	●	●		
View Restaurant (e)	3				●
Commercial Offices	3				●
Multi-purpose playfields	5(f)			●	●
Open Space	1,3,5,6,7,8	●		●	
Boat Launch	6			●	●

NOTES

- a) North Dock, Area 1 and South Dock, Area 6
- b) Water Production Facilities in Areas 1 and 2, and wells in Areas 1, 2, 3, 6, and 8
- c) Water Reclamation Facilities in Areas 1 and 2, and reclaimed water used for irrigation in Areas 1, 2, 3, 4, 5, 6, and 8
- d) Public Works and Utilities Department and Parks and Recreation Department administration and maintenance facilities
- e) Southern end of Area 3
- f) Could also be located in Area 6, but priority is placed on Area 5

1 FILE NO. 462

PROPOSAL NO. 2003-99

2 Sponsored by: Councilmembers Paul Bocchi and Terry Lee

3 Requested by: County Executive/Public Works and Utilities

4 -Environmental Services Division

5

6 ORDINANCE NO. 2003-99

7

8 AN ORDINANCE OF THE PIERCE COUNTY COUNCIL ADOPTING THE *CHAMBERS*
9 *CREEK PROPERTIES STANDARDS AND GUIDELINES, APRIL*
10 *2003; ESTABLISHING STANDARDS AND GUIDELINES BY WHICH*
11 *DEVELOPMENT OF THE CHAMBERS CREEK PROPERTIES SHALL BE*
12 *SUBJECT IN ACCORDANCE WITH SECTION 6 OF THE CHAMBERS*
13 *CREEK PROPERTIES JOINT PROCEDURAL AGREEMENT.*

14

15 WHEREAS, Pierce County owns approximately 930 acres of land in
16 the vicinity of Chambers Creek, collectively known as the "Chambers
17 Creek Properties"; and

18

19 WHEREAS, Portions of the Chambers Creek Properties are located
20 within the City of Lakewood, within the City of University Place,
21 and within unincorporated Pierce County; and

22

23 WHEREAS, The Final Environmental Impact Statement for the
24 Chambers Creek Properties Master Site Plan was adopted on April 11,
25 1997, to fulfill the requirements of the State Environmental Policy
26 Act; and

27

1 WHEREAS, The Pierce County Council, with endorsement from the
2 City Councils of Lakewood and University Place, and the County
3 Executive, passed Ordinance No. 97-71s on August 19, 1997, which
4 adopted the *Chambers Creek Properties Master Site Plan*; and
5

6 WHEREAS, Ordinance No. 97-71s established that implementation
7 of the Master Site Plan by Pierce County would involve several
8 jointly adopted actions such as a procedural agreement between
9 Pierce County and the Cities of Lakewood and University Place; and
10 design and development standards governing the development of
11 Master Site Plan projects; and further provided that these joint
12 actions be forwarded to the Council for its review and concurrence
13 prior to execution; and
14

15 WHEREAS, In 2000, the City of Lakewood, City of University
16 Place, and Pierce County entered into a Joint Procedural Agreement
17 (JPA) regarding the Chambers Creek Properties and the *Chambers
18 Creek Properties Master Site Plan* to facilitate further use and
19 development of the Chambers Creek Properties; and
20

21 WHEREAS, Section 6 of the JPA described steps the Cities and
22 the County would take to promote the implementation of the Master
23 Site Plan, including adoption of design standards and guidelines;
24 and
25
26
27

1 WHEREAS, Following the development of draft standards and
2 guidelines, staff from each of the Cities and the County worked to
3 refine the draft standards and guidelines to ensure consistency
4 with adopted plans and regulations; and
5

6 WHEREAS, Negotiations were conducted on the draft standards
7 and guidelines with the City of University Place, and the City of
8 Lakewood which culminated in the April 3, 2003, version of the
9 *Chambers Creek Properties Standards and Guidelines, April 2003*; and
10

11 WHEREAS, The attorneys of the Cities of Lakewood and
12 University Place have concurred with a legal opinion from the
13 Pierce County Prosecuting Attorney's Office that said standards and
14 guidelines constitute development standards under Revised Code of
15 Washington (RCW) 36.70B.170(3), and thus are not subject to 60-day
16 review by the State prior to adoption, pursuant to RCW
17 36.70A.106(1); and
18

19 WHEREAS, The *Chambers Creek Properties Standards and*
20 *Guidelines, April 2003*, will facilitate further use and development
21 of the Chambers Creek Properties by Pierce County in accordance
22 with the Master Site Plan; and
23

24 WHEREAS, On June 3, 2003, the University Place City Council
25 unanimously approved University Place Ordinance No. 383, adopting
26 the *Chambers Creek Properties Standards and Guidelines, April 2003*;
27

1 WHEREAS, On July 21, 2003, the Lakewood City Council
2 unanimously approved Lakewood Ordinance No. 312, adopting the
3 *Chambers Creek Properties Standards and Guidelines, April 2003*;
4 NOW, THEREFORE,

5
6 BE IT ORDAINED by the Council of Pierce County:

7
8 Section 1. The Council adopts the *Chambers Creek Properties*
9 *Standards and Guidelines, April 2003*, attached hereto as "Exhibit
10 A," and incorporated herein by reference, to serve as minimum
11 standards for the development of the Chambers Creek Properties
12 under the Chambers Creek Properties Master Site Plan.

13
14 PASSED this 4th day of November, 2003.

15
16 ATTEST: PIERCE COUNTY COUNCIL
17 PIERCE COUNTY, Washington
18 Denise D. Johnson Harold C. Moss
19 Denise D. Johnson Councilmember Harold Moss
Clerk of the Council Council Chair

20
21 Approved As To Form Only: PIERCE COUNTY EXECUTIVE
22
23 Deputy Prosecuting Attorney John Ladenburg
24 Deputy Prosecuting Attorney John Ladenburg
25 Approved Vetoed
this 14 day of Nov, 2003.

26 Date of Publication of
27 Notice of Public Hearing: October 15, 2003
Effective Date of Ordinance: November 24, 2003

ORDINANCE NO. 312

AN ORDINANCE of the City Council of the City of Lakewood, Washington, adopting the Chambers Creek Properties Standards and Guidelines Establishing Development Standards and Guidelines by Which Development of the Chambers Creek Properties Shall Be Subject in Accordance with Section 6 of the Chambers Creek Properties Joint Procedural Agreement

WHEREAS, Pierce County owns approximately 930 acres of land in the vicinity of Chambers Creek, collectively known as the "Chambers Creek Properties"; and,

WHEREAS, portions of the Chambers Creek Properties are located within the City of Lakewood, the City of University Place, and unincorporated Pierce County; 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, in 2000, the Cities of Lakewood and University Place 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 further use and development of the Chambers Creek Properties; and,

WHEREAS, Section 6 of the JPA describes steps the cities and the County will take to promote the implementation of the Master Site Plan, including adoption of design standards and guidelines; and,

WHEREAS, following the development of draft design standards and guidelines, staff from each of the cities and the County worked to refine the design guidelines to ensure consistency with adopted plans and regulations; and,

WHEREAS, the Final Environmental Impact Statement for the Chambers Creek Properties Master Site Plan was adopted on April 11, 1997, to fulfill the requirements of the State Environmental Policy Act; and,

WHEREAS, the attorneys of the Cities of Lakewood and University Place have concurred with a legal opinion from the Pierce County Prosecuting Attorney's Office that said design guidelines constitute development standards under RCW 36.70B.170(3), and thus are not subject to 60-day review by the State prior to adoption, pursuant to RCW 36.70A.106(1);

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON, DO ORDAIN as Follows:

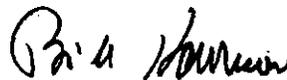
Section 1. The Chambers Creek Properties Standards and Guidelines dated April 3, 2003, a copy of which is on file in the Office of the City Clerk as "Exhibit A," are hereby adopted to serve as minimum standards for the development of the Chambers Creek Properties under the Chambers Creek Properties Master Site Plan (Pierce County Ordinance No. 97-71S).

Section 2. 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 3. Effective Date. That this Ordinance shall be in full force and effect on the 21st day of July, 2003, and five (5) days after publication of the Ordinance Summary.

ADOPTED by the City Council this 21st day of July, 2003.

CITY OF LAKEWOOD



Bill Harrison, Mayor

Attest:


Alice M. Bush, CMC, City Clerk

Approved as to Form:

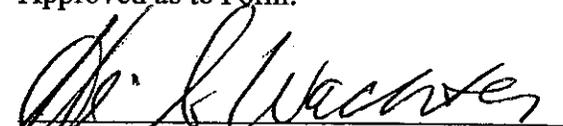

Heidi Ann Wachter, City Attorney

Figure 2: Master Site Plan

AREA 1 - North Area
Public Recreation Area: Arboretum, Golf Course, Botanical Garden and Trails

- Service/Emergency Access Road
- Water Reclamation Area (Ponds)
- Clubhouse and Parking
- Access Road
- Water Production Area
- Visitor/Environmental Education Center
- Permit-only Parking
- Public Access Pier
- Buffer Area
- Sound View Trail
- Potential Rail Relocation
- Picnic/Play Area

AREA 2
Wastewater Treatment Plant

- Production Nursery
 (Interim Use in WWTP area)
- Long term expansion area
- Existing WWTP

AREA 8
Beach and Public Pier (via tunnel)

- Shoreline public access/pier
- Permit-only Parking

AREA 6 - South Area
Open Space/Boat Launches

- Buffer area
- Parking
- Passive open space
- Boat Launch (4 lanes)

AREA 4 - SWM Shop
Administration/Maintenance Facilities

- AREA 3**
Grandview/64th Trail and Buffer
- Public Trail, Trailhead/Overlook Area
 - Buffer/Steep Slopes
 - View Restaurant/Trailhead/Overlook/Play Area

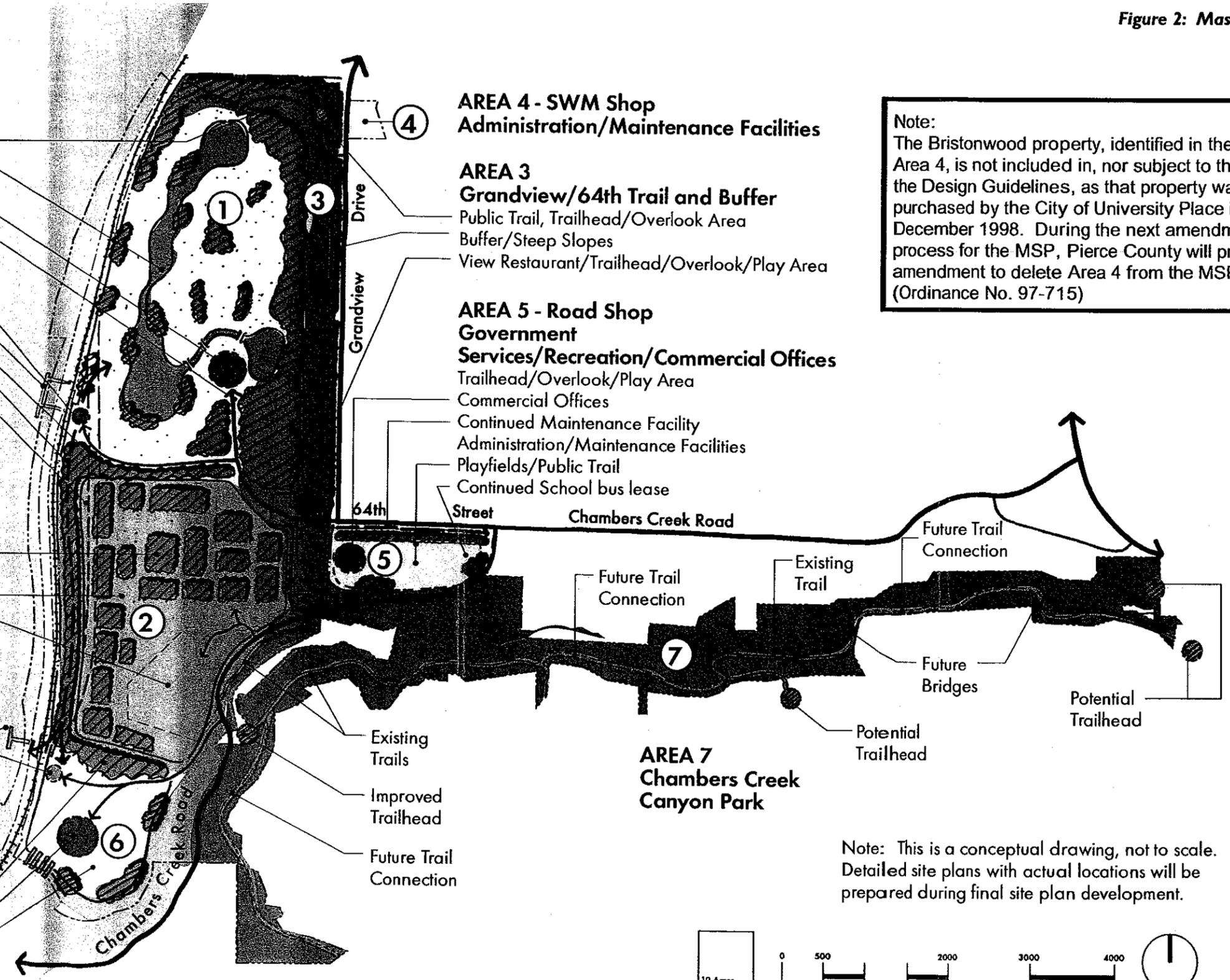
AREA 5 - Road Shop
Government Services/Recreation/Commercial Offices

- Trailhead/Overlook/Play Area
- Commercial Offices
- Continued Maintenance Facility
- Administration/Maintenance Facilities
- Playfields/Public Trail
- Continued School bus lease

AREA 7
Chambers Creek Canyon Park

- Existing Trails
- Improved Trailhead
- Future Trail Connection

Note:
 The Bristonwood property, identified in the MSP as Area 4, is not included in, nor subject to the JPA or the Design Guidelines, as that property was purchased by the City of University Place in December 1998. During the next amendment process for the MSP, Pierce County will process an amendment to delete Area 4 from the MSP (Ordinance No. 97-715)



Note: This is a conceptual drawing, not to scale. Detailed site plans with actual locations will be prepared during final site plan development.

development as the Chambers Creek Master Site Plan, adopted in 1997, is implemented. The Plan and the implementing Joint Procedural Agreement (JPA) between Pierce County and the Cities of University Place and Lakewood specifically call for the preparation of Design Guidelines. The JPA further provides that once Pierce County and the cities of University Place and Lakewood formally adopt the Chambers Creek Properties Design Guidelines, these guidelines and standards will replace the design and development standards of the individual jurisdictions, and will be applied to all subsequent Master Site Plan projects. Because implementation of the Master Site Plan is expected to span several decades, the Design Guidelines are intended to ensure that development on the site achieves the following:

- A unified and identifiable visual character throughout the site;
- A reflection of site-wide and area-specific conditions and characteristics; and
- A balance between the biological function and human utility of the site.

1.2.1 Master Site Plan Objectives

The following "Project Objectives" guided the development of Master Site Plan alternatives:

- Accomplish short- and long-term reclamation of the two gravel mines in a manner which allows for multiple public uses of the site and utilizes reclaimed water and other recycled waste products;
- Develop a Master Site Plan which retains flexibility in design while insuring that the unique characteristics and qualities of the site are protected;
- Be responsive to the development constraints and opportunities of the site and adjacent areas, and design the Master Site Plan to mitigate potential adverse environmental impacts;
- Include design features in the Master Site Plan that retain natural features, provide buffers and open spaces, provide for additional safe public access, and maintain environmental quality, while preserving essential functions that already exist; and
- Develop a Master Site Plan which provides economically viable uses.

1.3 Applicability of Design Guidelines

1.3.1 Replacement of Development Standards and Other Codes

Because the Chambers Creek Properties lie within three separate jurisdictions (the cities of University Place and Lakewood and unincorporated Pierce County, see Appendix 3), specific development activities to date have been regulated by the codes of the respective jurisdictions. In order to simplify the permitting process for implementation of Master Site Plan projects, and to achieve consistency among implementation projects, the three jurisdictions entered into a Joint Procedural Agreement (JPA) effective June 8, 2000, which will allow all development activities to be implemented under one consolidated permitting process.

To guide the new permitting process specified in the JPA, Pierce County has developed Design Guidelines for the Chambers Creek Properties. These Design Guidelines, which include development standards and area specific guidelines, will replace the various development regulations of University Place, Lakewood, and Pierce County for implementation of the Master Site Plan projects.

This document is organized into chapters by topics which generally pertain to each site area:

- Circulation and Access
- Parking Area Design
- Utilities
- Landscape and Site Design
- Fencing, Barriers, and Buffers
- Site Lighting
- Signage
- Architectural Guidelines
- Public Art and Interpretation

Within the chapters, detailed site development direction is provided by development standards and guidelines. Standards are quantifiable, typically use "shall" and "will," directing thereby specific mandatory design response. Guidelines provide design direction, using "should", "could", and "may", and leave the specific solution to the designer.

Both standards and guidelines are written in response to a set of design objectives for each topic, which will be used to evaluate whether a particular design response meets the stated intent. Site-wide and area-specific development standards and design guidelines apply to all Master Site Plan projects.

Where standards and guidelines are not specifically articulated in the Guidelines, the code of the jurisdiction in which

development will be located shall apply. (See Appendix I- Applicable Codes, which identifies where these Guidelines and other codes apply.)

While most of the site is within the City of University Place, some site development will occur in Lakewood and unincorporated Pierce County. Appendix 3 denotes the jurisdictional responsibilities within the Chambers Creek Properties.

Because most of the site development work will occur in the City of University Place, these Guidelines are generally intended to either replace, augment, or default to the development regulations of University Place and, in specific limited instances, to Lakewood and Pierce County. The types of development that will occur in Lakewood and Pierce County pertain to trails and parking areas. Appendix I, Applicable codes, delineates those codes that are replaced by the Design Guidelines, those that remain in place, and those which do not apply.

When applying the provisions of this document to projects governed by the Chambers Creek Properties Master Site Plan, "Standard", which provides specific performance direction, will take precedent over "Guidelines", which provide general performance direction.

1.3.2 Adjustments and Amendments

All Master Site Plan development activities on the Chambers Creek Properties shall conform to the Chambers Creek Properties Design Guidelines. Non-Master Site Plan activities which are exempt from the Design Guidelines are identified in Section 9 of the JPA, "Exemptions", and include such activities as gravel mining and mine reclamation, wastewater collection and treatment operations, road maintenance activities, transportation services, and other on going County operations, and other accessory uses.

Adjustments

The Design Guidelines are intended to provide specific parameters to a broad range of development activities on the Chambers Creek Properties. Given the breadth of these activities and the implementation time frame set forth in the Master Site Plan and the JPA, the jurisdictions recognize that some flexibility in the application of the Guidelines to specific projects will be necessary, though limited. This flexibility in application or "adjustment" is defined at two distinct levels: Minor and Major.

Minor Adjustments: An interpretation of the application of a standard or guideline to a specific development project that does not substantially alter the overall site development objectives and character as delineated in the

Master Site Plan and JPA shall be considered a Minor Adjustment. Interpretation of these Design Guidelines includes the exercise of any administrative discretion that is authorized in the applicable City or County Code provisions, or these Guidelines. Minor Adjustments shall be in writing, granted at the mutual discretion of the Pierce County, University Place, and Lakewood planning directors or designated staff members, and approved by an authorized signature.

Pierce County shall maintain a copy of all Minor Adjustment decisions. If the Directors or designated staff members are unable to reach mutual agreement on a Minor Adjustment, it shall be resolved in accordance with the procedures for Major Adjustments. Approved Minor Adjustments may be incorporated into updated versions of the Design Guidelines.

Major Adjustments: A modification of the application of a standard or guideline to a specific development project that requires an adjustment to a City or County Code provision not already modified by these Design Guidelines shall be considered a Major Adjustment. Interpretation of these Design Guidelines includes the exercise of any administrative discretion that is authorized in the applicable City or County Code provisions, or these Guidelines.

Major Adjustments will be processed through the variance procedure, or most comparable procedure established in the applicable City or County Code. Any appeals of the final decision made through the applicable procedure shall be filed pursuant to Chapter 36.70C RCW, the Land Use Petition Act. Pierce County shall maintain a record copy of all Major Adjustment decisions. Approved Major Adjustments may be incorporated into updated versions of the Design Guidelines. Major Adjustments shall not authorize a prohibited use.

Amendments

A Master Site Plan-wide change to these Design Guidelines shall be considered an Amendment. It is anticipated that each jurisdiction will periodically need to revise their respective Codes, some of which have been incorporated verbatim or as modified into these Design Guidelines. Pursuant to the JPA, unilateral actions by any of the jurisdictions cannot subsequently amend the Master Site Plan, or these Design Guidelines. The jurisdictions recognize that some flexibility and expediency in the application of these revisions may be necessary while maintaining needed predictability and consistency.

To facilitate the incorporation of these periodic changes and maintain the effectiveness of these Guidelines, Pierce County, University Place, and Lakewood will annually provide a report

documenting revisions to any of the code sections incorporated by reference into these Design Guidelines. The annual report may include a request to immediately initiate the Amendment process pursuant to Section 10 G of the JPA. Regardless of whether any code revisions or other amendments to these Design Guidelines are adopted during the intervening years, the Guidelines will undergo a complete review and revision process every five years. The five year cycle will start on the original effective date of the Guidelines, and will not be based on the effective date of any intervening amendment processes. During the five year update, the applicable City and County Code revisions will automatically be incorporated into the Design Guidelines as adopted unless one or more of the parties requests negotiation to modify any of the revisions. All mutually agreed upon revisions will be incorporated into the updated Design Guidelines.

Pierce County shall maintain a copy of all Amendment decisions. Approved Amendments will be incorporated into updated versions of the Design Guidelines.

1.4 Permitting & Design Review Process

The permitting and design review process to be used for the Chambers Creek Properties is delineated in Section C of the Joint Procedural Agreement. Each jurisdiction is invited to participate in the Design Review of individual development projects. The JPA states that:

All parties shall be responsible for reviewing applications and providing comments in a timely manner as set forth in applicable City Code and/or state law. After adoption and implementation of the Design Guidelines, University Place will serve as the single point of application and administration for all building and related permits and associated SEPA documents, regardless of which party or parties have underlying jurisdictional responsibility, and shall administer the Design Guidelines on behalf of the three jurisdictions (Cities of University Place and Lakewood and Pierce County). The appointed staff members of the three jurisdictions shall review and comment on all development applications and their consistency with the Design Guidelines.

Appeals or disputes regarding a development project's consistency with the Design Guidelines shall be resolved by the appointed staff members of the three jurisdictions.

Except as specifically noted, permit processing shall follow applicable City of University Place procedures in effect at the time of application. Further detail regarding permitting, the design review process, and dispute resolution is outlined in the JPA.

1.5 Severability

If any parts of these Design Guidelines are found to be invalid, all other parts shall remain in effect.

Section 2: Circulation & Access

Section 2 guides the design of circulation and access to, from and within the site, and recognizes its importance to the overall experience of users within the Chambers Creek Properties. Section 2 addresses the location and type of circulation and access facilities, including vehicular roadways, pedestrian walkways and pathways, pedestrian and bicycle trails, emergency and service access, and site entrances.

Pierce County will maintain a system of private roadways and trails; no public streets will exist on the Chambers Creek Properties. Circulation and access facilities should be integrated into the site landscape and should contribute to a rich experience of the site by users, whether they are on foot, bicycle, in cars or buses.

This section outlines on-site circulation facilities and their purpose, width, surfacing materials, and uses. All circulation facilities should be developed within this hierarchy, as described in Figures 3 and 4.

Figure 3: Hierarchy of circulation system

Type	Purpose	Width	Users
Roadway	Vehicle Circulation	20-24' (2-way) 16' (1-way)	Trucks, cars, bikes
Urban Trail and Emergency /Service Access	Recreation and emergency /service access	12' with 2' shoulders	Pedestrians, bikes, skates, emergency/service vehicles
Walkway	Pedestrian Circulation	5-6'	Pedestrians
Pathway	Circulation between walkways, trails, and buildings	4'	Pedestrians
Nature Trail	Recreation	2-4'	Pedestrians

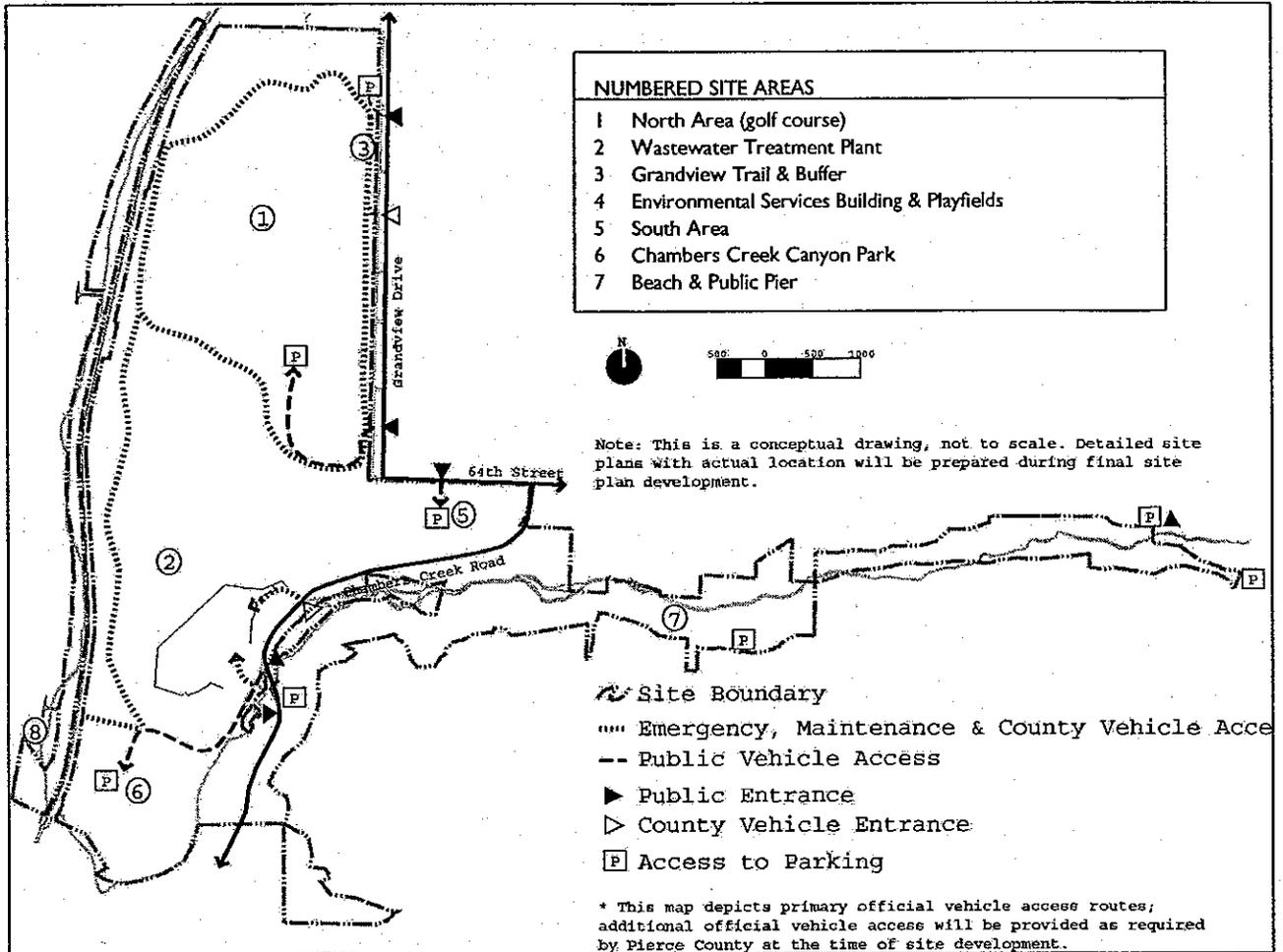


Figure 4: Vehicle roads and entries

2.1 Site Entrances & Gateways

2.1.1 Design Objectives

- To provide vehicle site access as described in Figures 4 and 5.
- To create clearly identified entries to the site that respond to site context and uses.
- To create a distinctive visual identity for the site through gateways and entries that allows visitors to know that they have entered the site.
- To provide clear and consistent signage at all site entries.
- To consolidate public access to the site with three major public vehicular entrances.

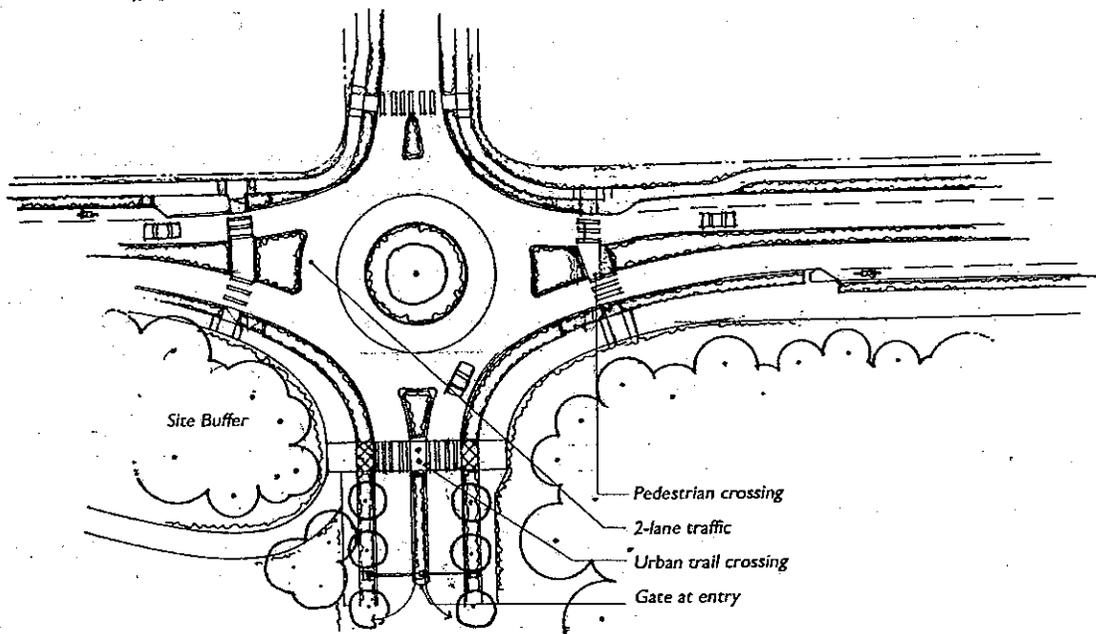


Figure 5: Site entry diagram (Area 3)

- f) To utilize design features that improves public safety and sense of security for visitors.
- g) To provide clear distinction between public accesses and restricted entrances to the site.

2.1.2 Development Standards

- a) Intersections of site roadways with public city streets shall be designed per the City of University Place Public Works Standards.
- b) All public vehicle entrances shall provide for both ingress and egress.
- c) Trails and vehicle entries will be controlled access points to the site. Vehicular entries will be gated for security purposes. Bollards at trail/entrances will prevent general vehicular use while permitting emergency and service vehicle access.
- d) Access provisions shall allow and support 24-hour access for county operators and emergency vehicles.

2.1.3 Design Guidelines

- a) Public vehicle entries should have at least one vehicle lane in each direction for entry and exit.
- b) Landscaping at site entries should be provided according to locations in specified "landscape types" (See Chapter 5, Figure 20, Landscape Types).
- c) Site entries should be designed to allow vehicular turnarounds when entry gates are closed.
- d) The public entrance to Area 3 (one of the three major public entrances) will be located on Grandview at 62nd Avenue West (Figure 5).

2.1.4 Area-Specific Standards and Guidelines

Area 1 (North Area) & Area 3 (Grandview Trail & Buffer) Standards

- a) A public pedestrian gateway plaza at Grandview and Cirque Drive, designed in conjunction with any street improvements, shall serve as the northern trailhead for Grandview/Soundview Trails.
- b) Pedestrian crossings and walkways must be clearly marked for pedestrian safety.

Area 1 (North Area) and Area 3 (Grandview Trail & Buffer) Guidelines

- c) The entrance to Areas 1 and 3 is a major public gateway, which should be formal yet naturalistic in appearance, and which should provide a glimpse into the site and its sweeping views of the Puget Sound and beyond. It should incorporate elements of the Grandview Drive improvements while providing a visual transition to the site.
- d) Additional pedestrian entries should be located along Grandview Drive to connect the public to the Grandview Trail.
- e) Pedestrian entrances on Grandview should be minor in scale designed to coordinate with Grandview improvements.

Area 5 (Environmental Services Building and Playfields) Standards

- f) The site entry on 64th east of Grandview (one of three major entrances) shall provide access to Area 5 (Pierce County Environmental Services Building and playfields).

Area 5 (Environmental Services Building and Playfields) Guidelines

- g) The entrance to Area 5 shall be visually compatible with other entries.
- h) This entry will be controlled access, with public pedestrian crossings and bicycle access.

Area 6 (South Area) Guidelines

- i) Public access to the South End (Area 6) should be located on Chambers Creek Road at the same location as the Area 2 entrance. The entrance may be modified to better facilitate vehicle access to Area 2 and 6.
- j) The Chambers Creek Road entrance to Area 6 should be visually compatible with adjacent landscapes as well as other site entrances.

Area 7 (Canyon Park) Guidelines

- k) Four parking areas in Area 7 will provide informal access to trailheads. These parking areas will be located at Chambers Creek Road, Phillips Road, Zircon Road, and Chambers Lane (Figure 4).

2.2 Interior Access Roadways

Note: Grandview Drive W., 64th St., and Chambers Creek Rd. are public streets and are subject to the City of University Place development standards. Interior roadways are private streets which will be developed according to these Guidelines.

2.2.1 Design Objectives

- a) To provide adequate interior site access for site users, including visitors, employees, and for service and emergency vehicles on "private" roadways.
- b) To limit vehicular access through site interior via discontinuous road network.
- c) To provide the minimum necessary interior roadways on site, minimizing impervious surfaces and visual intrusion of roadways.
- d) To link urban trails for bicycle and pedestrian access.
- e) To provide direct bicycle and pedestrian access between Areas 1, 3 and 5 to Area 6.

2.2.2 Development Standards

- a) Limited vehicular access to the site interior of Areas 1, 5, and 6 shall be provided as identified in Figure 4.

- b) No public streets will exist on the Chambers Creek Properties.
- c) Public access roadways shall be 16 to 24 feet in width with a rolled curb and, where possible, using bioswale for drainage (Figures 6-9), and acceptable alternatives identified in the King County Surface Water Design Manual (1998) where needed.
- d) Roadways must comply with the City of University Place standards for road gradients and curves. The City of University place Public Works Department and the University Place Fire Marshall must approve variations from these standards.
- e) Pedestrian walkways shall be provided to service all major public uses on the site and shall be separated from roadways with a 4' minimum landscaped planting strip. Walkways shall parallel the major access roadways from Grandview Drive to the view restaurant, golf course/club house/ facilities, (Area 1), and to the Environmental Services Building and Playfields in Area 5. Walkways shall also connect Area 6 to the Canyon trailhead and parking areas.
- f) Pedestrian walkways shall be provided in and through parking areas.
- g) Parking areas shall be separated from roadways to visually screen and allow for closure of parking areas.
- h) Parking shall generally not be allowed on roadways, and where, in limited instances, parking is allowed, room must be provided for emergency vehicle access.
- i) Intersections shall be well-lit and clearly marked to distinguish areas for vehicular use from the pedestrian realm.
- j) Bicycles may use roadways in areas without urban trails. No separate designated bike lane will be provided.

2.2.3 Design Guidelines

- a) Improvements to existing roadways should follow grades of existing routes where possible to reduce erosion of hillsides and slopes. Grades and curvatures of new roadways will be built to City of University Place Standards. Roadways should be located in response to site topography, views and other natural features as much as possible.
- b) To avoid accidents, pedestrian use of roadways should be discouraged by providing clear, designated pedestrian facilities adjacent to roadways.

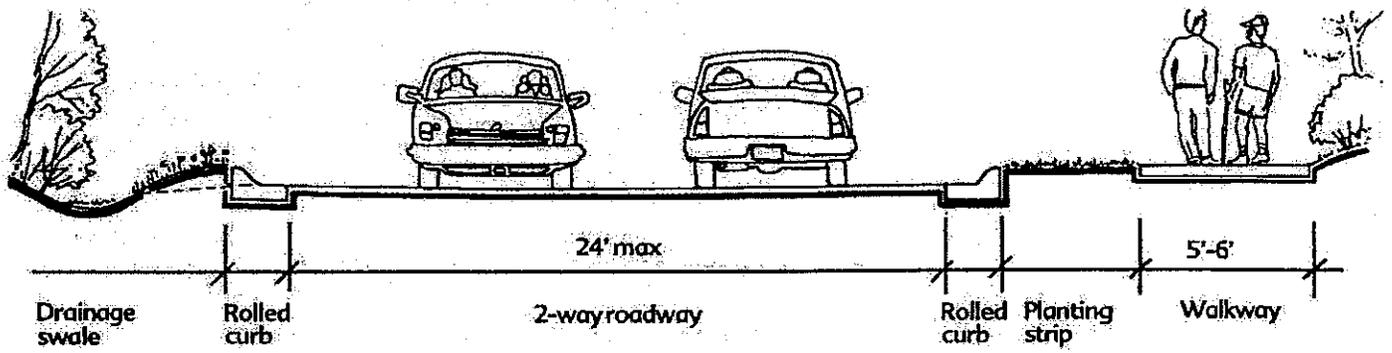


Figure 6: 26-foot two-way roadway section with drainage swale and sidewalk (typical condition)

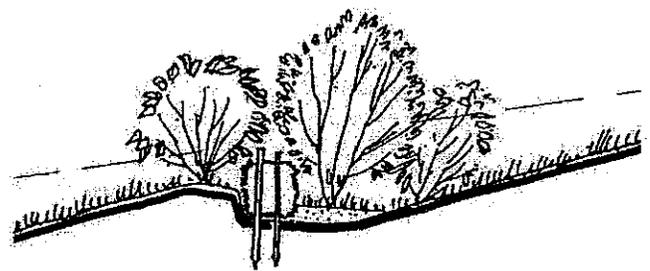
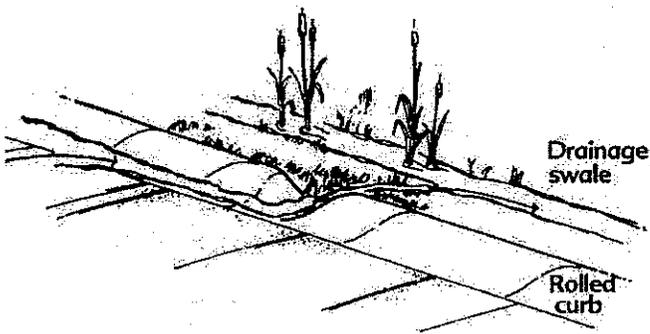


Figure 7: Rolled curb and drainage detail

Figure 8: Drainage swale on steep slope

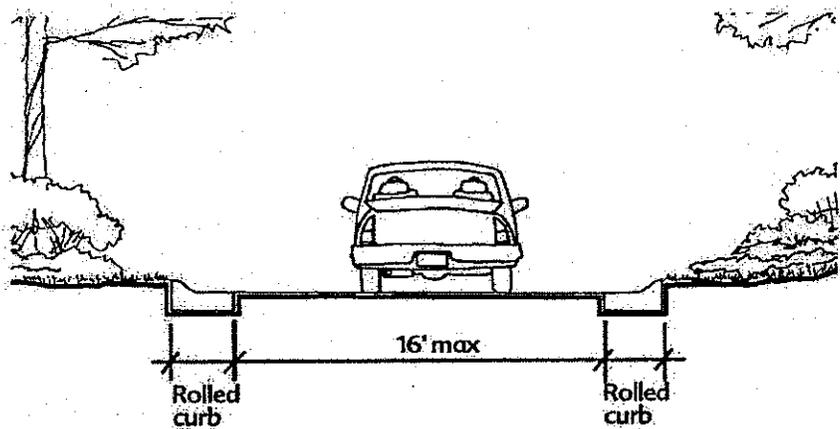


Figure 9: 16-foot one-way roadway section (for one-way roadway loops)

2.2.4 Area-Specific Standards and Guidelines

Area 1 (North Area) & Area 3 (Grandview Trail & Buffer) Guidelines

- a) Public vehicular access will be provided to the golf course, arboretum/botanical garden and the north dock (ADA only), view restaurant, and Grandview Trail south parking area.
- b) A pedestrian walkway shall be provided on the upslope side adjacent to the Area 1 entrance roadway.

Area 2 (Wastewater Treatment Plant) Guidelines

- c) Vehicular access into Area 2 will be generally limited to County and other official vehicles.

Area 5 (Offices and Playfields) Standards

- d) Vehicular access shall be provided to the offices and playfields and associated parking areas.

Area 6 (South Area) Standards

- e) Public entrances and accesses shall be clearly distinguished from those for non-public use.

Area 6 (South Area) Guidelines

- f) Vehicular access (ADA only) to Area 8 should be provided in Area 6.

2.3 Service & Emergency Access

2.3.1 Design Objectives

- a) To provide access to the site interior for service and emergency vehicles from adjacent public rights of way and from the sites interior roads.
- b) To provide the minimum necessary service and emergency access roads in the interest of minimizing impervious surfaces and visual intrusions on site.

2.3.2 Development Standards

- a) Service and emergency vehicles shall use urban trails for access (Figures 10 and 11) where available in the interest of providing emergency services on urban trails, adding minimal impervious surface to the site and to avoid redundant accesses. Trails shall not be used for public vehicular access.

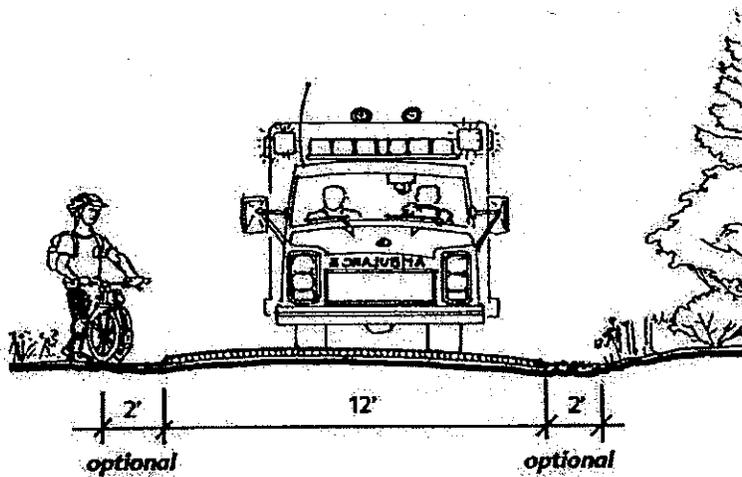


Figure 10: Urban trail/Service & emergency access

- b) Service and emergency roads shall be a minimum of 12 feet wide (Figure 10).
- c) Accepted all-weather surfacing, including permeable crushed rock, gravel, or other porous surfacing shall be used (as listed in Section 2.5) for service and emergency vehicle access where urban trails are not available. Emergency vehicle access with grades in excess of 12% must be paved.
- d) Service and emergency access through Area 2 will be provided to connect Areas 1 and 6.
- e) If grading and slope configurations allow, an emergency and service route shall be provided between Areas 2 and 5.
- f) Pavement and structural sub-base of trails must be designed to be capable of handling occasional emergency and service vehicle use.
- g) Turn-around areas shall have a 46-foot radius where a cul-de-sac or T-intersection is provided.
- h) Service and emergency roads shall be gated and locked to prohibit non-official use. Where trails are used for service and emergency purposes, removable bollards should be used to control and provide access.

2.3.3 Design Guidelines

- a) The visual impact of service and emergency access roads should be minimized by integrating them with trail infrastructure where possible.
- b) Service and emergency access roads should be sited to also serve as an urban trail where possible and to provide emergency access on trails. Trails should not be used to provide public vehicular access (Figures 10 and 11).

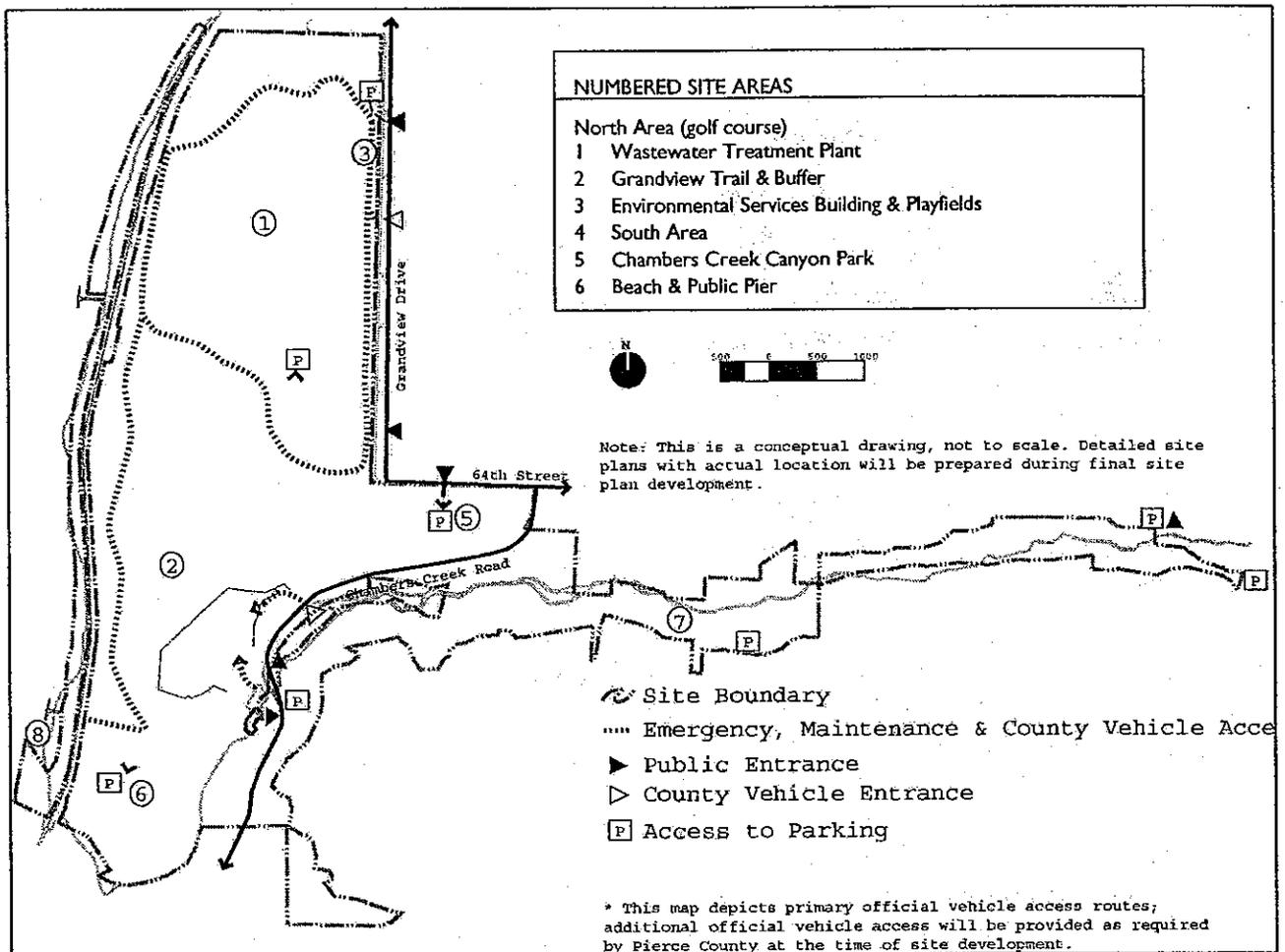


Figure 11: Non-motorized circulation

- c) Existing access roads for service and emergency vehicles may follow grades of existing routes where possible (up to a 15% grade) but shall be designed to City of University Place Emergency Vehicle standards and the Uniform Fire Code (as a guideline).
- d) New access roads for service and emergency vehicles shall be designed to the City of University Place Engineering and Emergency Vehicle standards.

2.3.4 Area-Specific Standards and Guidelines

Area 1 (North Area) Standards

- a) Grandview and Soundview Trails should serve as emergency access roads and shall be linked using the connector loop trail along the northern boundary of the site and from the North Dock to the parking area in Area 1.

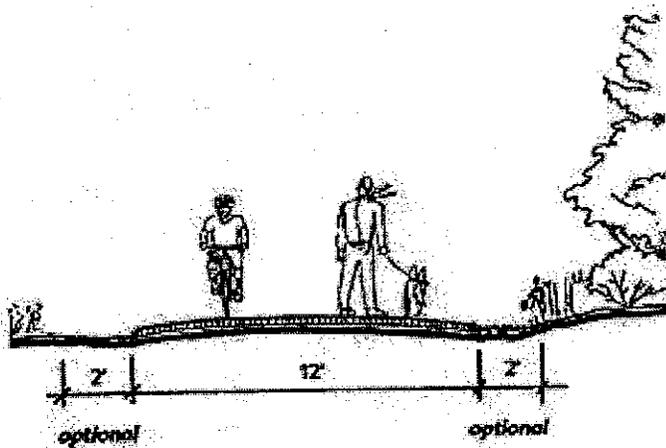


Figure 12: Urban trail section

Area 2 (Wastewater Treatment Plant) Guidelines

- b) Access for service and emergency vehicles should be provided to connect Areas 1, Area 5 and Area 6 where urban trails are not available or provide too circuitous a route.
- c) Access road design should conform to the site-wide standards for service and emergency vehicle access unless official operations require a specific alternative standard.
- d) Service and emergency access should be provided to the wastewater treatment plant and other Area 2 uses as specified by Pierce County.

2.4 Non-Motorized Circulation

2.4.1 Design Objectives

- a) To provide the public nonvehicular access throughout the site except in the Wastewater Treatment Plant (Area 2).
- b) To minimize conflicts between vehicular and pedestrian uses, and to provide separate vehicular and nonvehicular access and circulation where possible and necessary for safety purposes except on urban trails, which shall double as trails and emergency access routes to non-motorized use areas of the site.
- c) To locate pedestrian access away from environmentally sensitive areas as much as possible.
- d) To provide visual and physical links between uses such as parking areas and trailheads.

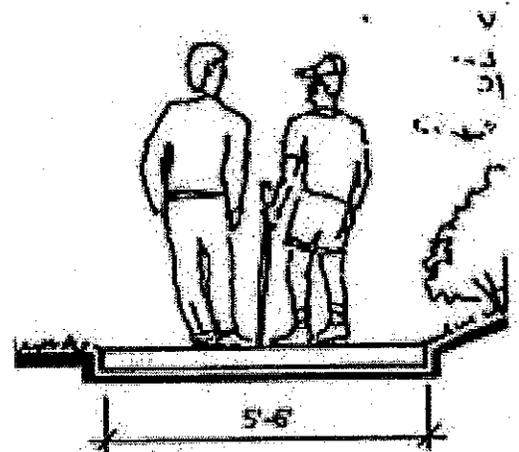


Figure 13: Pedestrian walkway (occurs adjacent to roadways)

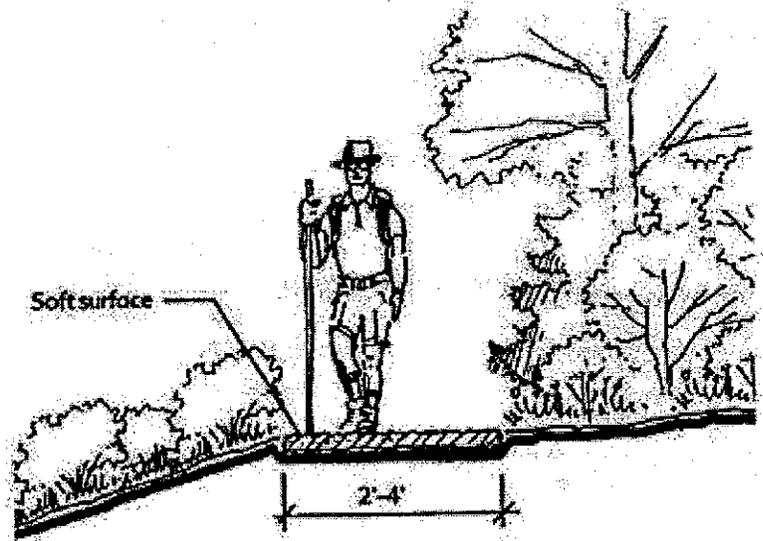


Figure 14: Nature trail

- e) To provide accessible public trails and walkways where feasible. Steep canyon walls, wetlands, and unstable slopes may restrict accessible routes in Area 6 and Area 7.
- f) To provide joint use sidewalks, walkways, and trails where appropriate to avoid construction of redundant facilities and to minimize site development impacts.

2.4.2 Non-Motorized Circulation Development Standards

- a) Non-motorized Urban Trail site circulation is identified in Figure 11. Precise location of walkways and pathways will be determined as individual development projects occur in order to establish the most beneficial pedestrian connections and to minimize site impacts.
- b) Access to trailhead parking lots will be gated between dusk and dawn.
- c) Equestrian use of trails shall be prohibited.
- d) Informational signage along trails will specify daylight hour trail usage only.
- e) Bicycles shall be allowed on urban trails and interior roadways only. Bicycles are prohibited on public pathways, walkways, and nature trails.

Urban Trail Standards

- f) Urban trails shall conform to the Pierce County standard for urban trails, 12 feet wide with asphalt, concrete surfacing, or other accepted all-weather surfacing (see Section 2.5 Paving Materials) and optional 2-foot gravel shoulders (Figures 12 and 15).
- g) Urban trails are appropriate in Area 1 (Grandview and Soundview Trails), Area 5 (near playfields and on 64th Avenue), Area 6 (Soundview Trail), as a connection to the Canyon Trail in Area 7 or Area 8 (Beach Access), and as major connector trails. See Figure 8 for approximate location of urban trails.
- h) Urban trails may be jointly used as walkways and pathways or sidewalks on street frontage where appropriate to avoid construction of redundant facilities and to minimize site development impacts. No gravel shoulders are required in Areas 3 and 5 where urban trails are used as sidewalks or walkways.

Walkway Standards

- i) Walkways for pedestrian circulation shall be provided adjacent to major interior roadways in areas without urban trails. Service and emergency accesses may be used jointly as walkways.
- j) Walkways adjacent to entry roads shall be provided, particularly near major site entrances (i.e., Area 1) and near off site parking areas.
- k) A minimum of 4-foot planting area shall be used to buffer pedestrian walkways from interior roadways where located adjacent to roads.
- l) Walkways shall be all-weather surfaces, including asphalt or concrete paved (see Section 2.5), and be 5 to 6 feet in width (Figures 13 and 15). Walkways may be wider in selected areas where pedestrians gather (i.e. parking lots or plazas).
- m) Walkways will be located on a site-specific basis as individual development projects occur in order to establish the most beneficial pedestrian connections and to minimize site impacts.

Pathway Standards

- n) Pathways shall lead pedestrians between buildings, parking areas, and other uses within close proximity of each other.
- o) Clear, safe, designated pedestrian access shall be provided between buildings, parking areas, and other pedestrian access areas to link trail segments.

- p) Pathways shall be a maximum of 3-4 feet wide all-weather surfacing (see Section 2.5), concrete gravel, or other all-weather surfacing (Figure 15). Pathways may be wider in selected areas where pedestrians gather.
- q) A visual transition between different areas of use shall be provided using appropriate landscape treatments adjacent to pathways.
- r) Pathways will be located on a site-specific basis as individual development projects occur in order to establish the most beneficial pedestrian connections and to minimize site impacts.

Nature Trails Standards

- s) Nature trails shall conform to the Pierce County standard for nature trails, 2-4 feet wide with soft, porous surfacing (Figure 14 and 15).
- t) Nature trails shall be sited and designed to ensure that public access is discouraged in environmentally sensitive areas such as wetlands and unstable slopes.
- u) Nature trails are appropriate in Area 5 (on the perimeter of the playfields), Area 7 (Canyon Park), and as minor connector trails throughout the site.
- v) Nature trails will be limited to foot traffic only.
- w) Nature Trails will be located on a site-specific basis as individual development projects occur in order to establish the most beneficial pedestrian connections and to minimize site impacts.
- x) Emergency call boxes should be located at all trailheads, in Area 8, and in other isolated areas of the site on an as-needed basis.

Crosswalks Standards

- y) Clear and safe crosswalks shall be provided across vehicular roadways at all pedestrian crossings. Crosswalks shall be visually and tactilely different from the roadways through the use of paint or other materials.

2.4.3 Area-Specific Standards and Guidelines

Area 1 (North Area) Standards

- a) Lighted pedestrian pathways shall be provided between the central parking area, arboretum/botanical garden, clubhouse, golf course, and urban trail access points.
- b) A walkway shall be constructed adjacent to the Area 1 entrance roadway on the upslope side.

Area 3 (Grandview Trail & Buffer) Standards

- c) Lighted pedestrian pathways shall be provided between the restaurant, parking area, trailhead, and Grandview Drive.
- d) Transitions between Area 3 uses shall be provided through appropriate landscape treatments adjacent to pathways. This transition space should reflect and serve as an entry to the Grandview Trail.

Area 3 (Grandview Trail and Buffer) Guidelines

- e) Regrading of the western slope below the Grandview Trail should occur where appropriate to stabilize slopes and to improve conditions for planting and vegetation.

Area 6 (South Area) Standards

- f) Lighted pedestrian pathways shall be provided between the main parking area, administrative offices, and trailheads for Area 6 trails.
- g) Walkways shall be provided along the roadway to connect pedestrians to the public beach and pier in Area 8, and to connect Area 6 to Chambers Creek Road.

Area 6 (South Area) Guidelines

- h) Nature trails in Area 6 should provide clear delineation between trail and grassland while still providing the feeling of an open meadow for trail users.

2.4.4 Accessibility Standards

- a) Site facilities shall be accessible as much as possible. Nature trails, and trails located on steep slopes will not meet ADA standards.
- b) Site facilities shall be developed according to State accessibility standards.

2.4.5 Skateboard Deterrents

- a) Hardware that deters skateboarder use of ramps and public plazas shall be installed as needed on a case by case basis.

2.5 Paving Materials

2.5.1 Design Objectives

- a) To provide durable, cost-effective paving material that is appropriate for each walking and driving surface.
- b) To allow the minimum necessary impervious surfaces on the site, and to encourage the use of porous paving as much as possible.
- c) To reduce reliance on volatile organic compounds (VOC's) such as tar and petroleum products for site paving and to encourage the use of alternative pavements such as tree-resin based paving products.
- d) To support the purpose of demonstrating environmental sensitivity and sustainability on the Chambers Creek Properties.

2.5.2 Development Standards

- a) Figure 15 identifies appropriate paving materials for vehicular and pedestrian facilities.
- b) Concrete is an appropriate paving material for areas which will experience heavy vehicular and pedestrian use. Concrete is an appropriate paving material for all pedestrian and vehicular facilities (roadways, parking areas, emergency and service access, walkways, pathways, urban trails, and pedestrian plazas) except overflow parking areas and nature trails.
- c) Asphalt is appropriate paving material for areas which will experience heavy vehicular and pedestrian use and which will have appropriate drainage facilities. Asphalt is an appropriate paving material for all pedestrian and vehicular facilities (roadways, parking areas, emergency and service access, walkways, pathways, urban trails) except overflow parking areas, nature trails, and pedestrian plazas.
- d) Resin pavement (such as tree-resin based pavement material) is appropriate paving material for areas which are typically paved with concrete or asphalt, including roadways, parking areas, emergency and service access, walkways, pathways, urban trails, and pedestrian plazas. Resin pavement is not appropriate paving material for nature trails or overflow parking areas.
- e) Gravel is appropriate for low-use and -impact areas of the site which will have informal drainage systems, including emergency and service access (when separate from urban trails), pathways, and nature trails.

Figure 15: Appropriate paving materials

Material	Roadway	Parking Areas	Parking Overflow	Emergency/ Service Access*	Pathway	Walkway	Urban Trail	Nature Trail	Plaza
Concrete	•	•		•	•	•	•		•
Asphalt	•	•		•	•	•	•		
Resin Pavement	•	•		•	•	•	•		
Gravel				•	•			•	
Bark								•	
Unit Pavers/Masonry					•	•			•
Grasscrete			•	•					

* When separate from urban trails

- f) Gravel is not appropriate paving material for roadways, walkways, parking areas, urban trails, pedestrian plazas, or emergency vehicle access with grades steeper than 12%.
- g) Bark is an appropriate paving material on site for nature trails only.
- h) Unit pavers/masonry are appropriate pavement materials for pathways, walkways, plazas, and pedestrian crosswalks. Unit pavers are not appropriate for roadways, parking areas, parking overflow, emergency/service access, or nature trails.
- i) Grasscrete is an appropriate paving material on-site for emergency/service accesses and overflow parking areas only.
- j) Roadway paving will be constructed to City of University Place Standards.

2.6 Transit Facilities

2.6.1 Design Objectives

- a) To provide loading and layover space on site to accommodate transit and High Occupancy Vehicles.

2.6.2 Design Guidelines

- a) Vehicle loading and waiting areas should be provided in public areas of the site where users are likely to arrive by transit, such as Areas 1/3, and 6.

Section 3: Parking Area Design

The primary purpose of the Design Guidelines for parking areas is to ensure that development of parking areas does not overwhelm the site aesthetic or environmental quality. Parking areas should be designed such that both their visual and ecological impact is minimized.

The numbers of parking stalls to be provided per site use was determined in the MSP and are listed in this document in Appendix 2.

3.1 Parking Lot Requirements

3.1.1 Design Objectives

- a) To provide adequate on-site parking in locations convenient to future site uses.
- b) To provide ample pedestrian circulation through parking areas.
- c) To locate and screen parking lots so that they are not the visually predominate element within the site landscape (boat launch parking may be excepted) (See Section 5.7, View Protection).

3.1.2 Development Standards

- a) These standards shall apply to all parking lots with 10 or more spaces.
- b) The minimum dimensions for parking spaces shall be:
 - Standard space: 8 feet wide and 18 feet long,
 - Compact space: 8 feet wide by 15 feet long,
 - ADA stalls as required State of Washington,
 - Aisle width: 24 feet (90° head-in parking and two-way traffic) or 16 feet (angle parking and one-way traffic).
- c) Fifty percent of stalls in lots containing more than 20 total stalls may be compact stalls. Compact stalls shall be labeled as such.
- d) Overflow parking areas shall be constructed with permeable materials to avoid excessive paving and reduce run off (See Section 2.5, Paving Materials).
- e) Consolidated parking with oversize stalls will be provided for buses and other large vehicles.
- f) Pedestrian pathways through parking lots will provide direct connections to the uses they serve and to other adjacent public areas (Figure 16).

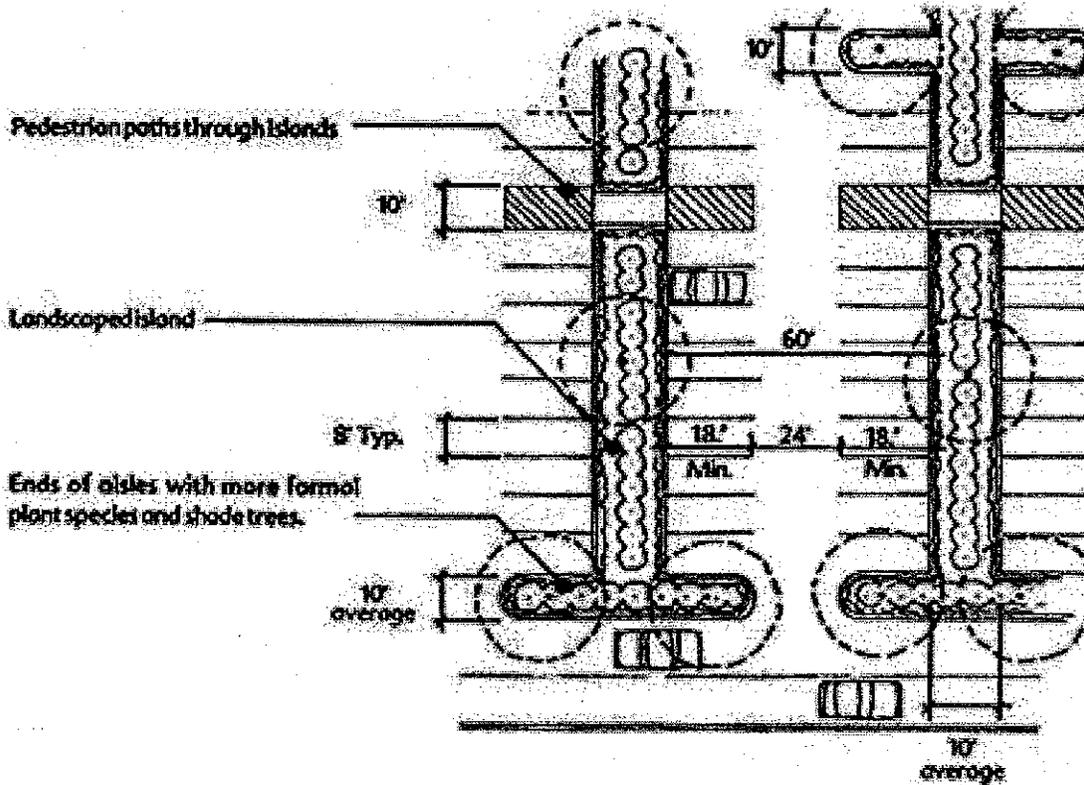


Figure 16: Typical parking plan

- g) Pedestrian pathways will be provided across drainage and planting areas within parking lots as necessary to provide direct connections to the uses they serve and other adjacent public use areas.

3.1.3 Design Guidelines

- a) These guidelines apply to parking lots with 10 or more spaces.
- b) Create parking areas that look natural and respond to the site's existing and future landscape characteristics.
- c) A curvilinear parking pattern should be utilized as feasible to minimize the visual mass of parking areas.
- d) Parking should be sited away from steep slopes, established stands of vegetation, and outside of public view areas to avoid creating view impacts (See Section 5.7, View Protection).

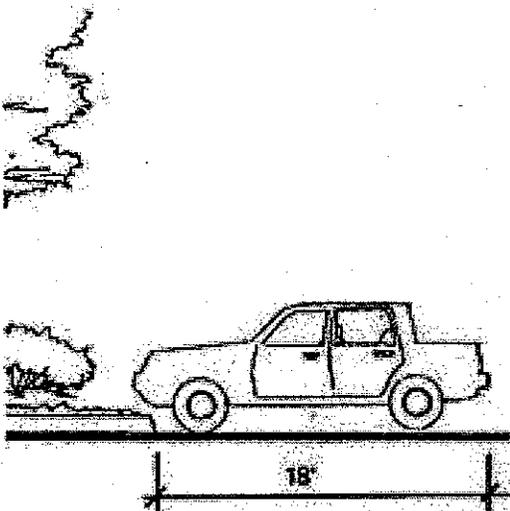


Figure 17: Parking stall and curb placement

- e) Large parking areas should be broken up into smaller areas which are separated and screened visually using vegetation, topography, and terracing, where appropriate.
- f) Ninety-degree head-in parking is preferred throughout the site, except at Chambers Creek Canyon trailheads and at the boat launch, where diagonal parking may be appropriate due to space constraints and turning radii.
- g) Curb stops should be minimized in parking areas. Curbs of vegetated islands may serve as curb stops with 1.5 feet of low groundcover planted along island perimeters. Recycled and other non-traditional materials for curb stops should be used where possible (Figure 16).
- h) Provide parking lot features which improve public safety, sense of security and visibility of the surrounding area, including lighting and appropriate landscape treatments.
- i) Shared parking strategies should be used among adjacent site uses where possible to reduce site-wide parking requirements, for example, administrative and office parking may be shared in part with playfield parking, as can other adjacent uses whose peak use times are different.

3.1.4 Area-Specific Standards and Guidelines

Area 1 (North Area) Guidelines

- a) The central parking area should be sited at the bottom of the hill below the major site entrance near the golf course club house.
- b) The parking area should be broken up into smaller areas with landscaping and/or terraced into benches to break up the visual expanse and scale of the parking area.
- c) The parking area should be sited such that it does not obstruct views (See Section 5.7, View Protection).

Area 3 (Grandview Trail & Buffer) Guidelines

- d) The view restaurant and trailhead parking area should be sited so as not to obstruct views from the restaurant or public use areas (See Section 5.7; View Protection).
- e) The parking area should be broken up into smaller areas with landscaping and/or terraced into benches to break up the visual expanse and scale of the parking area (See Section 5.7, View Protection).
- f) The parking areas should be located so that they do not obstruct or impact views from above.

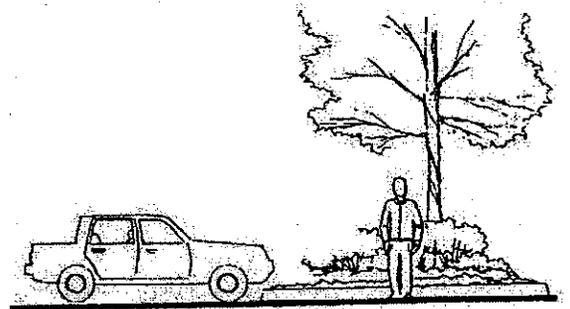


Figure 18: Pedestrian walkway through planting area

Figure 19: Plant sizes and spacing for parking areas

Plant Type	Size at time of planting	Spacing	Uses, comments
Deciduous trees, shade/canopy	2" diameter caliper, balled and burlapped. No bare root trees allowed	Maximum spacing as street trees: 30 feet on center, 25 feet on center in parking lot perimeters	Use as shade, canopy trees, break up parking lot areas in islands
Deciduous trees, small/decorative	2" diameter caliper, balled and burlapped. No bare root plants allowed	As clumps, specimens (such as Vine Maples, Shadblows, wild cherries)	Use as colorful accents and naturalization.
Coniferous trees	12'-10', balled and burlapped, no bare root trees allowed	8-10 feet on center as solid row or clumps	Use as screening, clumped, or as backdrop for colorful deciduous tree species
Large shrubs	5-gallon pots or tubs, or balled and burlapped	4-5 feet on center maximum	Mass planting or clumps for hedging where sight lines are not a problem.
Small, medium shrubs	3-gallon or 5-gallon pots at time of planting	2-3 feet on center	Hedges, massing, and edge definition, color and for fragrance
Ground covers	1-gallon pots at time of planting	3 feet on center to assure coverage in 3 years time. Should be evergreen.	Green cover of ground in lieu of grass, naturalizing areas.
Emergent Plant Species	1-gallon plants or rhizomes	1-3 feet on center	May be used in drainage swales to capture sediments, provide filtration, and protect erosion

Area 5 (Offices and Playfields) Standards

- g) Parking lots shall be screened from views on 64th St. West with the use of landscaping, terraces, and other appropriate means.

Area 5 (Offices and Playfields) Guidelines

- h) Parking for offices and playfields should be shared as much as possible.

Area 6 (South Area) Guidelines

- i) The central parking area should be located to avoid view impacts as much as possible (See Section 5.7, View Protection).

3.2 Parking Area Landscaping

3.2.1 Design Objectives

- a) To minimize impervious surfacing of parking areas.
- b) To minimize visual impacts of parking areas.

3.2.2 Development Standards

- a) Figure 19 identifies required plant sizes and spacing for parking lots.
- b) Landscaping within and around parking areas shall be provided to minimize visual impacts, screen illumination, and to provide pervious surfacing/drainage swales.
- c) Parking area landscaping shall be averaged over the entire parking lot.
- d) A landscaped area of a minimum average width of 10 feet and length of 18.5 feet shall be provided between every 10 parking stalls.
- e) Perimeter landscaping around parking areas shall be a minimum average width of 15 feet, from inside of curb to inside of curb, and planted with a combination of berming, trees, shrubs and ground covers required.
- f) Landscaped interior parking lot islands should be a minimum average of 10 feet wide from insides of curbs, and planted in trees, native ground covers and shrubs.
- g) Interior parking landscape areas should be an average of 10 feet in width minimum and may contain walkways, pathways, or drainage swales.
- h) Irrigation is required in all parking area landscaping for a minimum of three years, to establish plant viability.
- i) Section 5.1 and Figure 20 provide additional detail regarding acceptable landscape materials by site area.
- j) Grass shall not be considered a substitute for groundcover.

3.2.3 Design Guidelines

- a) Integrated landscaping and biofiltration methods should be utilized to reduce drainage and nonpoint source pollution caused by surface parking. These methods should be dispersed (as opposed to consolidated) throughout each parking area to maximize the visual effect of such landscape treatments.
- b) Shrubs in planting islands should not exceed 3 feet from tops of curbs in order to preserve sight lines in parking lots.
- c) Shrubs species in drainage swales in the parking lots that exceed 3 feet above curb heights should consist of those that respond well to periodic pruning.
- d) Bark mulch used in parking area landscaping should be well-decomposed mulch, and be used at a depth not exceeding 2-1/2 inches after settlement, so application should be used at 3 inches.

- e) To assure survival of planting in high-use areas, soil depths should be adequate to store water during dry seasons and normal periods of precipitation.
- f) Reclaimed/re-used water may be used for irrigation where possible.
- g) Drainage swales should be used to convey and treat stormwater.
- h) Soils should allow moisture retention for plant survival and still allow adequate drainage so as not to drown plant roots.
- i) Soil depths will be affected by the excessively fast percolation rate of subsurface sands and gravels, and should be adjusted accordingly. The following minimum depths are recommended:
 - Trees: 6 inches below root ball. Soil also should be provided at least 4 feet on all sides of root ball to allow for root spread,
 - Shrubs: Whole beds: minimum 18 to 24 inches deep,
 - Groundcovers: Whole beds: minimum 12 to 18 inches deep,
 - Lawn (high traffic areas): 6 to 8 inches deep (for seeded areas or sodded areas),
 - Lawn (low traffic areas): 6 inches deep (for seeded areas or sodded areas).

3.2.4 Area-Specific Development Standards

Area 7 (Chambers Creek Canyon)

- a) As the parking lots in this Area will be small and located in forested areas, (4 parking lots with 25 maximum stalls in one location), parking lot developments may be exempted from perimeter and interim landscaping requirements.

Section 4: Utilities

The Guidelines for utilities are intended to ensure that site development achieves its program goals, which may require telecommunication, electrical and other utilities, while minimizing or negating adverse visual or environmental impacts. It is the intent of the Master Site Plan that site development takes advantage of natural, sustainable, and experimental technologies for the provision of utilities where possible. This section addresses surface water management, grading, telecommunications, electrical power, solid waste, water utilities, and fire flow.

4.1 Surface Water Management/ Site Grading

As updates to the Surface Water Design Manual are adopted by the City of University Place, the Design Guidelines may be amended according to the procedures identified in the JPA.

4.1.1 Design Objectives

- a) To reduce development related impacts of sedimentation and erosion from construction activities.
- b) To manage surface water movement and quality control in all site areas after construction.
- c) To reduce runoff volume and impacts of run-off.
- d) To control and minimize nonpoint water pollution from surface water runoff from paved surfaces.
- e) To treat surface water before discharge.
- f) To improve water quality in all areas of the site.
- g) To develop surface water management areas as demonstration areas for sustainable development practices.
- h) To visually integrate above ground storm water management facilities into the site landscape.
- i) Where applicable, interpretive and educational displays should accompany alternative waste collection and treatment systems.

4.1.2 Development Standards

- a) The King County Surface Water Design Manual (1998) shall be the minimum design standards for surface water management for the site.
- b) Gravel mining and mine reclamation activities are exempt from these Design Guidelines as specified in Section 9,

Exemptions of the JPA, however mine areas will be contoured, graded and reclaimed according to DNR standards and will meet overall master site plan design intent.

4.1.3 Design Guidelines

- a) Grading should respond to existing contours or contours should be regraded to reduce site runoff potential and manage sedimentation and/or erosion impacts to critical water resources and environmentally sensitive areas.
- b) Site areas should be graded to provide optimal growing conditions in areas that are to be vegetated.
- c) Biofiltration swales, detention ponds and wetlands (wet pools) should be designed to improve wildlife habitat.
- d) Drainage and water management systems should reduce reliance on hard surfaced (piping) conveyance systems, and should utilize natural means of water handling, flow control, purification and infiltration as much as possible.
- e) Water control and filtration features should be constructed once to avoid repeated disturbance. Reconstruction of surface water management features should be avoided during phased construction activity.

4.1.4 Area-Specific Guidelines

- a) Demonstration sites may be provided in each area for educational purposes regarding environmental response of utilities.

4.2 Telecommunications

4.2.1 Design Objectives

- a) To retain the overall site landform and increased vegetation as the predominant visual features.
- b) To provide telecommunication and telemetry facilities to service and facilitate MSP uses and WWTP uses.
- c) To provide for the installation of telecommunication facilities and infrastructure in a manner which is visually unobtrusive and in which they are visually subsumed within the site landscape and/or architecture.
- d) To locate telecommunication facilities out of the line of site of major public views, such as towards other site areas, the Puget Sound, Islands, and mountains (Olympics and Mt. Rainier).

4.2.2 Development Standards

Siting of Facilities

- a) Telecommunication, telemetry towers and antennae shall be allowed only to service and facilitate MSP, WWTP, and emergency uses unless the facilities comply with University Place Municipal Code permitting and siting requirements for telecommunication facilities.
- b) Antennae attached to existing structures are preferred to free standing towers. Free standing towers shall only be permitted where it can be demonstrated that building or structure mounted facilities will not meet project objectives.
- c) Equipment for building-mounted wireless communication facilities shall be located within the building in which the facility is located or integrated into the building design.
- d) Wireless communication towers located on the roof or side of any public building on site shall be grouped together, integrated into the building design, and thoroughly screened from public view. Roof or side-mounted facilities that are not integrated into the building design and screened are prohibited.
- e) The maximum height of roof-mounted facilities shall not exceed 15 feet above the high point of the roof upon which the facility is located.
- f) Building-mounted wireless telecommunication facilities shall be painted in a non-reflective color scheme that blends in with the visual background colors against which the facility will be viewed.
- g) All facilities shall be located outside of major public views and view corridors on site to the Puget Sound, Islands, Olympics, Mt. Rainier, and views across the site to other areas.

Ground-mounted Facilities

- h) Ground-mounted wireless telecommunication facilities shall be set back a distance equal to the height of the facility, from any public or private street or roadway, unless locating the facility closer to a property line will allow at least 75% of its height to be screened by existing coniferous trees.
- i) To the greatest extent possible, ground-mounted facilities shall be screened from view.
- j) To the greatest extent possible, ground-mounted facilities shall be located where existing trees, existing structures, or other existing site features camouflage these facilities from prevalent views.

- k) Existing mature vegetation shall be retained to the greatest extent possible in order to help screen the facility.
- l) Facilities should be sited to avoid being visible from off-site.
- m) A landscaping plan shall be required for all proposed facilities showing the best use of existing vegetation. The landscaping plan shall also identify the addition of new landscaping to effectively screen the facility.
- n) Equipment enclosures shall be placed unobtrusively underground if site conditions permit and if technically feasible. Where underground placement is not feasible, they shall be incorporated into building design or screened according to the standards and guidelines in Chapter 6 (Fencing, Barriers, and Buffers) of this document.
- o) Each pole is limited to one wireless telecommunication device. Multiple wireless telecommunication facilities shall not be located on the same pole.
- p) Ground-mounted wireless telecommunication facilities shall be painted in a non-reflective color scheme that blends in with the visual background colors against which the facility will be viewed.
- q) Ground-mounted wireless telecommunications facilities shall be limited to 110' in height.

Structure-mounted Facilities

- r) Wireless telecommunication facilities mounted on structures other than buildings, such as flag poles, light poles, or other structures, shall be designed to blend in visually with the structure upon which it was mounted and to, when completed, to be inconspicuous in character.

Prohibited Facilities

- s) The following wireless telecommunication facilities are prohibited:
 - Guyed towers,
 - Roof-mounted lattice towers.

Maintenance

- t) The vendor shall maintain the wireless telecommunication facilities to standards imposed. Such maintenance shall include, but not be limited to painting, structural integrity, and landscaping.
- u) If, in any event, the applicant fails to maintain the facility, Pierce County may undertake enforcement action as allowed by existing codes and regulations.

Abandonment and Discontinuation of Use

- v) At such time as use of a wireless telecommunication device is discontinued or abandoned, the vendor shall notify Pierce County within 30 days prior to abandonment or discontinuation.
- w) Upon discontinuation or abandonment of use, the vendor shall physically remove the wireless telecommunication facility within 90 days of abandonment or discontinuation of use. Physical removal shall include, but not be limited to:
 - Removal of antennas, mount, equipment and cables, cabinets, and security barriers from the site,
 - Transportation of the antennas, mount, equipment and cables, cabinets, and security barriers to a repository off-site,
 - Restoration of location of the wireless telecommunication facility to its natural condition, except for landscaping, which shall remain in place.

4.2.4 Design Guidelines

There are no Design Guidelines for Telecommunications.

4.2.5 Area-Specific Guidelines

There are no Area-Specific Guidelines for Telecommunications.

4.3 Electrical Power

4.3.1 Design Objectives

- a) To provide adequate electrical power supply to all areas of the site requiring power.
- b) To locate ducting, and power sources in a manner that does not impact the visual appearance of the site.
- c) To allow for creative and alternative power sources compatible with the Chambers Creek Properties Master Site Plan, such as solar and/or wind power, cogeneration opportunities, and use of methane from the wastewater treatment plant.
- d) To comply with applicable standards of the electrical service provider(s).

4.3.2 Development Standards

- a) All electrical wiring, junction boxes, vaults, ducting and pull boxes shall conform to the Uniform Energy Code for electrical supply construction and installation practices.

- b) Above ground utility vaults, transformers, and switch boxes shall be located in such a way that they do not visually impact the surrounding landscape.
- c) Electricity shall be installed according to service provider standards except for underground installation of wires, which is addressed below in Section 4.3.3.
- d) Underground installation of wiring serving the site is required. However, high-voltage transmission wires may be above ground.

Note: Grandview Drive W., 64th St., and Chambers Creek Rd. are public streets and are subject to the City of University Place development standards. Interior roadways are private streets which will be developed according to these Guidelines.

4.3.3 Design Guidelines

- a) Major entry roads and site entries should not have overhead wiring cross them nor run parallel to them.
- b) Junction boxes, pull boxes, and vaults should be consolidated in locations that improve servicing efficiency and visual unobtrusiveness.
- c) All ducting for power supply and telecommunications should be installed simultaneously to avoid future site disruption.
- d) Consider the use of solar power in specific building design.
- e) Solar, wind and other alternative power supply systems should be highlighted as part of educational opportunities.

4.3.4 Area-Specific Guidelines

There are no Area-Specific Guidelines for Electrical Power.

4.4 Solid Waste Disposal

4.4.1 Design Objectives

- a) To provide space for storage of recyclable materials and solid waste in accordance with Chapter 51-20-09 of the Washington Administrative Code.
- b) To visually integrate recycling storage areas and solid waste storage into site development in a non-obtrusive manner.
- c) To design and locate facilities in a manner that allows efficient storage, collection, and removal of waste materials.

4.4.2 Development Standards

- a) Waste disposal facilities shall be designed to blend in with the surrounding buildings and landscape.

- b) Storage spaces for solid waste shall be enclosed behind a sight-obscuring screen. If chain link is used as the enclosure, landscaping must be used to obscure the visibility of the chain link fence. The facility shall be screened on all sides by 6- foot high screen to screen facilities from view, to ensure the safety of children by keeping them away from the dumpsters, and to contain any garbage which might escape the containers and blow around the site.
- c) Gate openings should be a minimum of 12 feet wide to allow haulers easy access into the container space without damaging the fencing.
- d) Solid waste storage areas must be free of overhead obstacles, such as power lines, building overhangs, etc., so that haulers may use an overhead lift system without interference with the collection process, or causing damage to the vehicle or structure.
- e) A minimum of fifty foot "straight in" approach to front of enclosure must be provided to allow easy access for haulers.
- f) Outdoor collection points shall not obstruct pedestrian circulation.
- g) A minimum of 20" clearance shall be provided around all containers to allow space around each container for accessibility to the hauler and the user.

4.4.3 Design Guidelines

There are no Design Guidelines for Solid Waste Disposal.

4.4.4 Area-Specific Guidelines

There are no Area-Specific Guidelines for Solid Waste Disposal.

4.5 Water Utilities

4.5.1 Design Objectives

- a) To provide adequate, cost effective water to service site uses.
- b) To visually and functionally integrate water utility facilities located on site into the overall site landscape and public use areas.

4.5.2 Development Standards

- a) Water utility facilities located on site outside of Area 2 shall be designed in accord with these Guidelines.

- b) Water utilities shall be installed according to State and Health Regulations and to service provider standards.
- c) Water utility facilities are also subject to the standards and guidelines in this document in addition to State and Health regulations.

4.5.3 Design Guidelines

There are no Design Guidelines for Water Utilities Design.

4.6 Wastewater Facilities

4.6.1 Design Objectives

- a) To integrate wastewater facilities outside of Area 2 that are related to MSP activities (such as reclaimed water facilities) into the overall site landscape and public use areas.
- b) To provide adequate, cost effective wastewater facilities to service site uses and areas.

4.6.2 Development Standards

- a) Generally, wastewater collection and treatment operations, located in Area 2 are exempt from these Design Guidelines as specified in Section 9, Exemptions of the JPA. However wastewater facilities shall be installed according to Pierce County standards.
- b) Wastewater facilities that are related to MSP uses in public areas outside of Area 2 shall be designed in accord with these Guidelines.
- c) All permanent facilities on-site which generate wastewater shall be required to hook up to the WWTP.
- d) Development of reclaimed water facilities and the use of biosolids are identified as future WWTP facilities in the MSP. These facilities will be developed to State and Health Regulations. When located outside of Area 2, the WWTP, these facilities are subject to these standards and guidelines, and shall be visually integrated into the public use areas.

4.6.3 Design Guidelines

There are no Design Guidelines for Wastewater Facilities Design.

4.7 Fire Flow

4.7.1 Design Objectives

- a) To provide adequate fire protection on site according to UFC standards.
- b) To develop water/fire flow infrastructure incrementally as the site develops over the long term.

4.7.2 Development Standards

- a) Fire flow facilities shall be installed on site according to UFC Standards.
- b) Water/fire flow utilities shall be installed incrementally over time on site as needed to service individual developments as they occur.

Section 5: Landscape and Site Design

The guidelines in this section are intended to guide future development of the site in a manner that is highly responsive to the site's unique landscape conditions, landform and views.

This chapter identifies seven "landscape types" that comprise this expansive site. These landscape types may currently exist on the site but should be improved in conjunction with other site improvements. In some cases, certain landscape types, such as the oak savannah prairie, are known to have existed on the site but were disturbed by mining and other human activities. These historic environmental conditions should be reflected in the landscape design of the site as much as possible.

The landscape types are "organized" on the site based on historic and existing landscape conditions as well as on the programmatic requirements of Pierce County. In addition, this section provides guidance on the species and landscape treatments appropriate within each of these landscape types.

Figure 20 depicts the approximate location of the seven landscape types:

- **Woodland forest buffer:** Screens site perimeter and wastewater treatment plant with high proportion of coniferous trees and a high canopy to allow for views in key locations.
- **Steep slope:** Stabilizes existing steep slopes – particularly in reclaiming mining areas – with high proportion of deciduous trees and evergreen understory.
- **Structured landscape:** Man-made landscape provides active recreation (i.e., golf course and playfields) and a more formal environment around buildings.
- **Prairie/open meadow:** Reflects the unique historic oak savannah prairie which continues to exist in the site vicinity, characterized by open grasslands interspersed with key species such as Garry Oak.
- **Shoreline:** Stabilizes dunes above sandy beach and tidelands in a narrow strip of shoreline along the site edge.
- **Riparian corridor:** Provides a densely vegetated buffer along Chambers Creek that is similar in composition to woodland forest buffer and steep slope landscape types, but is more likely to be influenced by riparian and wetland conditions.

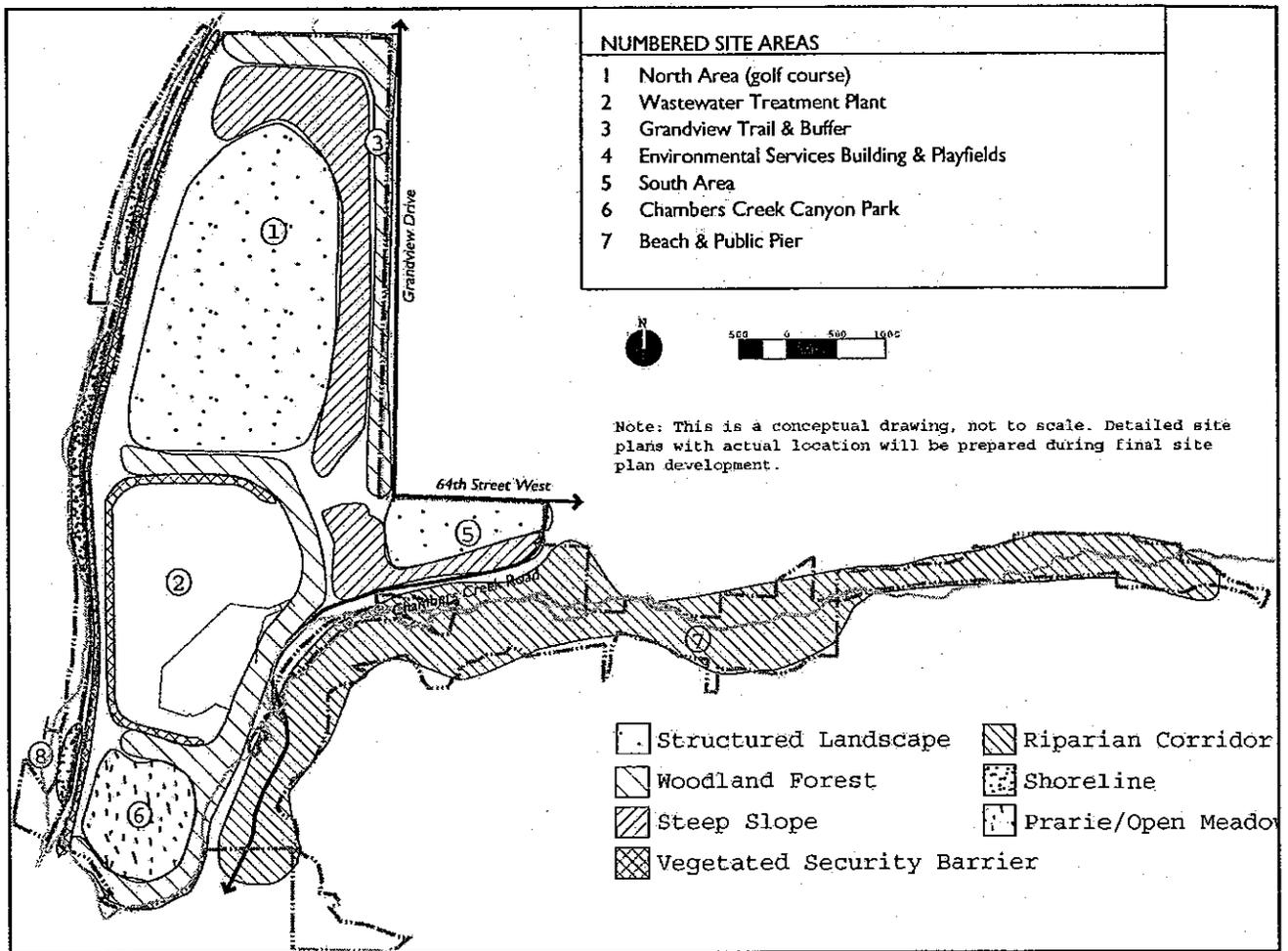


Figure 20: Landscape types

- **Vegetated security barrier:** Inhibits public access into hazardous areas (such as the Wastewater Treatment Plant and railroad corridor) using densely planted, thorny native shrubs.

5.1 Site Wide Landscape Design

5.1.1 Design Objectives

- To create a varied and memorable experience for users of the site and define discrete areas of the site.
- To reconstruct native vegetation and wildlife habitat, and to stabilize steep slopes as much as possible.
- To restore the biological function of the site and achieve biodiversity and a balanced ecosystem using a variety of landscape species.
- To utilize landscape treatments in order to minimize visual and ecological impacts of site development.

- e) To maximize the interpretive and educational experience of site visitors.
- f) To support utilization of biosolids and reclaimed wastewater in landscape development and maintenance.
- g) To retain existing site vegetation as much as possible and to increase overall volume of trees and plant cover with full site development over time with the exceptions listed below.
- h) To allow selective thinning, pruning, and revegetation to improve the health of plants and to improve public views of the Sound, mountains, and other regional landscape features.
- i) Invasive, non-native plants may be, and should be removed from the site.

5.1.2 Development Standards

- a) Figure 20 identifies landscape types and their approximate locations on the site.
- b) Figure 33 identifies accepted plant species per landscape type.
- c) All landscape plans for the Chambers Creek Properties shall be completed by a licensed landscape architect in the State of Washington.
- d) Existing site vegetation shall only be removed as necessary: to ensure plant health; to improve slope stability; to provide selective public views; to protect plants in public access areas, on a minimal, selective, individual basis; to allow development to occur as long as the overall site average tree and vegetative cover is sustained and increased; and, to remove invasive non-native species.
- e) Areas landscaped with non-native, non-drought tolerant species must be permanently irrigated.
- f) Plant seeding and levels, other than for parking areas, which shall conform to the City of University Place Perimeter and Buffer Standards, (See Section 5.3), shall be determined at the time of individual project design.

5.1.3 Design Guidelines

- a) Existing native vegetation should be retained wherever possible.
- b) Where removal of vegetation is required for a development, overall density of vegetative cover should be maintained and increased.

- c) Habitat value should be maximized by reconstructing native plant communities, decreasing and minimizing human disturbance, and reclaiming areas impacted by gravel mining operations.
- d) Dense vegetation should be planted in areas that are inappropriate for public access, particularly along unstable slopes, wetland and riparian areas, and other sensitive landscapes. Landscaping should clearly distinguish public access areas.
- e) Landscape treatments may be used to rehabilitate degraded portions of the site and to discourage human use of these areas.
- f) Plant, wildlife and fish habitat should be enhanced in order to increase numbers and diversity of native species.
- g) Drought-tolerant species that are native to Western Washington should be utilized for landscape treatments and revegetation as much as possible (see Plant List Figure 33).
- h) Exotic plant species that are widespread and invasive (such as *Cytisus scoparius* (Scot's Broom), *Rubus discolor* (Himalayan Blackberry), *Hedera helix* (English Ivy), and *Polygonum cuspidatum* (Japanese knotweed)) should be removed.
- i) All soil and soil amendments introduced to the site should be free of seeds and live propagules.
- j) Ease of irrigation should be considered in all landscape plans.
- k) Landscape design features which improve public safety and sense of security through appropriate plant placement should be utilized.
- l) Naturally occurring wildlife structures such as downed logs, boulders, and standing snags should be retained and provided.

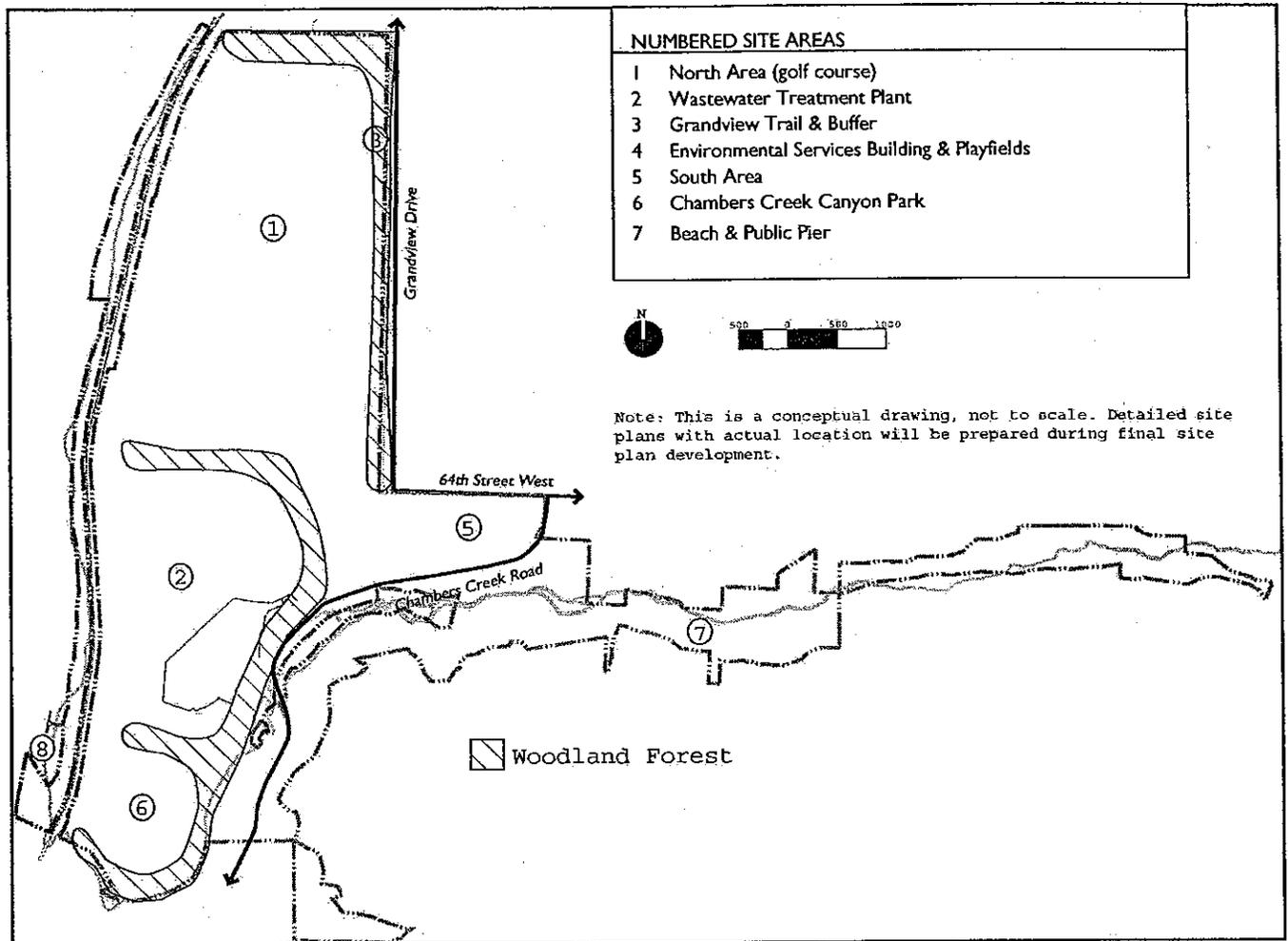


Figure 21: Location of woodland forest buffers

5.1.4 Area-Specific Standards and Guidelines

Area 2 (Wastewater Treatment Plant) Standards

- a) Area 2 shall be surrounded by a Woodland Forest buffer so that the Wastewater Treatment Plant is screened from view from adjoining locations and areas above, such as Areas 1,3,5,6 and 8. A variety of coniferous and deciduous trees and shrubs should be planted as a visual screen and to obscure wastewater treatment structures.

Area 3 (Grandview Trail & Buffer) Guidelines

- b) The eastern edge of Area 3 should be maintained as a Woodland Forest buffer.
- c) Exotic and invasive plant species should be eradicated from the site using hand labor and avoiding the use of chemical herbicides.

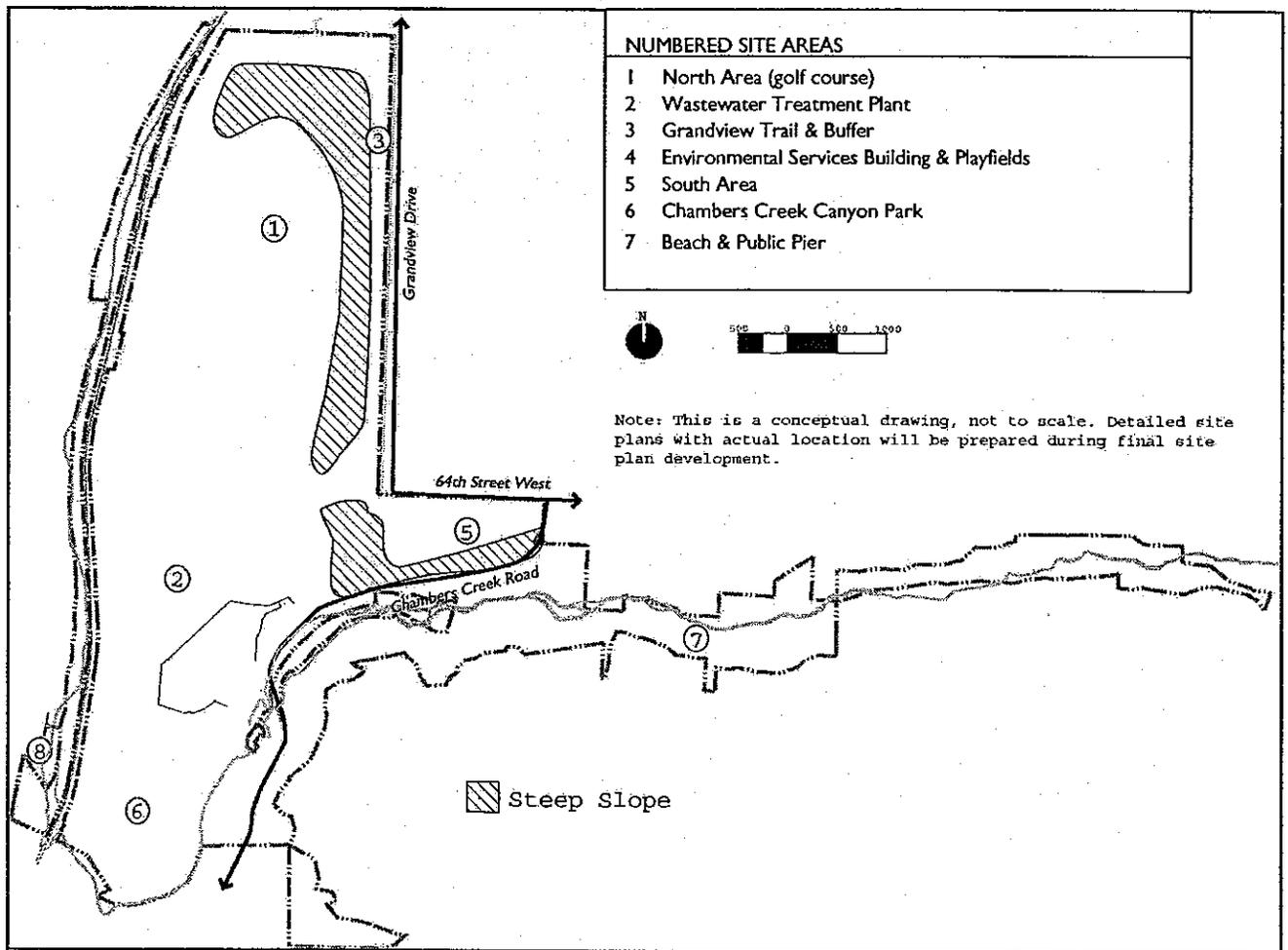


Figure 22: Location of steep slopes

- d) Views from the Grandview Trail should be protected and enhanced by eliminating invasive vegetation located above the line of sight. The forest understory should be thinned selectively to provide views into the site from Grandview Drive.
- e) The steep slope along the western edge of Area 3, as well as the portion that lies south of the entry road, should be regraded to increase slope stability and should be densely planted using guidelines for steep slopes in the site-wide standards.

Area 6 (South Area) Standards

- f) Area 6 slopes shall be planted to prevent erosion.

Area 7 (Chambers Creek Canyon) Guidelines

- g) Exotic and invasive plant species should be eradicated from the site using hand labor and avoiding the use of chemical herbicides.

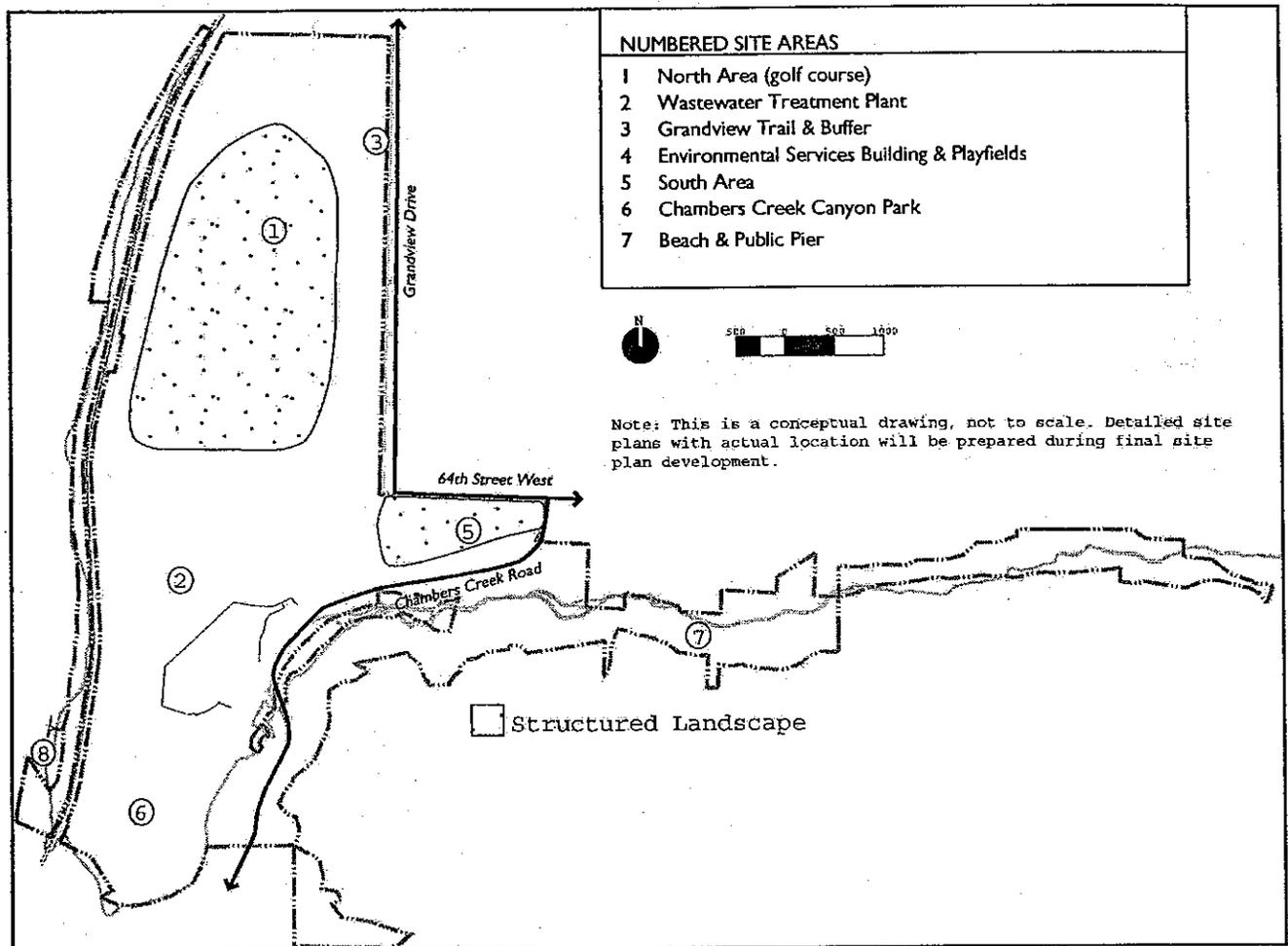


Figure 23: Location of structured landscape areas

5.2 Landscape Types

5.2.1 Woodland Forest Buffer Guidelines

- Figure 21 identifies the approximate location of Woodland Forest Buffers within the site.
- A multi-layered canopy should be provided in woodland buffers and interior forest areas.
- Native trees and shrubs in existing site perimeter buffers should be retained and enhanced as much as possible.
- A diversity of native plant species should be used to provide a range of views from and into the site through openings in trees and understory.
- A minimum of 75% coniferous trees in woodland forest areas should be planted, particularly emphasizing *Pseudotsuga menziesii* (Douglas fir), *Pinus ponderosa* (Ponderosa Pine) and *Tsuga heterophylla* (Western Hemlock).

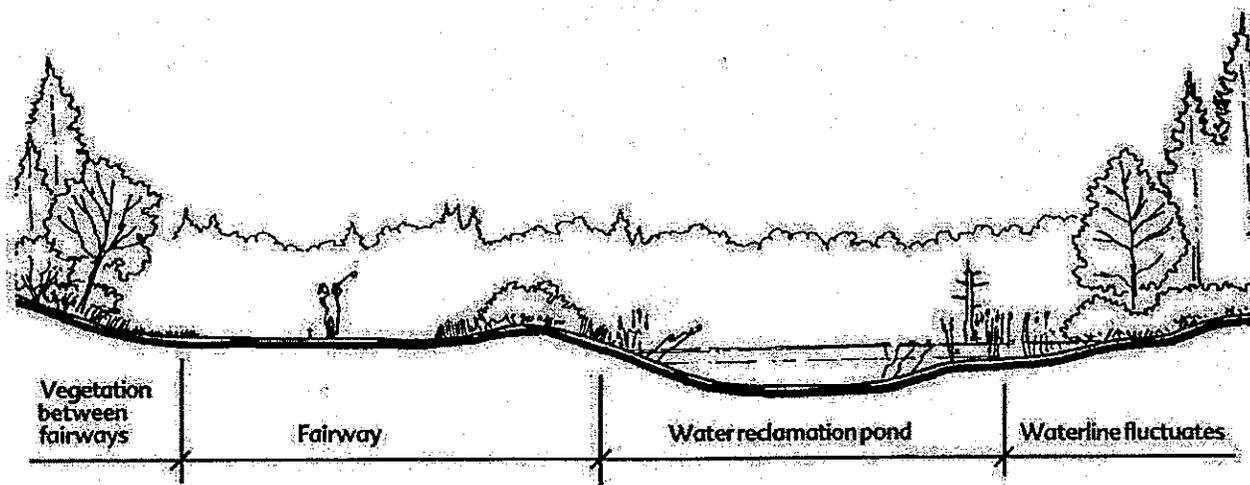


Figure 24: Structured landscape in Area I accommodates golf course fairways and water reclamation ponds

- f) Unusual tree species that are highly specific and unique to the site biome should be highlighted, particularly *Pinus ponderosa* (Ponderosa Pine) and *Quercus garryana* (Garry Oak).
- g) Coniferous trees should be planted primarily as backdrop to deciduous species to maximize contrast in color, especially in autumn.
- h) Public access should be minimized in woodland forest buffers to avoid disturbance of wildlife habitat and establishment of new trees and shrubs.
- i) Trails should be incorporated where public access is desired or appropriate, and access should be restricted in areas where it is desired to minimize impacts to the woodland forest.

5.2.2 Steep Slopes Guidelines

- a) Figure 22 identifies the approximate location of Steep Slopes within the site.
- b) A maximum of 25% coniferous tree canopy should be planted on steep slopes in order to maximize the amount of organic matter being returned to the soil through a leaf litter humus layer.
- c) *Arbutus menziesii* (Pacific Madrone) should be a dominant species on steep slopes, and care should be taken to protect existing Madrone specimen on site.

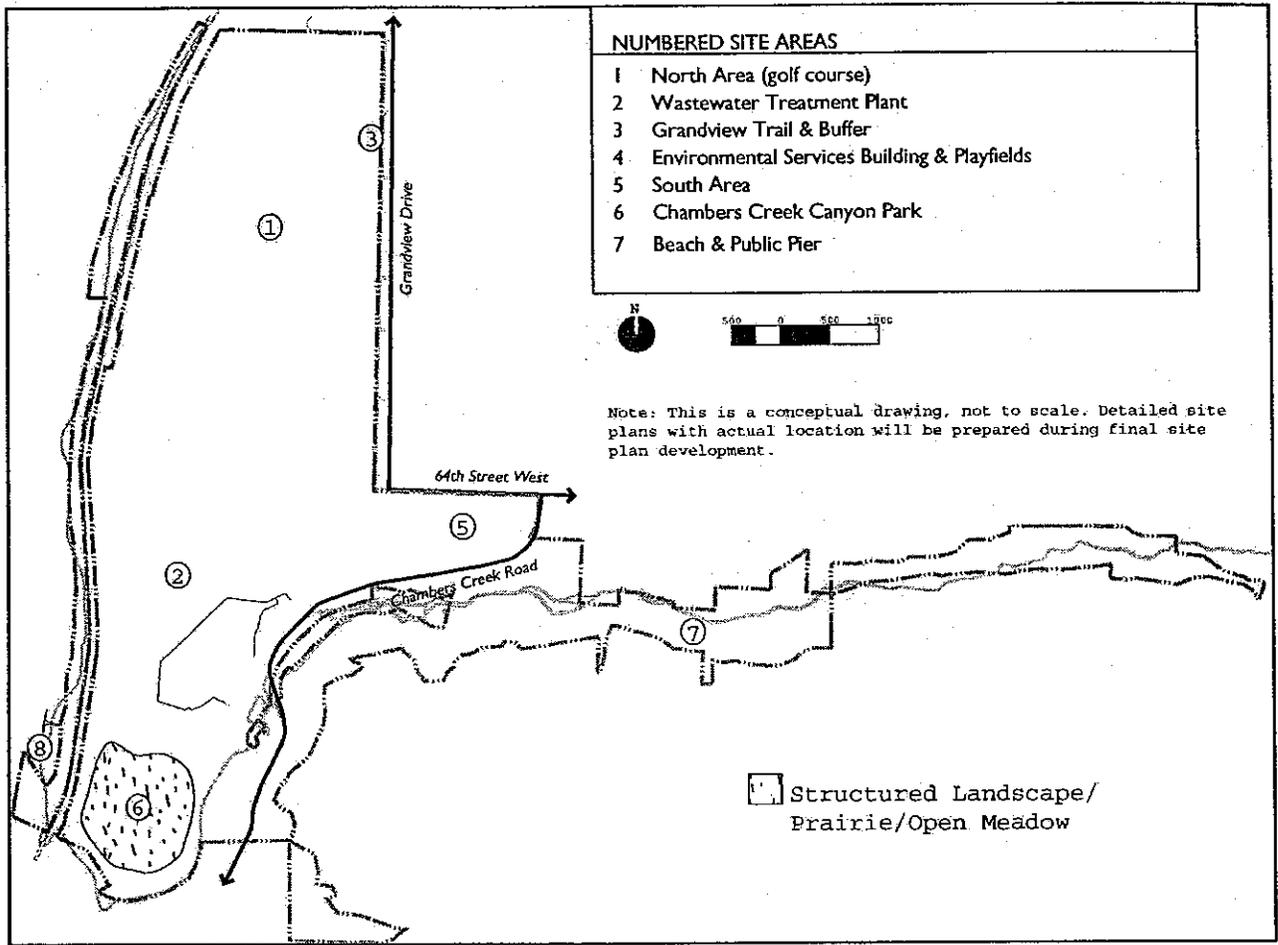


Figure 25: Location of prairie/open meadow



Figure 26: Nature trail through prairie/open meadow

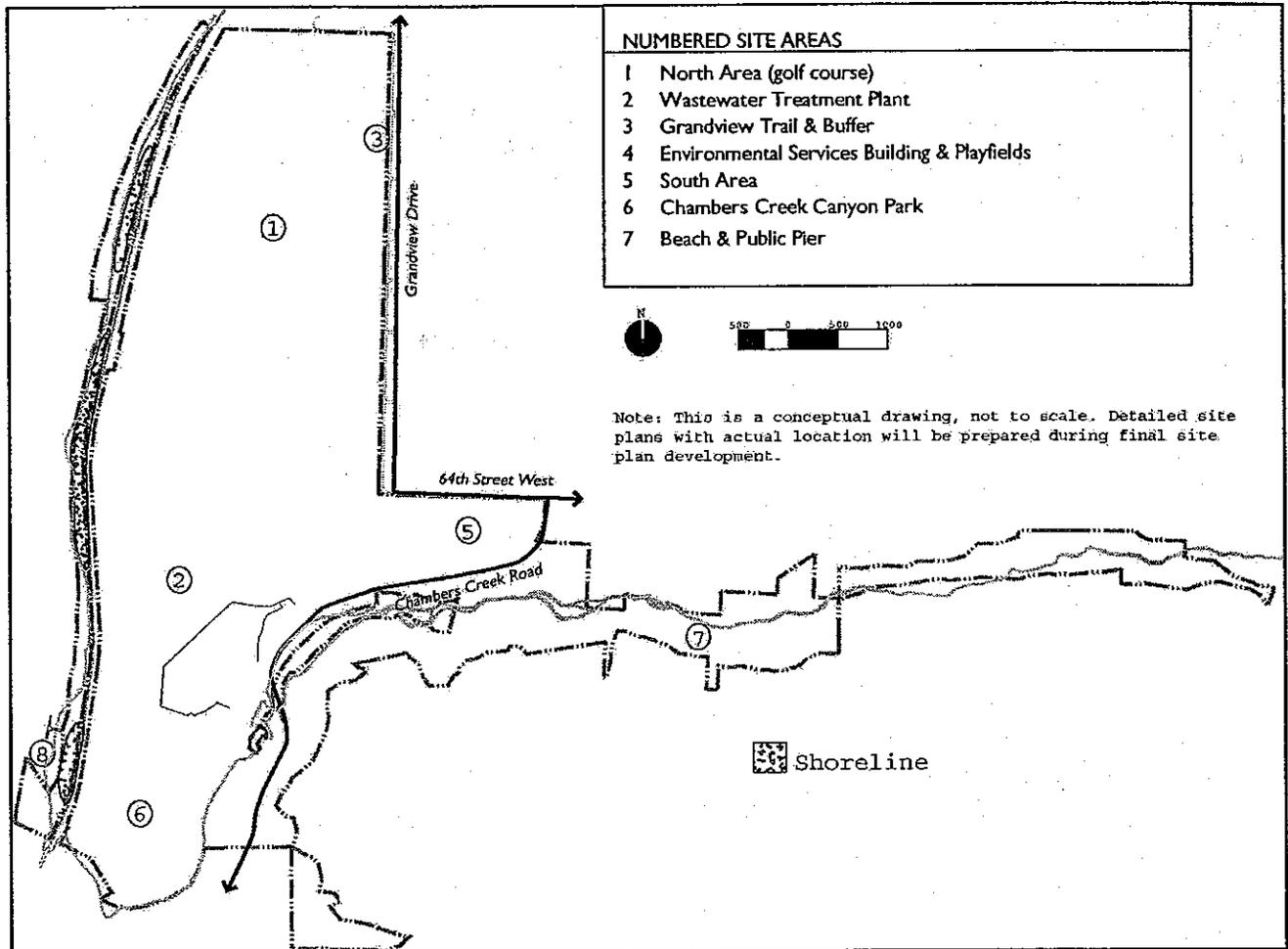


Figure 27: Location of shoreline landscape type

- d) A minimum of 75% evergreen understory and groundcover should be planted to reduce soil erosion caused by rainfall and wind.
- e) Public access on steep slopes should be prohibited in order to facilitate slope stabilization and provide for public safety.
- f) Allow tree trimming and removal only as necessary to ensure the health of trees and protect slope stability.

5.2.3 Structured Landscape Guidelines

- a) Figure 23 identifies the approximate location of the Structured Landscape within the site.
- b) Drought-tolerant seed mixes should be utilized for turf grass in golf course and playfields to accommodate the site's rapidly draining soils and to reduce irrigation needs.
- c) A similar vegetation composition to the woodland forest buffer should be utilized.

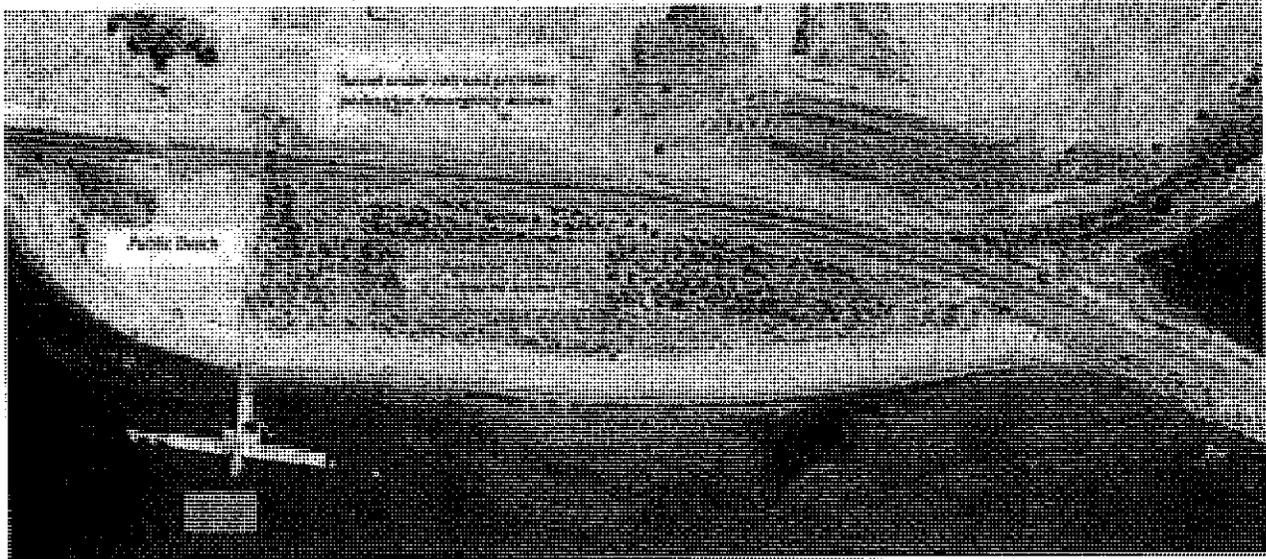


Figure 28: Public access areas in Area 8

- d) Use quick growing pioneer tree species such as *Alnus Rubra* (Red Alder) and *Populus Deltoides* (Black Cottonwood), (where appropriate) in former mining areas to provide soil stabilization, nutrient loads (leaf litter), and shade for young conifers.
- e) Native vegetation with structural diversity between open expanses of turf grass for active recreation (i.e., between golf course fairways and playfields) should be maximized (Figure 24).
- f) Utilize plant species that thrive on reclaimed water (for use when the service is available).
- g) Plant consolidated stands of trees and shrubs and avoid thinly dispersing vegetation throughout structured landscapes.
- h) Native nitrogen-fixing plants such as *Psoralea physodes* (California tea) and *Lupinus rivularis* (Bank Lupine) in stands of trees and shrubs should be utilized.

5.2.4 Prairie/Open Meadow Guidelines

- a) Figure 25 identifies the approximate location of the Prairie/Open Meadows within the site.
- b) The meadow planting and maintenance program set forth by Pierce County in Area 6 should be continued.
- c) Where new meadow grass need to be planted, *Festuca rubra* (Creeping Red Fescue), seeded very thickly at 40 pounds to the acre should be used where appropriate.

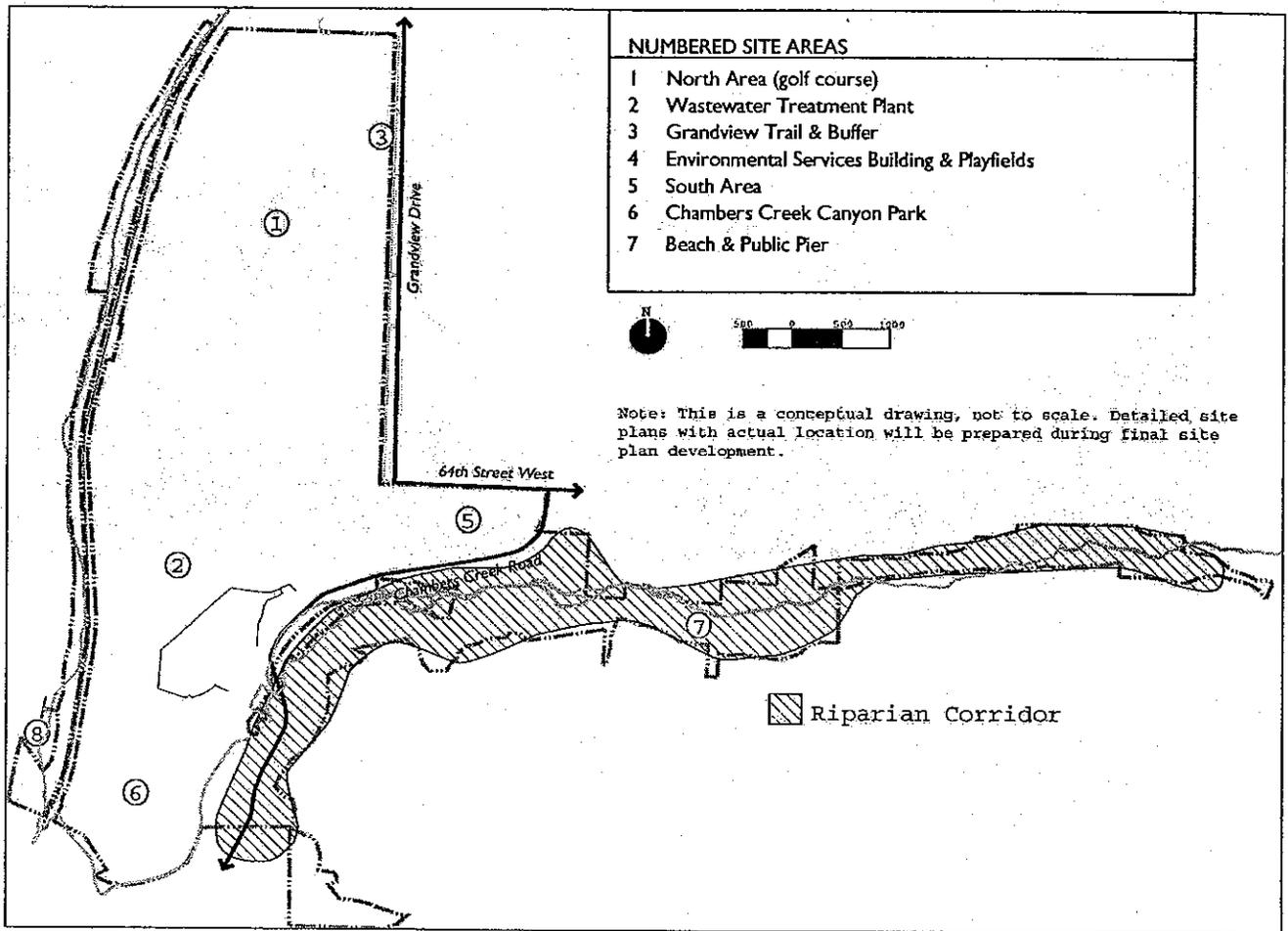


Figure 29: Location of Riparian Corridor

- d) *Agrostis tenuis* (Colonial Bentgrass) can be planted at 5 pounds to the acre in addition or in lieu of Creeping Red Fescue.
- e) Inoculated Dutch White or red clover seed should be planted at 5 pounds to the acre in addition to the grass seed to provide structure.
- f) *Camassia quamish* (Common Camas) and *Lupinus rivularis* (Bank Lupine) can be planted in the Prairie/Open Meadow.
- g) A transition along the perimeter of the meadow into multilayered mixed forest woodland should be provided to simulate natural meadow, and to create the visual impression of the meadow as a natural opening in the forest.
- h) Human impacts on open grassland areas should be minimized through clear delineation of trails, while maintaining the feel of an open meadow for trail users (Figure 26).

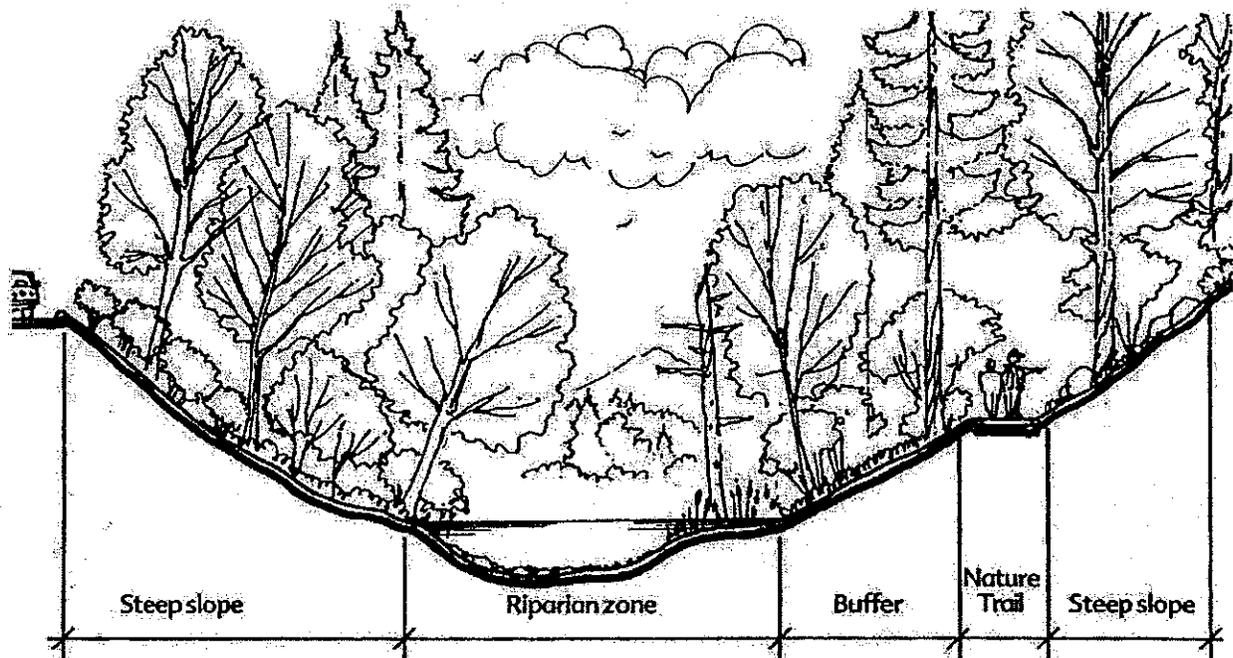


Figure 30: Preferred nature trail placement in Riparian Corridor

- i) Mowed active use areas should be strategically located in areas within meadows. Meadows may be mowed for maintenance or mulching as necessary. Turf grasses may be used in areas with heavy pedestrian use.

5.2.5 Shoreline Landscape Guidelines

- a) Figure 27 identifies the approximate location of the Shoreline Landscape within the site.
- b) Non-native beach grass along marine/intertidal shoreline should be replaced with native vegetation. *Elymus mollis* (American dunegrass) is the preferred native beach grass.
- c) 'Dunes' above the sandy beach in Area 8 should be stabilized and vegetated to protect and enhance the saltwater shoreline environment.
- d) Public access should be encouraged along the Puget Sound on the sandy beach in Area 8, and access along other areas of shoreline should be limited (Figure 28).
- e) Landscape treatments that encourage walking in designated beach and tidal areas should be provided.
- f) Educational and interpretive opportunities about the shoreline landscape should be provided to visitors.

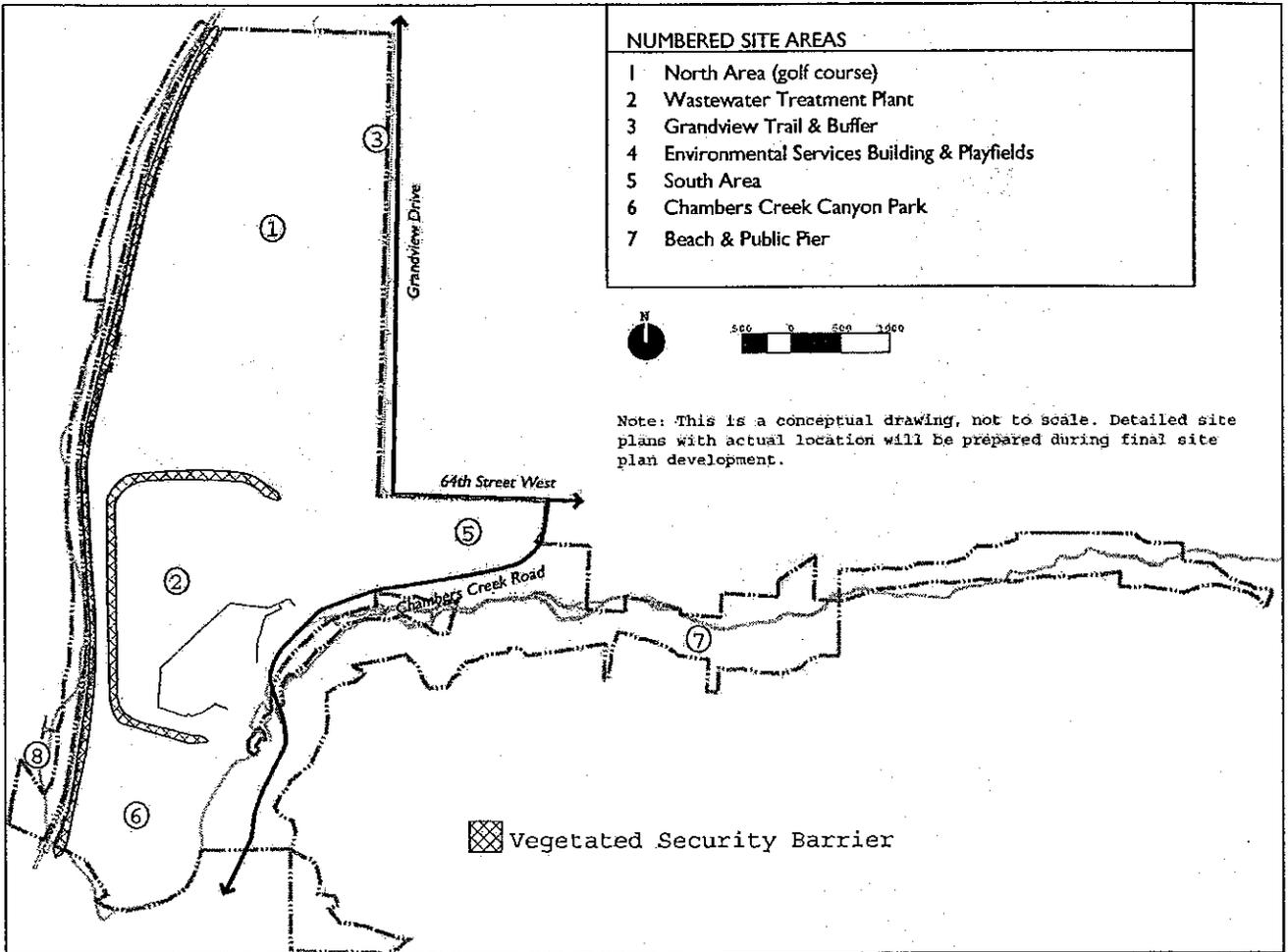


Figure 31: Location of vegetated security barrier

- g) A landscaped security barrier between the shoreline and the western edge of the railroad right-of-way should be incorporated in areas where public access is allowed to the shoreline.

5.2.6 Riparian Corridor Standards and Guidelines

Figure 29 identifies the approximate location of the Riparian Corridor within the site.

Development Standards

- a) The dense riparian tree and shrub cover along Chambers Creek shall be retained to protect salmon runs and promote suitable breeding and rearing habitat for all species utilizing the riparian corridor.
- b) Disturbed areas in the riparian corridor shall be revegetated with appropriate native species.
- c) Vegetation shall be utilized to stabilize steep slope areas in the riparian corridor.

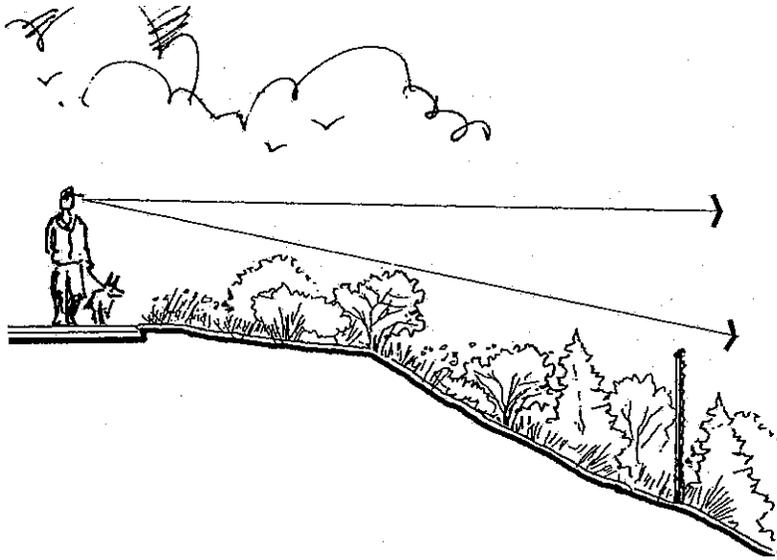


Figure 32: Views above vegetated security barrier with fence

Design Guidelines

- a) Exotic and invasive plant species should be eradicated from the site using hand labor and avoiding the use of chemical herbicides.
- b) Landscape treatment should be used to control public access in sensitive areas such as wetlands, streams, and steep slopes.
- c) A multilayered canopy that provides a full range of wildlife and bird habitat should be furnished, and naturally occurring wildlife structures such as downed logs and standing snags should be recreated.

5.2.7 Vegetated Security Barrier

Figure 31 identifies the approximate location of Vegetated Security Barriers within the site.

- a) Dense, thorny impervious thickets of native plants should be utilized to inhibit public access into hazardous areas (particularly along the railroad corridor and around the wastewater treatment plant, golf course, and slope of Area 5). Barriers should be planted at a density, or in combination with fencing, so that they are impassable by the public at the time of occupancy of all specific projects by the public. Species include but are not limited to *Amelanchier alnifolia* (Saskatoon/Serviceberry), *Cornus stolonifera* (Red Twig Dogwood), *Corylus cornuta* 'Californica' (California Hazel), *Ribes bracteosum* (Stink Current), *Ribes lacustre* (Black Swamp Gooseberry), and *Rosa gymnocarpa* (Baldhip

Rose). See Figure 33 for the Approved List of Plant Species in this landscape type.

- b) Vegetative buffers may be used as freestanding barriers or in conjunction with fencing, depending on degree of security requirements (such as Area 2, and restricted access areas as needed in other areas for wells, water supply, grounds maintenance, and other utilities' needs). Vegetation-only barriers are preferable so as to allow for passage of wildlife; however vegetative buffers, where used without fencing, must be impervious at the time of occupancy of that area by the public.
- c) Vegetative screening should be used wherever fencing occurs, except in areas that are not highly visible to the public.

5.3 Parking Area Landscaping

See Section 3.2 for Development Standards for Parking Area Landscaping.

5.3.3 Development Standards

- a) Permanent irrigation shall be used in areas landscaped with non-native, non-drought tolerant plants.

5.3.4 Design Guidelines

See Section 3.2 for Design Guidelines for Parking Area Landscaping.

- a) Figure 33 lists trees and shrubs appropriate for landscaping within parking areas.

5.3.4 Area-Specific Guidelines

There are no Area-Specific Guidelines for Parking Area Landscaping.

5.4 Roadway Trees

5.4.1 Design Objectives

- a) To allow for the use of roadway trees in areas where a more formal roadway landscape is desired.

5.4.2 Development Standards

There are no Development Standards for Roadway Trees.

5.4.3 Design Guidelines

- a) Trees may be planted along roadway edges to create a more formal tone in the vicinity of major entries to Areas 1, 3, 5 and 6.
- b) Trees may be planted in the landscaped buffer separating roadways from pedestrian walkways (see Figures 6 and 12 for road configurations where trees may be appropriate).
- c) Trees appropriate for planting along roadways are listed in Figure 33.
- d) Trees should be selected and planted using techniques that ensure root growth will not buckle roadway or walkway pavement.

5.4.4 Area-Specific Guidelines

There are no Area-Specific Guidelines for Roadway Trees.

5.5 Palette of Approved Species for Planting

5.5.1 Development Standards

- a) New plant species for use on the site must be included on the list of approved plant species in Figure 32. The list includes but is not limited to the plant species observed to currently exist on site. The plant palette illustrates which species are dominant, appropriate, or inappropriate in each landscape type.
- b) Some plant species on the list are uncommon or unavailable in the landscape industry but are included in the Plant Palette as appropriate species for use on the site. *Arbutis menziesii* (Pacific Madrone), for example, is a key species for use on the site but is generally unavailable in the landscape industry; relocation of existing or propagation of new *Arbutis menziesii* specimen is appropriate for on-site use. Some plant species on the list are associated with the first stages of evolution and are commonly known as weeds.
- c) Plant species not listed may be utilized on the site if it can be demonstrated that the species are native to Western Washington and appropriate for use on this site. Approval may be granted on a project-specific basis.
- d) Plant seeding and levels, other than for parking areas, (See Section 5.3) and perimeter buffering, which shall conform to the City of University Place Perimeter Buffer Standards, shall be determined at the time of individual project design.

5.6 Significant Tree Retention

5.6.1 Design Objectives

- a) To increase overall tree and vegetative mass on a site-wide, long-term basis.
- b) To retain existing volume of tree and vegetative mass in Area 7, Chambers Creek Canyon.
- c) To increase overall tree and vegetative mass in previous and existing mining areas (Areas 1, 3, 5, and 6).
- d) To retain the flexibility to remove existing trees and vegetation as necessary, with individual development projects, and as maintenance requires, while meeting the overall design objectives of retaining and increasing existing volume of tree and vegetative mass, except in Chambers Creek Canyon.

5.6.2 Development Standards

- a) Trees over 12 inches in dbh (diameter at breast height) shall not be removed from existing perimeter buffers, steep slopes, or area 7 unless the tree is damaged or diseased.
- b) Individual trees may be removed as necessary on a case-specific basis to accomplish individual development projects as part of the overall tree and vegetative mass management on the site.
- c) Healthy trees shall not be topped or limbed in order to enhance views.

5.6.3 Design Guidelines

- a) Diseased and dangerous trees in site perimeter buffers, or on steep slopes, and in Area 7 should be pruned to remove any hazards.
- b) Hazardous portions of these trees should be removed rather than whole trees, where possible, in order to retain the trees for habitat purposes.

5.7 View Protection

5.7.1 Design Objectives

- a) To retain significant public views to and from the site for public enjoyment, such as views to other site areas, of the Puget Sound, the Islands, the Olympics, and Mt. Rainier.
- b) To consider view potentials in individual development projects.

- c) To place vegetation, screening, and buildings on site to specifically increase (improve public view access) or to decrease views (provide screening) based upon the desired objective.

5.7.2 Development Standards

- a) The following views (on-site) are established as significant for consideration in design of individual development projects. Views shall be considered from public areas of the site.
- Views to and from other site areas,
 - Views from site to Puget Sound,
 - Views from site to Islands,
 - Views from site to the Olympic Mountains,
 - Views from site to Mt. Rainier.
- b) Chapter 4, Utilities, Chapter 5, Landscape and Site Design, Chapter 6, Fencing, Barriers, and Buffers, and Chapter 9, Architectural Guidelines, of this document also apply regarding views and screening.
- c) The need to provide views and screening shall be decided upon a case by case basis for each individual development project.

5.7.3 Design Guidelines

- a) Consider the provision or improvement of public views in individual development projects to: other site areas; the Puget Sound; the islands; the Olympic Mountains; and Mt. Rainier as appropriate.
- b) Locate parking lots outside of, or below the line of sight from public view areas. Screen parking, and terrace into benches to avoid view impacts.

Figure 33: Plant palette and use by landscape type

Native Plant ●
Plant commonly found in area ○

Plant Name	Woodland forest	Steep slope	Structured landscape	Open meadow	Shoreline	Riparian corridor	Vegetated buffer/screen	Parking areas	Roadway trees
<i>Prinosiphis lewisii</i> - Mock Orange	○	○						○	
<i>Physocarpus opulifolius</i> - Pacific Ninebark	○	○				○			
<i>Ribes sanguineum</i> - Red Flowering Currant	○	○						○	
<i>Rosa nutkana</i> - Nootka Rose	○	○				○			
<i>Rubus spectabilis</i> - Salmonberry	●	●				●	●		
<i>Salix hookeriana</i> - Hookers' Willow	○	○				○			
<i>Sambucus racemosa</i> - Red Elderberry	○	○							
<i>Symphoricarpos albus</i> - Common Snow Berry*	●	●				●	●		
<i>Yucca parviflora</i> - Red Huckleberry	○	○				○		○	
Small Shrubs and Ground Cover (Evergreen)									
<i>Arctostaphylos columbiana</i> - Hairy Manzanita	○	○				○		○	
<i>Arctostaphylos uva-ursi</i> - Kinnikinnick	○	●						○	
<i>Ceanothus velutinus</i> - Snowbrush	○	○				○		○	
<i>Linnaea borealis</i> - Wintergreen	○	○				○			
<i>Mahonia nervosa</i> - Low Oregon Grape	○	○				○		○	
<i>Pachysandra myrsinites</i> - Oregon Boxwood	●	●				○		○	
Small Shrubs and Ground Cover (Deciduous)									
<i>Ceanothus sanguineus</i> - Red Stem Ceanothus	○	○				○		○	
<i>Lonicera involucrata</i> - Black Twinberry	○	○						○	
<i>Oplopanax horridus</i> - Devil's Club	○	○				○			
<i>Ribes bracteatum</i> - Striped Currant	○	○				○			
<i>Ribes lacustre</i> - Black Swamp Gooseberry	○	○				○			
<i>Rosa gymnocarpa</i> - Baldhip Rose	○	○				○			
<i>Rubus leucodermis</i> - Black Raspberry	○	○				○			
<i>Rubus parviflorus</i> - Highberry	○	○				○			
<i>Rubus Ursinus</i> - Trailing Black Berry*	○	○				○			
<i>Spiraea douglasii</i> - Douglas' Steeplebush	○	○				○			
<i>Symphoricarpos mollis</i> - Creeping Snow Berry*	●	●				●	●		
Vines									
<i>Lonicera vitacea</i> - Western Humpback Honeysuckle	○	○							
<i>Lonicera hispidula</i> - Hairy Honeysuckle	○	○							
Ferns and Moss									
<i>Adiantum pendulifolium</i> - Western Maidenhair Fern						○			
<i>Athyrium filix-femina</i> - Lady Fern*						○			
<i>Blechnum spicatum</i> - Deer Fern						○			
<i>Dryopteris austriaca</i> - Mountain Wood Fern						○			
<i>Eurhynchium platyneuron</i> - Moss						○			
<i>Gymnocarpium dryopteris</i> - Oak Fern						○		○	

Figure 33: Plant palette and use by landscape type

Plant Name	Native Plant Plant commonly found in area									
	Woodland forest	Steep slope	Structured landscape	Open meadow	Shoreline	Riparian corridor	Vegetated buffer/screen	Parking areas	Roadway trees	
<i>Phlodeshus lewisii</i> - Mock Orange	○	○								
<i>Physocarpus opulifolius</i> - Pacific Ninebark	○	○				○				
<i>Ribes sanguinale</i> - Red Flowering Currant	○	○				○				
<i>Rosa nutkana</i> - Nootka Rose	○	○				○		○		
<i>Rubus spectabilis</i> - Salmonberry	●	●				●	●			
<i>Saxifraga hookeriana</i> - Hookers' Willow	○	○				○				
<i>Sambucus racemosa</i> - Red Elderberry*	○	○				○				
<i>Symphoricarpos albus</i> - Common Snow Berry*	●	●				●	●			
<i>Vaccinium pacificum</i> - Red Huckleberry	○	○				○				
Small Shrubs and Ground Cover (Evergreen)										
<i>Arcostaphylos columbiana</i> - Hairy Manzanita	○	○				○		○		
<i>Arcostaphylos uva-ursi</i> - Kinnikinnick*	○	●				○		○		
<i>Ceanothus velutinus</i> - Snowbrush	○	○				○		○		
<i>Linnaea borealis</i> - Twinflower	○	○				○				
<i>Mahonia nervosa</i> - Low Oregon Grape	○	○				○		○		
<i>Pachysandra myrsinites</i> - Oregon Boxwood	●	●				○		○		
Small Shrubs and Ground Cover (Deciduous)										
<i>Ceanothus sanguineus</i> - Red Stem Ceanothus	○	○				○		○		
<i>Lonicera xylosteum</i> - Black Hymenberry	○	○				○		○		
<i>Oplepanax horridum</i> - Devil's Club	○	○				○				
<i>Ribes dracunculifolium</i> - Stink Currant	○	○				○				
<i>Ribes lacustre</i> - Black Swamp Gooseberry	○	○				○				
<i>Rosa gymnocarpa</i> - Baldhip Rose	○	○				○		○		
<i>Rubus leucodermis</i> - Black Raspberry	○	○				○				
<i>Rubus parviflorus</i> - Thimbleberry	○	○				○				
<i>Rubus Ursinus</i> - Trailing Black Berry*	○	○				○				
<i>Spirea douglasii</i> - Douglas - Steeplebush	○	○				○				
<i>Symphoricarpos mollis</i> - Creeping Snow Berry*	●	●				●	●			
Vines										
<i>Lonicera ciliosa</i> - Western Trumpet Honeysuckle	○	○				○		○		
<i>Lonicera hispidula</i> - Hairy Honeysuckle	○	○								
Ferns and Moss										
<i>Adiantum panduriforme</i> - Western Maidenhair Fern						○				
<i>Athyrium filix-femina</i> - Lady Fern*						○				
<i>Blechnum spicatum</i> - Deer Fern						○				
<i>Dryopteris austriaca</i> - Mountain Wood Fern						○				
<i>Euthyrium praevarium</i> - Moss						○				
<i>Gymnocarpium dryopteris</i> - Oak Fern						○		○		

Figure 33: Plant palette and use by landscape type

Plant Name	Woodland forest	Steep slope	Structured landscape	Open meadow	Shoreline	Riparian corridor	Vegetated buffer/screen	Native Plant	
								Parking areas	Roadway trees
<i>Polyschum minimum</i> - Sword Fern									
Grasses (Partial List)									
<i>Festuca rubra</i> - Creeping Red Fescue				●					
<i>Agrostis tenuis</i> - Colonial Bentgrass				●					
<i>Camassia quamish</i> - Common Camas				●					
<i>Lupinus albus</i> - Bank Lupine				●					
<i>Elymus mollis</i> - American Dunegrass					●				
Herb Layer (Partial List)									
<i>Achillea millefolium</i> - Deerfoot Yarrow	○	○							
<i>Asarum canadense</i> - Wild Ginger	○					○			
<i>Brodiaea congesta</i> - Cluster Lily	○			○					
<i>Brodiaea coronaria</i> - Harvest Lily	○			○					
<i>Bromus vulgaris</i> - Columbia Brome	○	○				○			
<i>Camassia quamish</i> - Common Camas	○								
<i>Chamaelirium luteum</i> - Western Prince's Pine	○	○				○			
<i>Collomia heterophylla</i> - Varied-leaved Collomia	○	○				○			
<i>Disporum hookeri</i> - Hooker's Fairybell	○	○				○			
<i>Epilobium angustifolium</i> - Fireweed	○	○				○		○	
<i>Epilobium paniculatum</i> - Autumn Willowweed	○	○				○			
<i>Eriophyllum lanatum</i> - Woolly Yellow Daisy	○			○					
<i>Festuca occidentalis</i> - Western Fescue	○								
<i>Festuca subuliflora</i> - Crinkle-awn Fescue	○								
<i>Fragaria virginiana</i> - Blueleaf Strawberry	○			○					
<i>Galium triflorum</i> - Sweet Scented Bedstraw	○	○				○		○	
<i>Geophila angustifolia</i> - Rattlesnake Plantain	○					○			
<i>Lathyrus polyphyllus</i> - Pacific Pea Vine	○	○				○			
<i>Lupinus albus</i> - Bank Lupine	○								
<i>Lysichiton americanum</i> - Skunk Cabbage	○					○			
<i>Madia gracilis</i> - Common Tar Weed	○	○				○			
<i>Melica subulata</i> - Alaska Oniongrass	○								
<i>Osmorhiza chilensis</i> - Mountain Sweetroot	○					○			
<i>Psoralea physodes</i> - California Tea	○					○			
<i>Ranunculus occidentalis</i> - Western Buttercup	○			○					
<i>Smilacina stellata</i> - Starry Solomonplume	○	○				○			
<i>Tharella trifoliata</i> - Three-Leaf Coolwort	○					○			
<i>Tharella unifoliata</i> - Western Coolwort	○	○				○			
<i>Thymus lasifolius</i> - Tea Rose	○					○			
<i>Trillium ovatum</i> - White Trillium	○	○				○			
<i>Viola gambelii</i> - Wood Violet	○								
<i>Viola sempervirens</i> - Evergreen Violet	○	○				○			

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Section 6: Fencing, Barriers, & Buffers

This section addresses the location and type of fencing, barriers and security measures necessary and appropriate on the site. Fencing and barriers should be integrated into the site landscape as much as possible, and, while inhibiting public access where necessary for public safety and security reasons, should be as visually unobtrusive as possible.

This section establishes the variety of appropriate fencing and barrier types and their approximate location on the site, as described in Figures 34 and 35.

Figure 34: Fencing and barrier types and appropriate application

Area	Black vinyl cyclone	Stone Wall/ Decorative	Cyclone/ Barbed Wire	Vegetative Barrier*	Berm	Temporary Fencing	Mesh/ Wire
Steep slopes in Area 5	•			•		•	
Railroad corridor	•	•	•	•	•		
Grandview Trail/ Golf course	•		•	•		•	
Wastewater Treatment Plant	•	•	•	•	•	•	•
Secure storage areas	•	•	•	•	•		
Bus barn	•			•			
Northern site boundary	•		•	•			
Playfields	•						

* Must be sufficient size that it is impassible when that area is open to the public

6.1 Fencing

6.1.1 Design Objectives

- a) To provide physical barriers between public and non-public uses.
- b) To minimize visual impacts of fencing and barriers through visual integration with landscape.
- c) To separate the public from steep slopes.
- d) To create a safety barrier along railroad tracks.
- e) To provide secure storage areas for materials and vehicles, particularly around buildings.

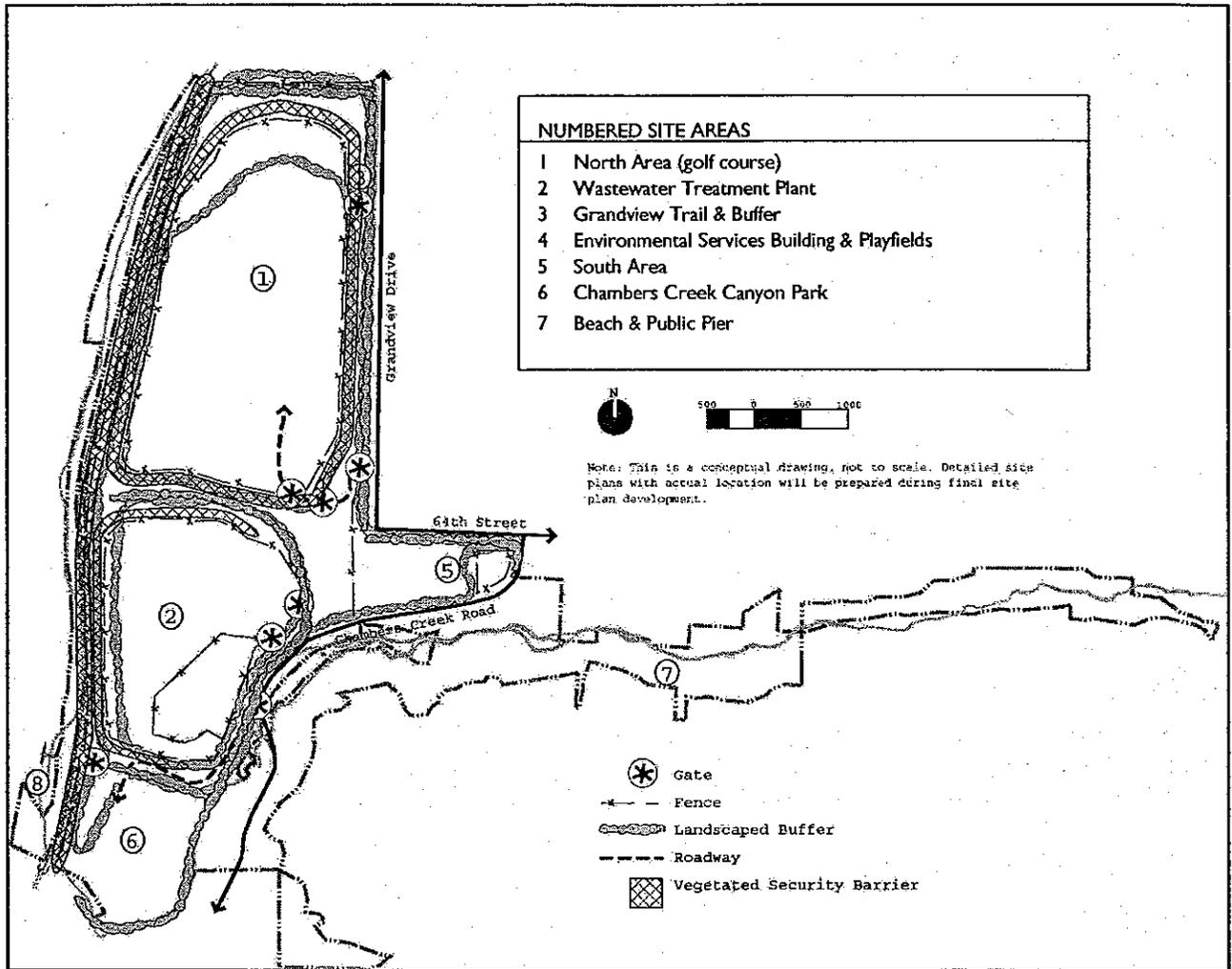


Figure 35: Site-wide fencing, gate, and vegetated barrier locations

6.1.2 Development Standards

- Vegetated permanent impassable barriers are preferred to fencing; however, vegetative barriers where used without fencing, shall be impassable by the time the area is opened to the public.
- Temporary fencing shall be utilized where necessary as an interim measure until vegetation is mature enough to serve as a permanent barrier.
- Fences without vegetative screening shall include features to resist damage such as a welded top and bottom rail and steel binding clips.
- Security fencing and/or vegetated security barriers shall be provided around the golf course, along portions of the railroad right-of-way, and the Wastewater Treatment Plant.

6.1.3 Design Guidelines

- a) Barbed wire may be used on fence tops for security in non-public areas of the site.
- b) Fencing should be unobtrusive and visually integrated with landscape.
- c) Fencing should be located below the line of sight (in a trench or lower than eye level down slope) to minimize view impacts (Figures 32 and 36).
- d) A combination of fencing and thorny vegetation should be used around the railroad right-of-way and wastewater treatment plant.
- e) Fencing, should be constructed of durable, recycled, low-maintenance, environmentally sensitive and/or locally available materials whenever possible.
- f) Fencing when combined with vegetative barriers should be designed with offsets and/or breaks to allow movement of wildlife, through the area, while maintaining security.

6.1.4 Area-Specific Standards and Design

Area I (North Area) Standards

- a) Fencing must be provided at the northern property boundary of the site per the Master Site Plan.

Area I (North Area) Guidelines

- b) Fencing should be provided in combination with vegetation around the golf course to improve public safety.
- c) Wire mesh and/or screening may be installed for safety around the golf course or driving range.

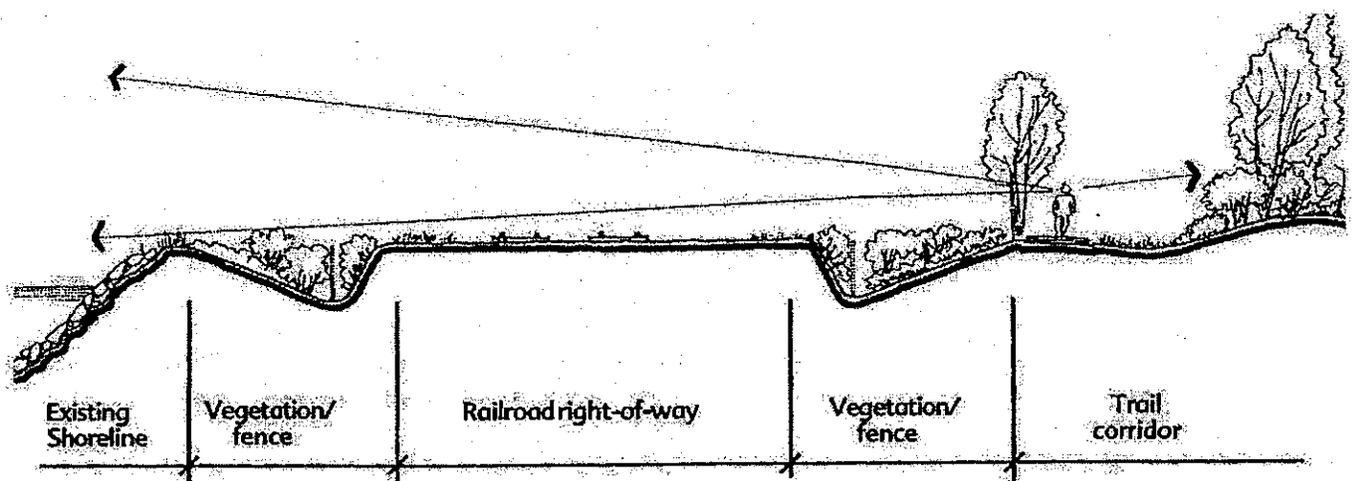


Figure 36: Fence and vegetation placement along railroad right-of-way

Area 2 (Wastewater Treatment Plant) Guidelines

- d) Security fencing should be provided in combination with vegetation around all wastewater treatment plant facilities.

Area 5 (Offices and Playfields) Guidelines

- e) The athletic and playfields may have special safety fencing requirements that will need to be addressed at the time of development.

6.2 Vegetated Security Barriers

6.2.1 Design Objectives

- a) To provide physical barriers between public and non-public uses.
- b) To minimize visual impacts of fencing and barriers through visual integration with landscape.
- c) To minimize use of non-penetrable materials for wildlife by utilizing permanent vegetative barriers and breaks in fencing wherever possible.
- d) To separate the public from steep slopes.
- e) To create a safety barrier along railroad tracks.

6.2.2 Development Standards

- a) Permanent, impassable vegetated barriers are preferred to fencing.
- b) Temporary fencing will be utilized where necessary until vegetation is mature enough to serve as a permanent barrier.
- c) Vegetated barriers such as densely planted, thorny shrubs shall be utilized in lieu of, or in addition to security fencing where appropriate.
- d) Landscape treatments shall be utilized to screen developments and as security barriers in hazardous or non-public areas when possible.

6.2.3 Design Guidelines

Figures 31 and 35 identify the approximate location of vegetated security barriers.

- a) A combination of fencing and thorny vegetation should be used in hazardous areas such as the railroad right-of-way and Wastewater Treatment Plant.
- b) See Figure 33 for the approved list of plant species in vegetated security barriers.

- c) Section 5.2.7 provides further guidance on vegetated security barriers.

6.2.4 Area-Specific Guidelines

Area 2 (Wastewater Treatment Plant) Standards

- a) Security fencing shall be provided around all Wastewater Treatment Plant facilities.
- b) Vegetated barriers should be utilized to screen security fencing where possible.
- c) Densely planted, thorny shrubs should be utilized as security barriers where fencing is not practical.

6.3 Landscaped Buffers

6.3.1 Design Objectives

See Section 5.2.1 for Design Objectives for Landscape Buffers.

6.3.2 Development Standards

See Section 5.2.2 for Development Standards for Landscape Buffers.

6.3.3 Design Guidelines

See Section 5.2.3 for Design Guidelines for Landscape Buffers.

6.3.4 Area-Specific Standards

Area 2 (Wastewater Treatment Plant) Standards

- a) A 100-foot wide vegetated berm should be provided around the wastewater treatment facility area per the Master Site Plan, and shall conform to Woodland Buffer standards and guidelines.

6.4 Retaining Walls/Guardrails

6.4.1 Design Objectives

- a) To provide erosion protection and to prevent foundation settlement and unstable soils conditions.
- b) To construct retaining walls and guardrails in a manner which integrates them into the site landscape.

6.4.2 Development Standards

- a) Rock walls may be used as guardrails and for retaining walls for erosion protection of cut or fill embankments up to a maximum height of eight feet in stable soil conditions which will result in no significant foundation settlement or

outward thrust upon the walls. For heights over six feet or where soil is unstable, a structural wall of acceptable design stamped by a licensed structural engineer shall be used. Rock walls over six feet in height shall be subject to inspection by a geo-technical engineer.

- b) Any rock wall over thirty inches in height in a fill section shall be designed by a landscape architect and reviewed by a geotechnical engineer. The geotechnical engineer shall continuously inspect the installation of the wall as it progresses and shall submit inspection reports, including compaction test results and photographs taken during construction, documenting the techniques used and the degree of conformance to the geotechnical engineer's recommended design.
- c) In the absence of such a rock wall design, walls having heights over four feet or walls to be constructed in conditions when soil is unstable shall require a structural wall having a design approved by the Building Official. The design of structural walls shall be by a landscape architect and reviewed by a professional engineer qualified in retaining wall design.
- d) Any proposed retaining wall supporting a surcharge less than fifteen feet from the base shall be designed by a landscape architect and reviewed by a geotechnical engineer.
- e) Stone used in rock walls shall extend through the wall. The rock material shall be hard, sound, durable, and free from weathered portions, seams, cracks, or defects. The rock density shall be a minimum of 160 cubic pounds per foot.
- f) All rock walls shall be started by excavating a trench having a depth below subgrade of one half of the course or one foot base (whichever is greater).
- g) Rock selection and placement for rock walls shall be such that there will be minimum voids and, in the exposed face, no open voids over six inches across in any direction. The final course shall have a continuous appearance and shall be placed to minimize erosion of the backfill material. The larger rocks shall be placed at the base of the rockery so that the wall will be stable and have a stable appearance. The rock shall be placed in a manner such that the longitudinal axis of the rock shall be at right angles or perpendicular to the rockery face. The rocks shall have all inclining faces sloping to the back of the rockery. Each course of rocks shall be seated as tightly and evenly as possible on the course beneath. After setting each course of rock, all voids between the rocks shall be chinked on the back with quarry rock to eliminate any void sufficient to pass a two-inch square probe.

- h) Wall backfill shall consist of quarry spalls with a maximum size of six inches and a minimum size of four inches or as specified by a licensed engineer. This material shall be placed to a twelve inch minimum thickness between the entire wall and the cut or fill material. The backfill material shall be placed in lifts to an elevation approximately six inches below the top of each course of rocks as they are placed. Any backfill material on the bearing surface of one rock course shall be removed before setting the next course.
- i) Perforated drainage pipe and filter fabric shall be installed per the City of University Place standards. The pipe requirement may be waived by the City Engineer upon a showing that no subsurface water problems exist.
- j) Blank concrete retaining walls or railings or "jersey barriers" are prohibited in public areas of the site.

6.4.3 Design Guidelines

- a) Rock walls, retaining walls, and railings should be designed as any element of the overall site development and in visual accord with other elements in that area.
- b) Decorative plantings, patterns, and public art are encouraged treatments for rock walls, retaining walls, and railings.

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Section 7: Site Lighting

One of the goals of the Chambers Creek Properties Master Site Plan is to minimize any negative aesthetic or environmental impacts from site development to adjoining properties. By limiting the number of evening uses on the site, lighting requirements (and their spill-over effects) have been minimized. However, it is the goal of these Design Guidelines to ensure that lighting is adequate for site uses and is utilized in a manner that improves the site appearance and identity, while increasing the sense of security in evening-use areas.

7.1 Site Wide Lighting Design

7.1.1 Design Objectives

- a) To provide adequate and decorative illumination for site activities while keeping illumination levels to a minimum.
- b) To light night use areas for safety and security.
- c) To minimize negative (i.e., glare, character) impacts of lighting, both on and off site.
- d) To primarily only light areas of the site that will be open to the public in the evening.
- e) To create a light standard that will be used on a site-wide basis in response to a variety of site conditions.
- f) To provide energy-efficient illumination.

7.1.2 Development Standards

- a) Intersections of pedestrian, vehicular, and bicycle traffic shall be appropriately lighted for nighttime visibility where night use will occur.
- b) Glare from lighting sources into wildlife habitat areas and into surrounding neighborhoods shall be avoided.
- c) If designated playfields are to be lit for nighttime use, low-glare cut-off fixtures that minimize glare and reflection shall be used.
- d) Lighting shall be directed downward and shaded to not travel horizontally and create glare.
- e) Entry roadway and parking lot lighting shall be installed at a maximum 0.5 foot-candle level of illumination.

7.1.3 Design Guidelines

- a) Light standards should be designed and located based on the following criteria:

- Distinctive appearance that creates identity;
- Visual compatibility/unobtrusiveness within site landscape;
- Minimization of glare;
- Energy efficiency;
- Ease of maintenance.

b) Lighting should be located to assure public safety and sense of security, and to provide aesthetic benefits.

c) Lighting may be used to highlight unique site features such as buildings and landscape elements, but should be done so in a manner that does not increase off-site glare.

d) Lighting should be utilized for the following purposes:

- Site entry lighting,
- Roadway lighting,
- Walkway lighting,
- Pathway lighting,
- Parking area lighting,
- Landscape lighting,
- Lighting for other public spaces (overlook areas, plazas, etc.),
- Playfield lighting (it will be determined whether playfield lighting will be allowed at the time of site development).

e) Lighting fixtures should reflect the natural character and industrial history of the site.

f) Two basic lighting fixtures (overhead and bollard lighting) should be used throughout the site for entrances, roadways, pathways, and parking areas. The fixtures are illustrated in Figures 37 (landscape, plaza and other development specific lights will be used on a case by case basis with fixture type being selected depending upon circumstance).

g) These lighting standards should be used throughout the site in a variety of conditions over the implementation period of the Master Site Plan.

h) Overhead lighting (Figure 37) should be provided at site entrances, along roadways, and in parking areas.

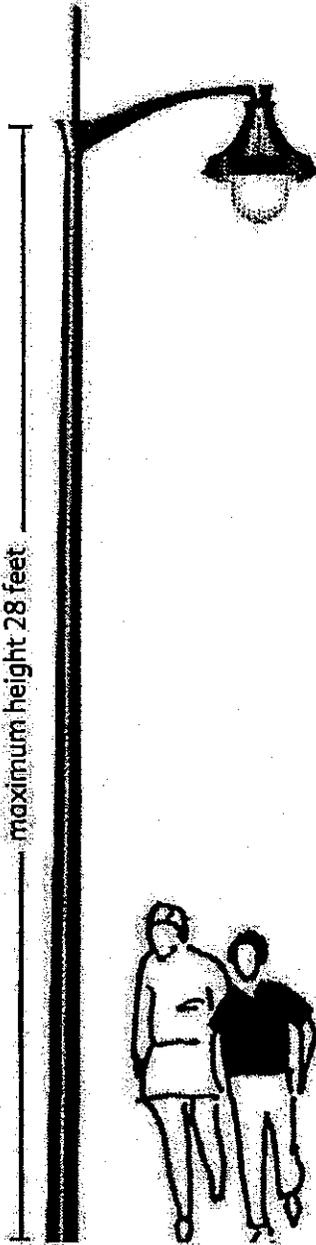


Figure 37: Recommended style of overhead lighting



Recommended bollard

- i) Bollard lighting (Figure 37) should be provided in plazas, along pedestrian pathways, at trailheads, and in plazas and other pedestrian-oriented spaces.
- j) Illumination levels, pole spacing and height will be determined on a case by case basis by a lighting engineer.

7.1.4 Area-Specific Guidelines

There are no Area-Specific Guidelines for Site Wide Lighting Design.

7.2 Lighting Locations

Site lighting should fit into the following classifications and should have the corresponding characteristics:

7.2.1 Site Entry Lighting

- a) Site entry lighting should consist of overhead, pedestrian and bollard lighting as determined to be appropriate at the time of site design.
- b) Landscape lighting and lighting integrated with site infrastructure (e.g., stone walls at entrances) may also be appropriate on a development specific basis.

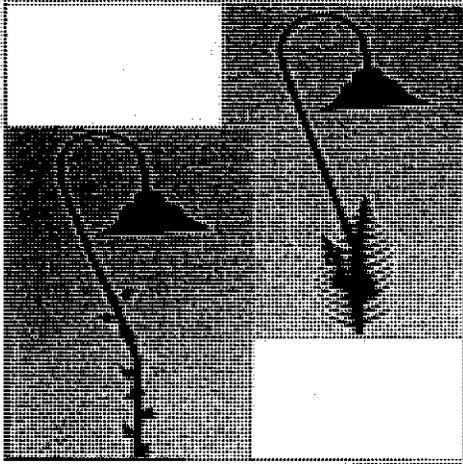
7.2.2 Roadway Lighting

- a) Roadway (overhead) lighting should consist of overhead lighting at a spacing determined by a lighting engineer on a development specific basis.
- b) Roadway lighting should be a maximum of 28 feet in height to provide adequate lighting for a roadway 20 to 25 feet in width.

Figure 38: Lighting types and characteristics

Lighting Location	Fixture	Height	Max. Spacing*
Site Entry Lighting	Overhead	max 28'	Varies
Roadway Lighting	Overhead	max 28'	Varies
Pathway Lighting	Bollard	3'	Varies
Parking Area Lighting	Overhead	max 28'	Varies
Landscape Lighting	Varies	Varies	Varies
Playfield Lighting	To be determined	To be determined	To be determined

* Lighting should be provided only to meet minimum desired illumination levels.



7.2.3 Walkway and Pathway Lighting

- a) Pedestrian pathways should be lit for safety by bollards for safety (Figure 37 and 41).
- b) Spacing and placement of bollards may vary depending on pathway length, although bollards should be spaced at a distance of 20 feet (or greater as determined on a case by case basis).

7.2.4 Parking Area Lighting

- a) Parking areas shall be lit by overhead lighting to illumination levels as determined on a case by case basis by a lighting engineer.
- b) Spacing of overhead lighting will vary based on configuration of parking area.



Figures 39: *Low-level lighting can be integrated with landscape*



Figure 40: *Up-lighting can highlight landscape features*

7.2.5 Landscape Lighting

- a) Other lighting fixtures may be used to provide illumination for landscape elements or to highlight unusual site features in an unobtrusive manner. See Figures 39 and 40 for examples of lighting fixtures that are integrated with landscape features.



Figure 41: *Bollard lighting for pathways, trailheads, and other pedestrian-oriented spaces*

7.2.6 Lighting for Plazas and Other Public Spaces

- a) Bollards should be used to light plazas and other public spaces.
- b) Spacing of bollards will vary based on configuration and design of these spaces. Figure 41 illustrates potential spacing of bollards in open areas and along pathways.



Figures 42: *Lighting integrated with infrastructure*

- c) Landscape, plaza and other development specific lights will be used on a case by case basis with fixture type being selected depending upon circumstance.
- d) Entry roadway and parking lot lighting should be installed at a maximum 0.5 foot-candle level of illumination.
- e) Other types of lighting fixtures may be integrated into site infrastructure (such as pedestrian bridges and stairways). Figure 42 illustrates lighting integrated with infrastructure.

Section 8: Signage & Graphics

Signage can greatly enrich the experience of visitors by providing way finding and visitor information, as well as providing interpretive opportunities about site history, environmental issues, and other aspects of the site. The purpose of this section is to provide guidance on visually unifying and integrating signage within the site landscape while maximizing legibility for users.

8.1 Site Wide Signage and Graphic Design

8.1.1 Design Objectives

- a) To provide a site-wide signage system that can be used for all site program requirements, that is easily identified by site users and is visually compatible with site character.
- b) To provide clear and legible directions and interpretive signage for visitors.
- c) To use durable and resource-efficient materials.

8.1.2 Development Standards

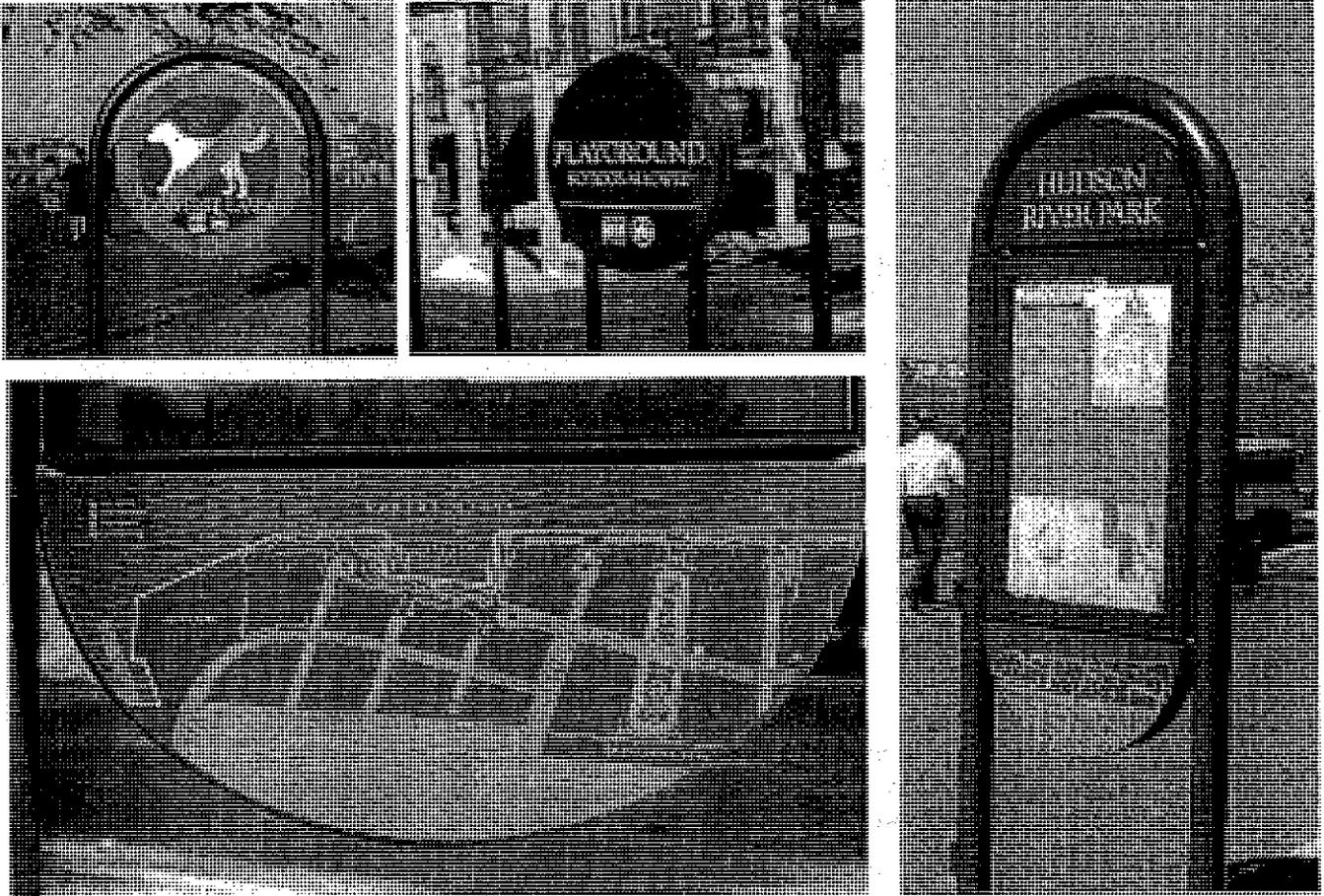
See Section 8.2 for Development Standards by signage type.

8.1.3 Design Guidelines

- a) All signage in the system should be clearly identifiable as elements of the Chambers Creek Properties system.
- b) Signs may be organized into sub-groups according to function. Functional signage groups can be created using elements including, but not limited to, shape, font type and size, color, materials, construction details, and type of supports while retaining clear identity as parts of the Chambers Creek Properties system.
- c) Signage should be used to express the nature of the site and its uses.
- d) Signs should be visually and physically integrated into site design elements, both landscape and built form.

Use of Color

- e) Colors should relate to, but not necessarily blend with the site environment in order to ensure that the signage system is visually appropriate (Figure 44).
- f) Contrast should be used to draw attention.



Figures 43: Examples of “families of signs”

- g) Signs on the Chambers Creek Properties should primarily use brown and green colors, except where the intent is to draw attention, in those cases bright colors may be appropriate, particularly as accents.

Fonts

- h) Sans serif fonts are more legible and are therefore appropriate for large blocks of text.
- i) Sans serif fonts have more visual impact/weight and are therefore appropriate for headings.
- j) Sign fonts should be highly legible when viewed at the distance required.
- k) If sign fonts use 3-D letters, both upper and lower case versions should be able to be easily read when viewed at an angle.

Materials

- l) All signage should be constructed of durable, recycled, environmentally sensitive, and/or locally available materials (Figure 45).
- m) Signage materials should be visually integrated with the site landscape.
- n) Signs may be constructed of materials found on site.
- o) All materials should have manufacturers' guarantees against wear under regular conditions and be the most suitable for the application.

8.1.4 Area-Specific Guidelines

There are no Area-Specific Guidelines for Site Wide Signage and Graphic Design.

8.2 Signage Types

8.2.1 Entrance Signage Guidelines

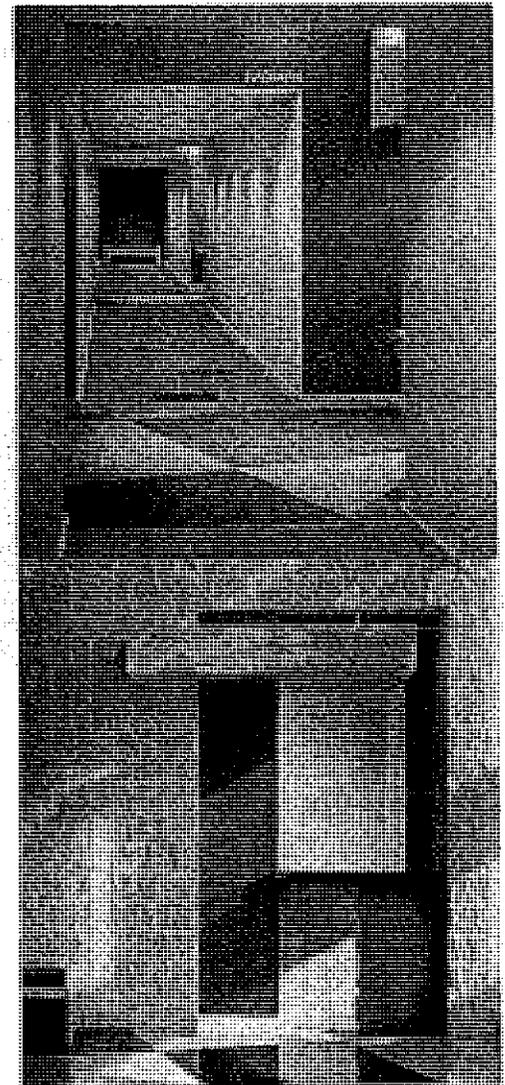
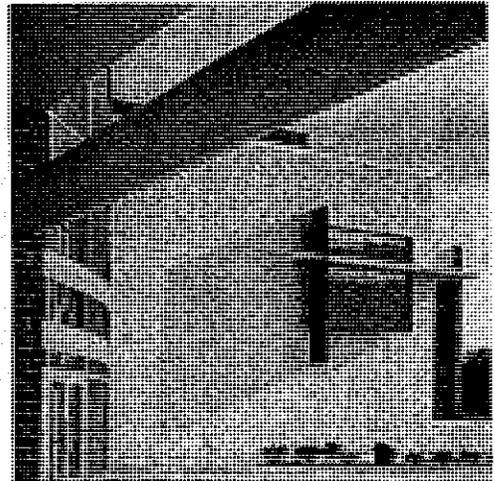
- a) Entrance signage should be used to identify public and non-public site entrances.
- b) Entrance signage should be large enough to be visible to drivers after dark.
- c) Site "icons" or symbols, whether freestanding or combined with text, may be used to provide a unique and recognizable entrance to specific areas of the site (Figure 46). Icons could be developed as part of the public art program.

8.2.2 Perimeter Signage Guidelines

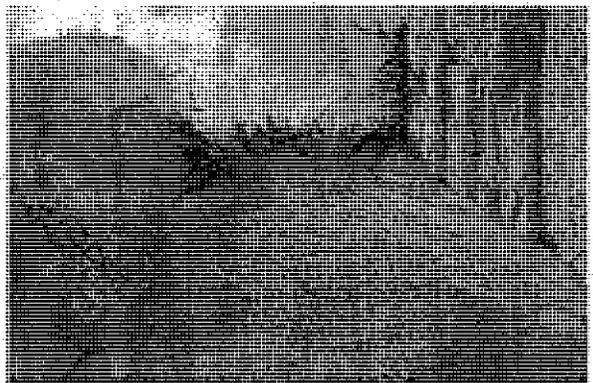
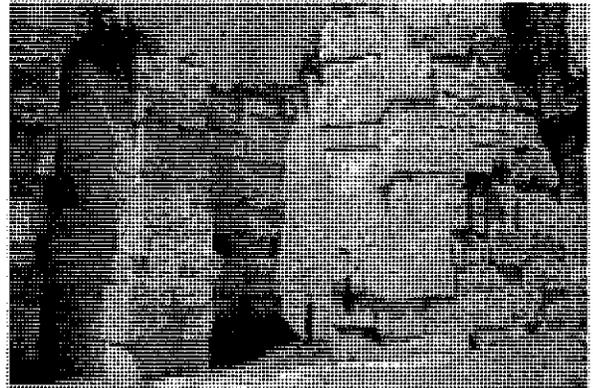
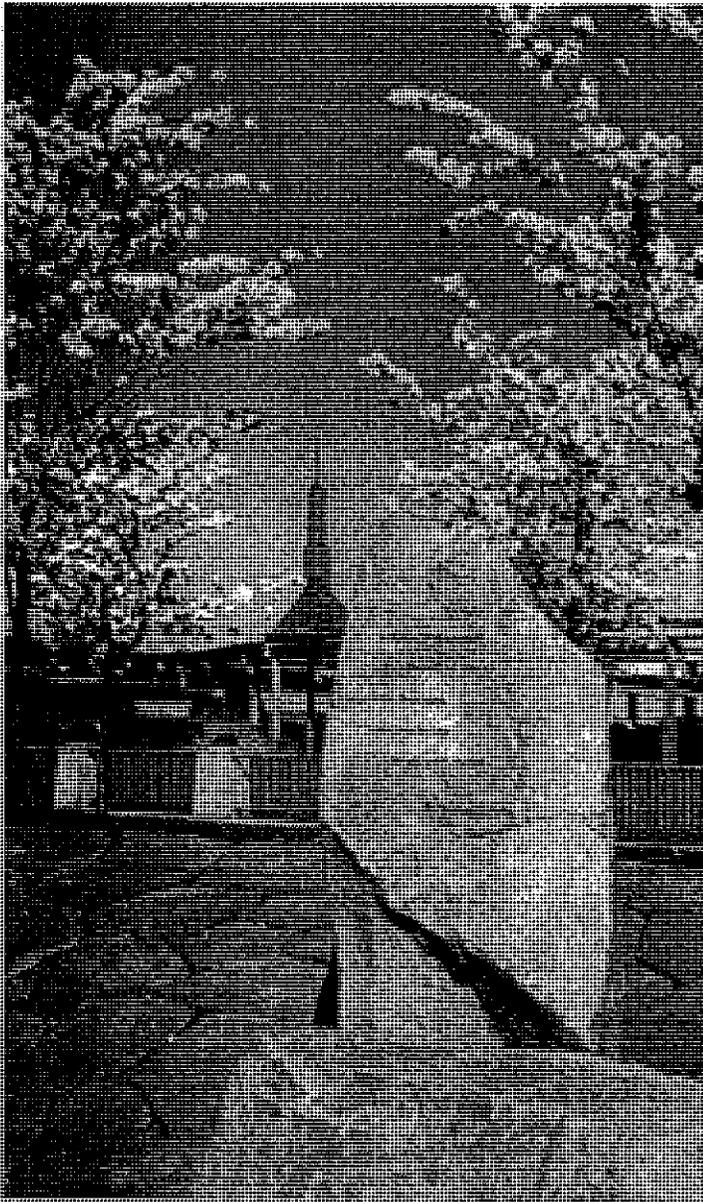
- a) Perimeter signage should be located along site buffers and boundaries to identify the site (Figure 47).
- b) Perimeter signage may indicate that an area is not publicly accessible at that location, or may indicate the direction of a site entrance.
- c) The primary text for perimeter signage should have a maximum readable distance of 50 feet and maximum impact at 20 feet.

8.2.3 Directional Signage Guidelines

- a) Directional signage should be used to emphasize clarity, order, balance, contrast, unity, harmony (Figure 48).
- b) Directional signage should center the visitor on the map.



Figures 44: Use of color to create contrast



Figures 45: Examples of signage material integrated with landscape

- c) The primary text for directional signage should have a maximum readable distance of 50 feet and maximum impact at 20 feet.

8.2.4 Informational Signage Guidelines

- a) Informational signage should provide information such as visitors' hours of operation, event announcements, rules and regulations, and other operational information.
- b) The primary text for informational signage should have a maximum readable distance of 25 feet and maximum impact at 10 feet.

- c) The secondary text for informational signage should have a maximum readable distance of 5 feet and maximum impact at 5 feet.

8.2.5 Interpretive Signage Guidelines

- a) Interpretive signage may take many forms, including, but not limited to:
- Conceptual (types of writing style and types of content);
 - Graphic (with photos and illustrations as well as words);
 - Interactive (with different types of involvement);
 - Emotional (with humor, human interest, first-person stories);
 - Physical (with labels at different heights and positions).
- b) Interpretive signage should use graphic elements, including:
- Color: as an organizing element, used expressively or figuratively or both;
 - High resolution photos: black & white, duotone and color;
 - Illustrations: technical and freehand;
 - Tactile elements: that supplement graphics where appropriate, providing "hands-on" experiences.
- c) The primary text for interpretive signage should have a maximum readable distance of 25 feet and maximum impact at 10 feet.
- d) The secondary text for interpretive signage should have a maximum readable distance of 15 feet and maximum impact at 5 feet.

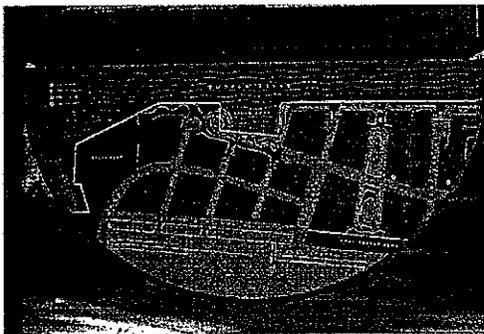


Figure 48: Directional signage



Figure 46: Example of an icon used to identify entrance to areas



Figure 47: Example of perimeter signage

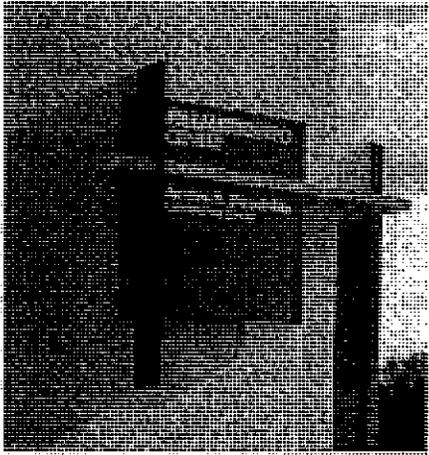


Figure 49: Building identification signage

8.2.6 Building Identification Signage Guidelines

- a) Building Identification Signage should be visually compatible with the architecture (Figure 49).
- b) Building Identification Signage should be considered integral to architecture, as visually important as light fixtures, elevations, and other building elements.
- c) Building Identification Signage should achieve a balance, maximizing legibility without sacrificing the integrity of the design.

8.2.7 Regulatory Signage Standards

- a) All regulatory signs visible from off-site shall conform to the requirements of the City of University Place Municipal Code (limited to permits, height, size, and setbacks).
- b) If a sign is needed that does not meet the City of University Place code, the proposal will be addressed in accordance with the provisions of Section 1.3.2, Adjustments and Amendments.
- c) Traffic control signs shall comply with MUTCD (Manual of Uniform Traffic Control Devices) standards.

8.2.8 Accessibility

- a) Signage should be designed to indicate degree of accessibility of the site uses.

Section 9: Architectural Guidelines

The architectural guidelines provide parameters for building designs that complement the site landscape and that are sensitive to environmental features such as views. It is the intent of the Master Site Plan that development is visually unobtrusive and complementary to the natural characteristics of the site. However, it is also desired that on-site development be of "signature" quality and be of the highest design and construction standards. "Alternative" and "experimental" building design and construction is encouraged whenever possible, assuming such design meets the environmental and aesthetic criteria set forth in the Design Guidelines.

9.1 Building Placement & Design

9.1.1 Design Objectives

- a) To retain the landform and landscape as the predominate site features.
- b) To integrate new buildings within the site landscape.
- c) To ensure that buildings are sited to effectively serve their desired function for users.
- d) To site buildings to protect major views and panoramas, while also maximizing preservation of those views from inside buildings.
- e) To develop buildings and sites using "sustainable" materials and practices to ensure that they are energy efficient, provide non-toxic working conditions and environmentally sensitive features.

9.1.2 Development Standards

- a) Buildings shall be sited to minimize impacts to steep slopes, significant stands of vegetation and wildlife habitat.
- b) New buildings shall be limited to a height of 40 feet (plus five feet for a pitched roof).
- c) New buildings shall be setback a minimum of 25' from roads to preserve major view corridors.

9.1.3 Design Guidelines

- a) Building entrances should be easily visible and accessible from adjacent parking lots and pathways.

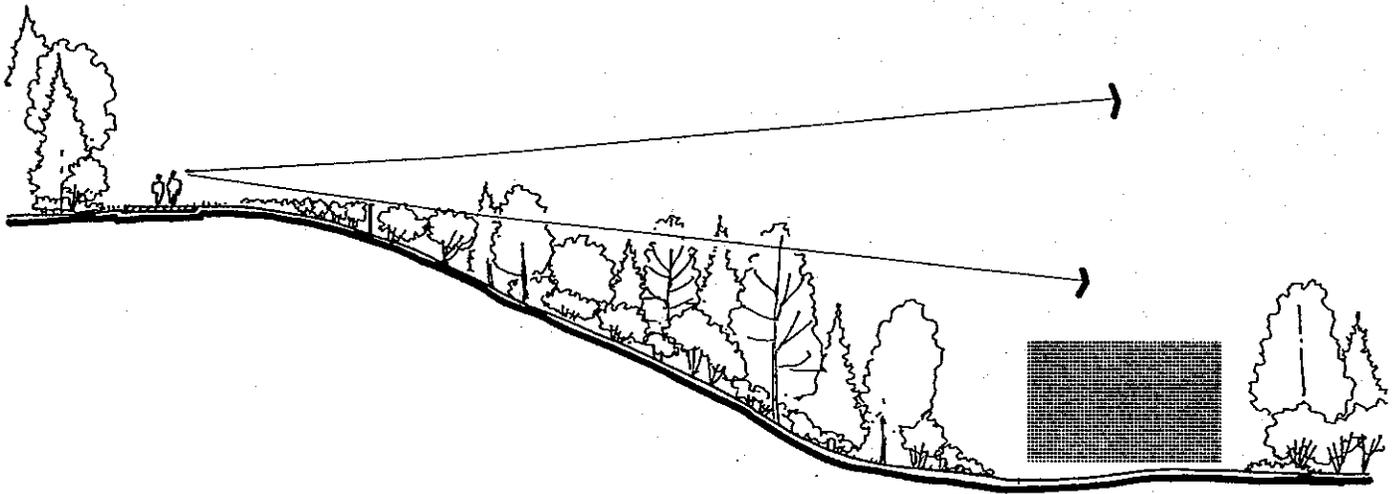


Figure 50: Building placement can protect views

- b) Building entrances should provide protection from the weather.
- c) Buildings should be sited and oriented to take advantage of natural light in interior spaces.
- d) Promote high indoor air qualities through the use of techniques such as natural air circulation, nontoxic finishes/materials and others.
- e) Use cost-effective materials that are recycled or that consist of sustainable/renewable products, and which meet LEED standards as much as possible, (LEED is a self assessing system that evaluates environmental performance from a "whole building perspective over a buildings whole life cycle, providing a definitive standard for what constitutes a green building. LEED is based upon accepted energy and environmental principals and strikes a balance between known effective practices and energy concepts) such as certified wood (wood from forests guaranteed by an independent third party using stringent principles that address both the social and economic impacts of harvesting wood), engineered products such as veneers made from fast growing, small diameter trees (instead of old growth trees), bamboo, fiber cements and others.

9.1.4 Area-Specific Guidelines

Area I (North Area)

- a) The golf course club house should be sited at the base of, or benched into the hillside so as not to impact long distance views across the site, and to help stabilize slopes (Figure 50).

- b) The golf course clubhouse in Area 1 should be sited to take advantage of sweeping views of Puget Sound and beyond.

Area 3 (Grandview Trail & Buffer)

- c) The restaurant in Area 3 should be sited to take advantage of sweeping views of Puget Sound and beyond, while being sensitive to preservation of major views from the Grandview Trail.
- d) The restaurant should not be situated such that the predominant view from the major site entry and overlook is obscured.

Area 5 (Environmental Services & Playfields)

- e) The Environmental Services Building and Environmental Education Center should be sited in the northwest portion of Area 5 to take advantage of sweeping views of Puget Sound and beyond.
- f) The new buildings in Area 5 should be sited to avoid development on unstable slopes.
- g) The new buildings in Area 5 should be setback from the top of the slope to preserve views from other parts of Area 5.

Area 6 (South Area)

- h) The administrative offices and parking area should be sited in the southwestern portion of Area 6.
- i) The building should be oriented to take advantage of southwesterly views of the Puget Sound and so as not to obstruct views from the open meadow area.
- j) The building and parking area should be sited out of the line of sight from trails and other adjacent uses.

9.2 Building Materials & Colors

9.2.1 Design Objectives

- a) To reflect the natural character of the site through sensitive use of building materials.
- b) To utilize materials that achieve a balance of building prominence and integration within the site landscape.
- c) To encourage the use of locally-available, recycled, and environmentally sensitive building materials.

9.2.2 Development Standards

- a) Buildings shall be constructed of non-reflective, non-glare producing materials.

- b) Reflective metals and reflective glass may not be used as primary building materials.
- c) Primary building colors shall be subdued and responsive to site conditions.
- d) Bright colors may be used as accent colors.

9.2.3 Design Guidelines

- a) Building materials should relate visually to site characteristics (e.g., wood, brick, and non-reflective metal).
- b) Durable, environmentally sensitive, locally available, non-toxic, and/or recycled building materials should be utilized.

9.2.4 Area-Specific Guidelines

There are no Area-Specific Guidelines for Building Materials & Colors.

9.3 Auxiliary Spaces & Mechanical Equipment

9.3.1 Design Objectives

- a) To screen auxiliary spaces and mechanical equipment from view.
- b) To integrate auxiliary spaces and mechanical equipment into building design.

9.3.2 Development Standards

- a) Auxiliary spaces shall be integrated into overall building and site design so as to minimize visual prominence of these spaces.
- b) Building service areas, such as garbage and recycling collection areas shall be screened with fences and/or vegetation.
- c) Mechanical equipment shall be placed in areas that are obscured from view and stepped away from the roof edge to ensure being obscured.
- d) Mechanical equipment shall be visually integrated with the design of the building, and shall be constructed of or screened by materials and colors that are compatible with adjacent buildings.

9.3.3 Design Guidelines

- a) For exterior waste storage, to ensure that adequate and efficient outside storage space is provided for collection containers for recyclable materials and solid waste, storage areas shall be designed and constructed to meet the needs

of the occupants, efficiency of pickup, and accessibility to occupants and collection companies (See Section 4.4 Solid Waste Disposal).

- b) Mechanical equipment such as antennas and satellite dishes shall be limited to a maximum of 110 feet, provided they are placed appropriately and are screened from view (See Section 4.2, Telecommunication for detailed standards).
- c) Window wells should not be used for mechanical equipment such as air conditioners.

9.3.4 Area-Specific Guidelines

There are no Area-Specific Guidelines for Auxiliary Spaces & Mechanical Equipment.

9.4 Building Expansions & Renovations

9.4.1 Design Objectives

- a) To preserve and enhance the character of original buildings when expanded or renovated.

9.4.2 Development Standards

There are no Development Standards for Building Expansions & Renovations.

9.4.3 Design Guidelines

- a) Design elements that define building character should be retained and preserved when renovating or expanding buildings.
- b) Architectural patterns and articulations such as window and door openings should be continued when renovating or expanding buildings.
- c) Roof lines and architectural details should not be altered during renovations and should be continued in building expansions.
- d) Building materials used in renovations and expansions should be the same as or visually compatible with original building materials.

9.4.4 Area-Specific Guidelines

There are no Area-Specific Guidelines for Building Expansions & Renovations.

9.5 Transit Facilities

9.5.1 Design Objectives

- a) To develop transit facilities as needed.
- b) To respond to site context and area-specific architecture and development context.

9.5.2 Design Guidelines

- a) Transit waiting sheds may be provided in public areas of the site where users are likely to arrive by transit, including Areas 1/3 and 6. Facilities should be designed to fit within the site landscape and the architectural and development context of the particular area within which it is located.

Section 10: Public Art & Interpretation

Offering a multitude of aesthetic, interpretive, and educational benefits, public art is an important aspect of overall site design. Pierce County administers a "One Percent For Public Art" program that will promote the installation of public art on the Chambers Creek Properties. Selection of specific art installations will comply with County procedures for One Percent For Public Art.

10.1 Interpretive Opportunities

10.1.1 Design Objectives

- a) To enhance "sense of place" and help create identity and character of the area and site.
- b) To offer a sense of exploration and discovery.
- c) To encourage a broad range of artistic expression.
- d) To ensure the selection and placement of artwork that is responsive to site character, including natural, historical, and built context.
- e) To encourage artwork that offers interpretive and educational opportunities.
- f) To provide an appropriate level of guidance for public artwork that does not overwhelm or undermine the creative process of the audience.

10.1.2 Development Standards

There are no Development Standards for Public Art and Interpretation.

10.1.3 Design Guidelines

- a) Public art should provide opportunities for interpretation and education for visitors on a range of issues relating to the site (Figure 51).
- b) Public art should be accessible to persons of all ages, sizes, and physical ability.
- c) Public art should be integrated into the built environment, including building exteriors, play areas, benches, lighting fixtures, pathways, and other site infrastructure.
- d) Public art should reflect the landscape character of the site and can be integrated into individual landscape elements or constructed of materials available on the site.

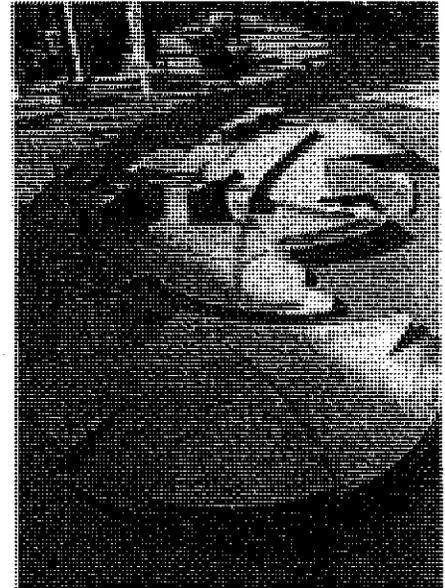


Figure 51: Example of public art integrated into a public plaza

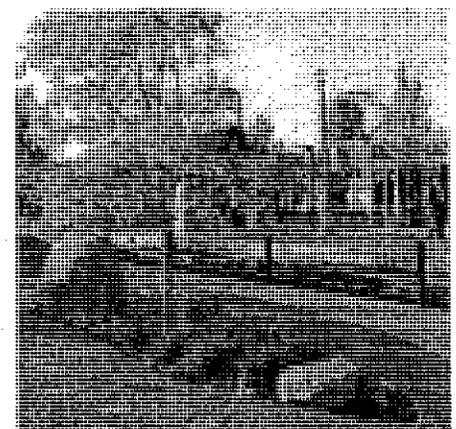


Figure 52: Example of Public art incorporating landscape elements

- e) Public art should provide opportunities for interpretation on site history, cycles of human use, mine reclamation, and the natural environment. There is particular opportunity to provide interpretive artwork that reflects the gravel mine using remnant mine “artifacts” and infrastructure on the site.

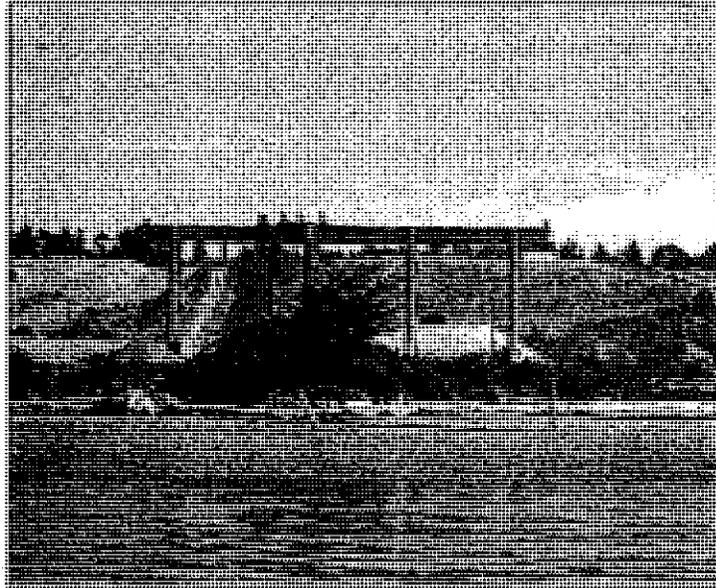


Figure 53: Remnant mining infrastructure provides interpretive opportunities

- f) Artwork can use forms or materials that reflect or explain the history of the site, including gravel mine operation (Figure 53).
- g) Public art and interpretive installations should provide insights into environmental issues such as conservation, reuse and recycling. Use of reused or recycled materials in art installations is encouraged.
- h) Public art should reflect native cultures that inhabited the area prior to the site’s use for timber extraction and mining.
- i) Public art on the site can be used to help guide people from place to place. It should be used in entrances to the site to welcome people.

10.1.4 Area-Specific Guidelines

There are no Area-Specific Guidelines for Public Art & Interpretation.

10.2 Practical Design Issues for Public Art

10.2.1 Design Objectives

- a) To ensure that public art and interpretive installations are durable.
- b) To ensure that public art and interpretive installations do not present a hazard to site visitors.

10.2.2 Development Standards

There are no Development Standards for Public Art and Interpretation.

10.2.3 Design Guidelines

- a) Materials should be durable and should endure continuous exposure to a variety of weather conditions.
- b) Artwork should not require excessive maintenance.
- c) Artwork should utilize existing infrastructure for possible electricity or water requirements.
- d) Artwork should consider prevention of vandalism in its design.
- e) Children's safety should be taken into consideration when designing public art and interpretive installations. Artwork should minimize sharp edges and corners and ability for children to fall from a dangerous height.
- f) Artwork should be integrated with utilities such as lighting, benches, trash, and recycling receptacles.

10.2.4 Area-Specific Guidelines

There are no Area-Specific Guidelines for Public Art & Interpretation.

Chambers Creek Properties
Standards and Guidelines

Appendices

Chambers Creek Properties
Standards and Guidelines

APPENDIX I
Applicable Codes

Appendix I – Applicable Codes Matrix

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Topic	CCPMSP/FEIS Defines	CCP Design Guidelines Apply	UP Code Applies	Lakewood Code Applies	Pierce County Code Applies	N/A
SITE INFRASTRUCTURE						•
Scope		Section 1				
Definitions and Terms	X ¹		13.10.020			
Stop Orders			13.10.030			
Standard Specifications						
Storm Drainage		2.2, 4.1 ²	13.10.040.G			
Tacoma Water System Plan			13.10.040.B			
Pierce County Sewer Plan			13.10.040.C			
Sewer Pre-Treatment Standards			13.10.040.D		Title 13	
Pierce County Health Regulations			13.10.040.E			
University Place Comprehensive Plan			13.10.040.F			
King County Surface Water Design Manual		2.2, 4.1	13.10.040.G			
LAG Manual			13.10.040.H			
City and County Road Standards						• ³
WSDOT Design Manual						•
MUTCD			13.10.040.K			
WSDOT Construction Manual			13.10.040.L			
State Health Regulations for Water			13.10.040.M			
Criteria for Sewage Works Design			13.10.040.N		Title 13	
Washington State L and I Conditions			13.10.040.O			
ITE Criteria	X**					
HUD/FHA Design Criteria						• ³
Highway Capacity Manual						•
ITE Trip Generation Manual	X**					
AASHTO Policy, Geometric Design			13.10.040.T			

1 See Definitions, CCPMSP FEIS

2 Both codes apply where two are identified

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NA Refers to conditions not found on Chambers Creek Properties

** Appendix 2 of these Guidelines identifies levels of use and traffic for the site (from the CCPMSP)

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Uniform Building Code			13.10.040.U			
King County Road Drainage Standards		2.2, 4.1	13.10.040.G			
Tacoma Electrical Code			13.10.040.W			
State of Florida Roundabout Design Guidelines						•
State of Maryland Roundabout Design Guidelines						•
Other Specifications not Listed Above			13.10.040.Z			
Permit Requirements		1.3-1.5				
Regulations for Tree Cutting on Public Lands/ROW						• ³
Construction Control						• ³
Inspection			13.10.080			
As-Builts			13.10.0085			
Utility Locations		4.1-4.2				
Easements						•
Pavement Cutting						•
Utility Extensions			13.10.120			
Traffic Control						•
Call Before you Dig			13.10.140			
Variations and Penalties			13.10.150			
Severability		1.3-1.5				
Variations		1.3-1.5				
Appeals		1.3-1.5				
Circulation - Roadways						
General		Section 2				
Traffic Analysis	X**					

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Design Standards						
Alignment		2.2, 2.3				
Grade		2.2, 2.3				
Width		2.2, 2.3				
Width Measurement		2.2, 2.3				
Measurement		2.2, 2.3				
Parking and Fire Lanes		2.2, 2.3				
Bus Stops, Pullouts		2.6, 9.5				
Street Construction						
State Standard Specifications						3
Traffic Control Plans						3
Vertical/Horizontal Staking						3
Asphalt Joints						3
Compaction Specifications						3
Form and Subgrade Inspection						3
Street Name						.
Regulatory Signs		8.2				
Temporary Erosion Control						3
Functional Classification						.
Naming						.
Signing		8.2				
Right-of-Way						.
Private Streets and Alleys		2.2				
Development of Substandard Streets		2.2				
Street Frontage Improvements						.
Cul-de-sac		2.3				
Hammerhead Turnaround		2.3				

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Temporary Dead Ends						3
Medians						3
Intersections		2.1				3
Driveways						3
Sight Obstruction						3
Surfacing Requirements		2.5				3
Temporary Street Patching						3
Trench Backfill and Restoration						3
Staking						3
Testing						3
Circulation - Walkways, Pathways, and Trails						
General		2.4				
Design Standards		2.4				
Walkways		2.4				
Pedestrian Circulation		2.4				
Urban and Nature Trails		2.4				
Curb and Gutter		2.2, 4.1				
Handicap Accessibility Ramps		2.4				
Bus Pads		2.6, 9.5				
Staking						
Testing						
Circulation - Bicycles						
General		2.2, 2.4				
Illumination						
General		Section 7				
Design Standards		7.1				

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Roadway Light Construction			13.15.345			• ³
Staking			13.15.350			•
Testing			13.15.360			•
Circulation - Signals						
General						•
Design Standards						•
Induction Loops						•
Staking						•
Testing						•
Circulation - Additional Features						
General						•
Design Standards						•
Staking						•
Testing						•
Survey Monuments			13.15.470			
Bus Stops, Shelters, and Amenities		2.6, 9.5				
Mailboxes						•
Retaining Walls/Guard Rails	6.4					
Circulation - Emergency Access						
Purpose			13.15.540			
Administration			13.15.550			
Emergency Vehicle Access Requirement			13.15.560			
Design Standards		2.3				
Emergency Access Locations		2.3				

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Topic	CCPMSP/FEIS Defines	CCP Design Guidelines Apply	UP Code Applies	Lakewood Code Applies	Pierce County Code Applies	N/A
Utilities						
Surface Water Management		4.1				
Telecommunications		4.2				
Electrical Power		4.3				
Solid Waste Disposal		4.4				
Water Utilities		4.5				
Wastewater Facilities		4.6				
Fire Flow		4.7				
DEVELOPMENT STANDARDS						
Land Use						
Introduction		1.1-1.5				
Development Regulations		1.1-1.5				
Interpretation and Application		1.1-1.5				
Severability		1.5				
Brief User's Guide		1.1-1.5				
Definitions	X ¹		19.15			
Zone Classifications and Use Tables						
Purpose		1.1-1.2				
List of Classifications		1.3, Appendix 2 ²	19.25			
Use Map		1.2, Appendix 2				
Interpretation of Uses and Use Tables		1.1-1.5, Appendices 1-3				
Exempted Uses	X	1.1-1.5, Appendices 1-3				
Zone Classifications and Use Tables	X	1.1-1.5, Appendices 1-3				
List of Categories						

¹ See Definitions, CCPMSP FEIS

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Topic	CCPMSP/FEIS Defines	CCP Design Guidelines Apply	UP Code Applies	Lakewood Code Applies	Pierce County Code Applies	N/A
Residential Use Category – Description						•
Civic Use Category – Description						•
Utilities Use Category – Description						•
Office/Business Use Category – Description						•
Resource Use Category – Description						•
Commercial Use Category – Description						•
Industrial Use Category – Description						•
Accessory Use and Structures			19.30			
Temporary Use /Housing			19.35			
Standards						
Density and Dimension		1.3, Section 9, Appendix 2				
Landscaping and Buffering						
Purpose		3.2, Section 5				
Perimeter Landscape buffer (parking lots and open spaces)		3.2, 5.3, Section 6				
Parking Lot Landscaping		3.2, 5.3				
Critical Area Buffering		Section 6	19.35.030.D	Title 14		
Landscaping and Buffering		Sections 3,5				•
Expansion of Existing Development		1.3-1.5				
Landscape Levels		3.2, Section 5, Section 6	19.65.150 ⁴			
Existing Vegetation		5.6				
Plant Sizes and Standards		3.2, 5.3				
Significant Tree Preservation		5.6				
Irrigation		3.2, 5.1, 5.3				
Planting and Irrigation Plans		3.2, 5.1, 5.3				

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Maintenance		3.2, 5.1, 5.2				
Replacement		3.2, 5.1, 5.2				
Bonding						•
Root Control		5.4				
Offstreet Parking and Loading	X**	Appendix 2				
Open Space and Set Aside Lands						•
Home Occupations						•
Day Care Facilities						•
Accessory Dwelling Units						•
Agricultural Uses and Animals						•
Mobile and Manufactured Home Parks						•
Solid Waste Handling		4.4, 9.3				•
Hazardous Waste Handling						•
Nonconforming Standards						•
Improvements						•
Signs						•
Code Adopted		Section 1				
Purposes		Section 8				
Definitions		Section 8				
Administration and Enforcement		Section 8				
Permits Required		Section 8				
Applications for Sign Permits		Section 8				
Prohibited Signs		Section 8				
Exemptions		Section 8				
Permit Issuance		Section 8				
Right of Entry		Section 8				

1 See Definitions, CCPMSP FEIS

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Zoning Compliance		1.3-1.5	19.20 and 19.25 ²			
Conflicting Regulations			19.75.120			
Liability			19.75.130			
Revocation of Permits			19.75.140			
Nuisance Abatement						•
Damaged Nonconforming Signs						•
Permit Fees						•
Freestanding Letters						•
Plans Filed						•
Individual Signs						•
Permits Issued to Whom			19.75.210			•
Marquee - Canopy						•
Wall Signs						•
Street Banners - Decorations						•
Signs not to Obstruct Signals						•
Public Right-of-way						•
Billboards - General Requirements						•
Billboards - General						•
Billboard Lighting						•
Setback Lines		Section 8				
Maximum Height - Generally		Section 8				
Visibility			19.75.320			
Establishment of Property Lines			19.75.330			
Sizes and Types of Signs Permitted in Zones		Section 8				
Planter Boxes/Bumper Guards etc			19.75.350			

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Topic	CCPMSP/FEIS Defines	CCP Design Guidelines Apply	UP Code Applies	Lakewood Code Applies	Pierce County Code Applies	N/A
Entrance and Exit Signs		Section 8				
Entrance /Exit/Ingress/Egress/Gateways		Section 8				
A-Board and Similar Signs						•
Electric Power Lines - Clearance						•
Signs on Fences		8.1-8.2				
Temporary Residential Area Development Signs			19.75.410 ⁴			
Temporary Signs		Section 8	19.75.415 ⁴			
Non-conforming Signs		Section 8	19.75.420 ⁴			
Replacement of Non-conforming Signs		Section 8	19.75.440 ⁴			
Sign Removal Provisions						•
Sign Removal - Time Period						•
Penalty for Violations						•
Severability		1.5				
Discretionary Land Use Permits						
Administrative Use Permit		1.1-1.5				
Conditional Use Permit		1.1-1.5				
Variances		1.1-1.5				
Planned Development Districts		1.1-1.5				
Public Facilities Permit		1.1-1.5				
Nonconforming Use Permit		1.1-1.5				
Procedures						
Applications, Review Process, and Permits		1.1-1.5				
Amendments		1.1-1.5				
Appeals and Reconsiderations		1.1-1.5				
Revocation and Expiration		1.1-1.5				

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Permits, Enforcement & Penalties		1.1-1.5				
Fencing, Barriers, and Buffers						
Fencing		6.1				
Vegetated Security Buffers		6.2				
Landscaped Buffers		6.3				
Architectural Guidelines						
Building Placement and Design		9.1				
Building Materials and Colors		9.2				
Auxiliary Spaces and Mechanical Equipment		9.3				
Building Expansions & Renovations		9.4				
Public Art & Interpretation						
Interpretive Opportunities		10.1				
Practical Design Issues		10.2				
Shoreline Master Program			Title 18	Title 14		
Critical Areas Ordinance			Title 17	Title 14		

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- * See Appendix 3 for Jurisdictional Locations

Chambers Creek Properties
Standards and Guidelines

APPENDIX 2
Site Uses/ Parking Requirements

Area 1—North Area

Area 1 (240 acres) will provide a mix of public recreation and utility uses. Figure 1 identifies Area 1 uses in detail.

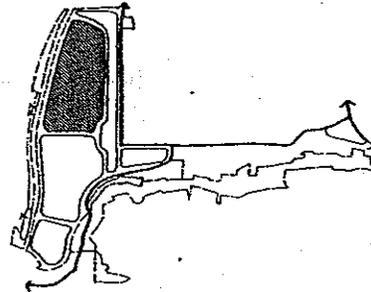
**FIGURE 1
AREA 1 USES**

USES	Acres	Square feet	Employees	Parking
Arboretum	40	*	10-15 (a)	100-120 (b)
Botanical Garden	(c)	45,000-50,000	25-35 (d)	80-100 (e)
Golf Course	150	*	(c)	(c)
Trails	(c)	*	0	(c)
Clubhouse	(f)	10,000 (g)	35-45 (h)	(i)
Visitor/Env. Ed. Center	(c)	12,000-16,000	(c)	(f)
Administration/Maintenance	(f)	(f)	(f)	(f)
Picnic and Play area	(c)	*	0	(c)
Water Reclamation	85-90 (k)	*	(f)	(f)
Water Production	45-50 (m)	*	0	0
Shoreline Public Access (n)	*	*	(f)	15-25 (j)
Concessions (n)	*	*	3	(e)
Buffer	*	*	0	0
Potential Rail Relocation	(p)	*	0	0
Mining and Reclamation	(q)	*	(r)	(f)
TOTALS	240	*	73-98	198-245

NOTES

Acres are not additive; multiple uses occur in some areas

- * Not applicable
- s.f. Means square feet
- (a) Includes Arboretum and Golf Course maintenance employees
- (b) Parking for both Arboretum and Golf Course
- (c) Included in Arboretum number
- (d) Includes 10-15 Greenhouse employees, 15-20 Administration employees
- (e) With additional overflow area
- (f) Included in Golf Course number
- (g) Includes Pro Shop, Maintenance, and 5,000 s. f. Restaurant
- (h) Includes 35-40 Restaurant employees and 5 Pro Shop employees
- (i) Included in Botanical Garden number
- (j) 5,000 s. f. included in Botanical Garden s. f. number
- (k) Integrated with other Area 1 uses, includes 40 acres of ponds
- (l) Included in WWTP employees, Area 2
- (m) Integrated with other Area 1 uses
- (n) at North Dock, access provided via tunnel (preferred to an overpass)
- (o) Included in Area 1 and North Dock parking
- (p) Unknown at time of MSP adoption
- (q) Mine reclamation will continue to proceed as mining activities are reduced
- (r) No greater than typical Lone Star Northwest employment



Area 2—Wastewater Treatment Plant

Area 2 (160 — 180 acres) is reserved for existing and future wastewater utility use and in general, public access to the WWTP will continue to be restricted for safety and security reasons. Figure 2 identifies Area 2 uses in detail.

**FIGURE 2
AREA 2 USES**

USES	Acres	Square feet	Employees	Parking
WWTP	160-180	*	399 (a)	(b)
Administration/Maintenance	(c)	*	(c)	(b)
Production Nursery	(c)	*	(c)	(b)
Soils Manufacturing	(b)	*	(c)	(b)
Water Reclamation	(c)	*	*	(c)
Water Production	(c)	*	*	(c)
Mine and Reclamation	(d)	*	(c)	(b)
TOTALS	160-180	*	399	(a)

NOTES

WWTP means Wastewater Treatment Plant

* Not applicable

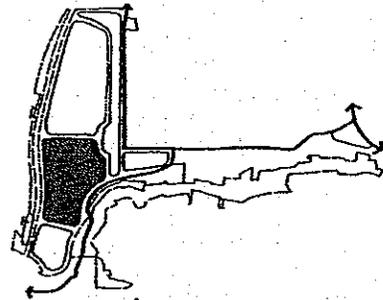
(a) Existing and future employees

(b) To be determined based on the demand for each phase

(c) Included in WWTP

(d) Mine reclamation will continue to proceed as mining activities are reduced

(e) No greater than typical Lone Star Northwest employment



Area 3—Grandview/64th Street W Trail and Buffer

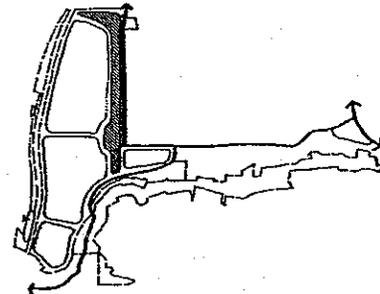
Area 3 (80–100 acres) will provide a mix of public recreation and commercial uses listed in Figure 3.

**FIGURE 3
AREA 3 USES**

USES	Acres	Square feet	Employees	Parking
Trail	*	*	0	0
Trailhead/Overlook (a)	*	*	0	15-25
Food restaurant (b)	*	10,000 (c)	75	100
Buffer	*	*	0	0
Mining and Reclamation	(d)	*	(e)	*
TOTALS	80-100	*	75	115-125

NOTES

- * Not applicable
- s.f. Means square feet
- (a) Northern end of Area 3
- (b) Includes Trailhead/Overlook, and play area, southern end of Area 3
- (c) s.f. applies to Restaurant only
- (d) Mine reclamation will continue to proceed as mining activities are reduced
- (e) No greater than typical Lone Star Northwest employment



Area 5—Maintenance Facility Area (road shop)

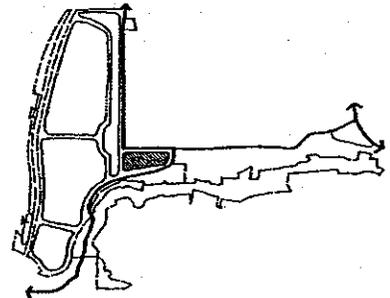
Area 5 (64 acres) will provide a mix of public recreation, government facilities, and commercial uses. Figure 4 identifies Area 5 uses in detail.

**FIGURE 4
AREA 5 USES**

USES	Acres	Square feet	Employees	Parking
Trail	*	*	0	0
Trailhead/Overlook	*	*	0	15-25
Administration/Maintenance	*	18,000-25,000 (c)	60-85 (b)	45-62
Commercial Offices	*	40,000-50,000	130-165	100-125
4-6 Multi-purpose playfields	*	70,000 (c)	0	140-210
Concession (d)	*	(e)	(e)	(d)
School bus barn (f)	6	(g)	42 (b)	(g)
Mining and Reclamation	(h)	*	(i)	*
TOTALS	64		232-292	300-422

NOTES

- * Not applicable
- s.f. Means square feet
- (a) s. f. applies to new facilities only
- (b) Existing and future employees
- (c) Per field
- (d) Included with playfields
- (e) Unknown at time of MSP adoption
- (f) Total existing, no new proposed
- (g) No new proposed
- (h) Mine reclamation will continue to proceed as mining activities are reduced
- (i) No greater than typical Lone Star Northwest employment



Area 6—South Area

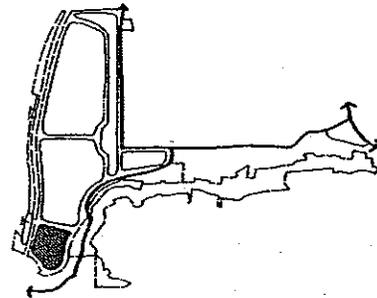
Area 6 (50–60 acres) will have uses listed in Figure 5.

**FIGURE 5
AREA 6 USES**

USES	Acres	Square feet	Employees	Parking
Open Space (a)	*	*	*	25-50
Trails	*	*	*	(b)
Boat Launch (4 lanes)	*	*	(c)	105-135 (d)
Administration/Maintenance	*	12,000-20,000 (e)	18-23 (f)	
Concessions	*	(g)		(h)
Buffer	*	*	0	0
Parking for Area 6 (b)	*	*	0	20
Mining and Reclamation	(i)	*	(j)	*
TOTALS	50-60		18-23	150-205

NOTES

- * Not applicable
- s.f. Means square feet
- (a) Includes passive recreation, picnic area, children's play area
- (b) Included with open space parking
- (c) Unknown at time of MSP adoption
- (d) 80–100 trailer spaces, 25–35 car only spaces
- (e) Includes 5,000 s. f. administration, plus restrooms, maintenance, and concessions
- (f) Includes 15–20 Administration and maintenance, and Concessions, 3
- (g) Included in Administration /Maintenance
- (h) Included in Area 6 and South Dock parking
- (i) Mine reclamation will continue to proceed as mining activities are reduced
- (j) No greater than typical Lone Star Northwest employment



Area 7—Chambers Creek Canyon Park Area

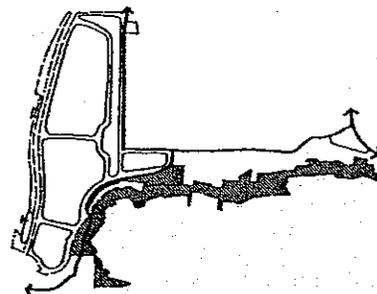
Area 7 (200 acres) will be accessible for foot traffic only through a linked series of nature trails in the Canyon as shown in Figure 6.

FIGURE 6
AREA 7 USES

USES	Acres	Square feet	Employees	Parking
Nature Trails	*	*	0	*
Trailhead Chambers Creek Road W	*	*	0	8 to 12
Trailhead Phillips Rd	*	*	0	5 to 10
Trailhead Zircon Dr	*	*	0	5 to 10
Trailhead Chambers Lane	*	*	0	10 to 20
TOTALS	200	*	0	28-47

NOTES

* Not applicable



Area 8—West of Railroad

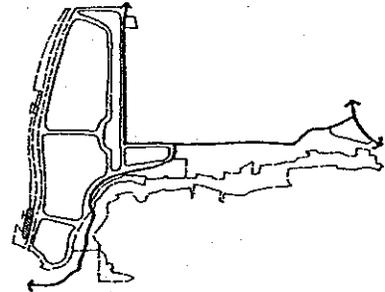
Area 8 (8 acres) will be provide public access to the Puget Sound shoreline via either a tunnel (preferred) or an overpass to the South Dock. Figure 7 identifies Area 8 uses in detail.

**FIGURE 7
AREA 8 USES**

USES	Acres	Square feet	Employees	Parking
Shoreline public access (a)	8	*	0	(b)
Mining and Reclamation	(c)	*	(d)	*
TOTALS	8	*	0	0

NOTES

- * Not applicable
- (a) Beach and pier access provided via tunnel (preferred to an overpass)
- (b) Included in area 6 and South Dock parking
- (c) Mine reclamation will continue to proceed as mining activities are reduced
- (d) No greater than typical Lone Star Northwest employment



Chambers Creek Properties
Standards and Guidelines

APPENDIX 3
Jurisdictional Locations

**APPENDIX 3
JURISDICTIONAL LOCATIONS**

The Table below identifies the jurisdiction in which each site area is located.

SITE AREA	Responsible Jurisdiction	NOTES
1	University Place	
2	University Place	
3	University Place	
5	University Place	
6	University Place	
7	Pierce County	Those portions of Area 7 which are located south of the centerline of Chambers Creek between Section Line 28 and Lot 62 of the Oakbrook 7th Addition
7	University Place	Those portions of Area 7 north of the Centerline of Chambers Creek
7	Lakewood	Those portions of Area 7 which are located south of the centerline of Chambers Creek EXCEPT those portions of Area 7 which are located south of the centerline of Chambers Creek between Section Line 28 and Lot 62 of the Oakbrook 7th Addition

EXHIBIT B

RESOLUTION NO. 534

A RESOLUTION OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, APPROVING, SUBJECT TO CONDITIONS, THE 1ST UPDATE OF THE CHAMBERS CREEK PROPERTIES MASTER SITE PLAN PURSUANT TO THE JOINT PROCEDURAL AGREEMENT IN RESPONSE TO PIERCE COUNTY RESOLUTION R2006-36

WHEREAS, Pierce County through its Public Works and Utilities Department acquired the 930+ acre Chambers Creek Properties for both waste water 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 includes direction for updating the plan every 10 years; and

WHEREAS, on August 16, 2004, the City Council of the City of University Place passed Resolution 459 concurring with Pierce County Council's formal request of the City, as Master Site Plan partner, that the amendment process may move forward and that such an expression of concurrence at that time did not include a commitment to adopt the amendment or to fund any or all of the amendment, provided once the amendment process was completed, the City would have additional opportunities to review and consider the potential adoption of the amendment; and

WHEREAS, Pierce County's amendment process included appointing a citizens and resource committee, numerous public meetings on proposed plan amendments and three public hearings on an associated Supplemental Environmental Impact Statement; and

WHEREAS, on March 21, 2005, the City Council of the City of University Place passed Resolution 478 in support of the 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 July 11, 2005, the City Council of the City of University Place passed Resolution 491 respectfully requesting the Pierce County Council add an off-leash dog area or a placeholder so such use may be considered without further amendment to the Chambers Creek Properties Master Site Plan Amendment currently under consideration; and

WHEREAS, the City of University Place contributed to the regional off-leash dog park in Lakewood at the urging of the Pierce County Executive, recognizing the need for both regional and local off-leash dog areas and the popular demand evidenced by testimony and by a petition signed by more than 730 Pierce County residents and submitted to Pierce County as part of the Chambers Creek Properties Master Site Plan Update process; and

WHEREAS, Pierce County proposes that the Chambers Creek Properties Master Site Plan be amended to: add a site or cabin type lodging, an environmental institute, shore boardwalks and a Central Meadow event space; revise the locations of the arboretum and environmental education center; increase parking and area for restaurants and concessions; remove "Area 4" and a botanical garden from the master site plan; delete reference to relocating the railroad right-of-way; and phase out the University Place School District bus storage and maintenance facility; and

WHEREAS, during the amendment process the City of University Place requested amendments to the Joint Procedural Agreement to: add language such that future amendment proposals that are within University Place municipal boundaries are solely between Pierce County and the City of University Place; add language such that future amendment proposals that are within Lakewood municipal boundaries are solely between Pierce County and the City of Lakewood; add language to address impacts from large special events at the Golf Course and/or Central Meadow; and clarify special event permits and permit requirements for the environmental institute at the wastewater facility; and

WHEREAS, on April 18, 2006 Pierce County Council resolved that the proposed Chambers Creek Properties Master Site Plan Update be referred to the cities of University Place and Lakewood for review and approval pursuant to the Joint Procedural Agreement; and

WHEREAS, the City of University Place Planning Commission reviewed the proposed update on May 17, 2006, held a public hearing on June 7, 2006, and after duly considering comments from the City's Parks and Recreation Commission and Economic Development Committee, recommended approval of the Master Site Plan Update subject to including an off-leash dog area and addressing other concerns of the Parks and Recreation Commission and Economic Development Committee, including the timing and type of lodging proposed; 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 as presented in Pierce County Resolution R2006-36.

Section 2. The City Council of the City of University Place requests the County's consideration of a Master Site Plan policy amendment to allow an off-leash dog area integrated with other uses in the South Area of the Chambers Creek Properties and invite public participation in its design.

Section 3. Such approval of the proposed updates to the Chambers Creek Master Site Plan as presented in Pierce County Resolution R2006-36 is further conditioned on an amendment to the Joint Procedural Agreement and Chambers Creek Properties Design Standards and Guidelines that accomplish the following:

1. Future amendment proposals to the plan that are within University Place municipal boundaries shall be solely between Pierce County and City of University Place.
2. Future amendment proposals that are within Lakewood municipal boundaries are solely between Pierce County and City of Lakewood.
3. Impacts from large special events on the properties shall be appropriately mitigated in accordance with special event permit requirements.
4. A provision that the proposed environmental institute at the wastewater treatment facility remains subject to an Essential Public Facilities Permit if any portion of the institute is used in support of the wastewater treatment facility.
5. Lodging at the Properties be limited to not more than 18 units in a clubhouse or on a single building and the remainder of the units in attached or detached buildings.

6. The total amount of lodging at the Properties shall not exceed 124 units.
7. To ensure lodging at the Properties will be primarily in support of the golf course, no lodging will be issued building permits prior to 2012.
8. Amendment of the Design Standards and Guidelines to strengthen architectural design standards and establish timelines for "temporary structures" unless they meet the same standards as permanent structures.

ADOPTED BY THE CITY COUNCIL ON SEPTEMBER 5, 2006

Gerald Gehring, Mayor

ATTEST:

Sarah Ortiz, CMC, City Clerk

EXHIBIT C

19.20.040

Overlay zones.

A. Purpose. The purpose of an “overlay zone” is to identify areas where uses allowed in the underlying zone are permitted subject to special regulatory standards to achieve the goals and policies of the Comprehensive Plan. This is accomplished by establishing overlay zones with special or alternative standards as designated by the City’s Comprehensive Plan and this code. Examples include the Town Center, Chambers Creek properties, and the public facility overlay zones.

B. Overlay Zones.

1. Public Facility Overlay (PFO). The public facility overlay (PFO) designation includes properties currently owned or operated by a public entity. Uses in the public facility overlay include but are not limited to fire district and school district properties. The purpose of the public facility overlay is to recognize that public facilities provide necessary services to the community and have their own unique set of circumstances. Factors including size, technological processes, requirements for municipal comprehensive facility planning and budgeting, capital improvement programs, and compatibility with surrounding land uses must be considered when developing public facilities. New, improved and redeveloped public facilities should incorporate buffers and landscaping into their plans to ensure compatibility with adjacent land uses and zones. Sidewalks, open public spaces and public art shall be provided to encourage a pedestrian-friendly atmosphere and connections with public transit stops, schools, shopping, services, and recreational facilities.

2. Town Center Overlay (TCO). The Town Center Overlay Area is located within the Town Center Zone between 35th Street West and 38th Street West. This overlay area will be an urban mixed use neighborhood that is intended to create an integrated residential, retail, park, public open space, and civic development creating an urban village atmosphere. The development in this area should include luxury residential living units including flats, townhouses, lofts and live/work units in several buildings. The buildings would include ground floor retail and commercial uses. A hotel and conference center facilities are envisioned. The civic elements include the City Hall/library civic building, and town square, a public plaza. Parking should be accommodated along the internal streets, in parking garages located below the buildings and on surface parking lots located to the side of or behind buildings. Approximately 20 percent of the overlay zone would be dedicated as permanent open space/park. A portion of this area is currently designated as Homestead Park. In addition to preserving natural open space, there should be well-defined open space throughout the overlay area, with articulated streetscapes, landscaping, and other pedestrian features.

3. Chambers Creek Properties Overlay (CCPO). The Chambers Creek ~~p~~Properties ~~O~~overlay ~~area is an area of land located in the southwest corner of the City that is owned by Pierce County~~ ~~This property~~ consists of ~~a total of 930 700 acres owned by Pierce County in the southwest corner of the City with about 700 acres situated in the City.~~ A master plan was developed over several years with the help of area residents, and was originally adopted by Pierce County and the City in 1997 with an update in 2005. In accordance with the Chambers Creek ~~p~~Properties ~~M~~master ~~s~~Site ~~p~~plan, the “properties” as they are referred to by Pierce County are currently developed with a mix of public facilities and services including the County’s principal wastewater treatment facility, the County’s Environmental Services Building, active and passive open spaces including Chambers Bay, an 18-hole links style golf course, ball fields, open meadows and an extensive trail system. Future development includes restaurants, a golf club house, lodging, a boat launch, more trails and an off-leash dog area. The development of the Chambers Creek ~~P~~roperties is subject to a joint procedural agreement and design standards aimed at achieving County and City goals and promoting economic development.

19.25.030

Exempt uses.

A. ~~Applicability to Other Chapters.~~ Unless otherwise stated, ~~the uses exempted in this section are also exempted from Chapters 19.50 UPMC, Design Standards for Mixed Use, Mixed Use — Office and Commercial Zones, and Chapter 19.85 UPMC, Discretionary Land Use Permits.~~

~~B. Uses Exempted from This Chapter.~~ The provisions of this ~~chapter~~ Title shall not apply to the following uses:

1. On site and community septic systems;
2. Stormwater conveyance systems which include features such as gutters, pipelines, culverts, manholes, weirs, manmade and natural channels, water quality filtration systems and drywells;
3. Electrical distribution lines and poles less than 40 feet high and under 55 kilovolts;
4. Sewerage and water conveyance systems which include underground or flush-with-the-ground features, including but not limited to pipes and manholes;
5. Water, oil, and natural gas distribution pipelines;
6. Natural gas distribution lines (as opposed to transmission lines) and necessary appurtenant facilities and hookups;
7. Cable, fiber optic, or telephone transmission and distribution lines, poles and appurtenances less than 40 feet high (not including personal wireless telecommunication facilities; see UPMC 19.25.060, Utilities use category – Descriptions);
8. Streets and linear trails when located in existing rights-of-way; and
9. Fertilizer applications and biosolids applications at or below agronomic rates.

(Ord. 607 § 1 (Exh. A), 2012; Ord. 589 § 1 (Exh. A), 2011; Ord. 443 § 1 (Exh. A), 2005; Ord. 394

Chapter 19.45

DENSITY AND DIMENSION

19.45.100

Density and dimension table notes.

(1) Base Density. These densities may be achieved outright by following the applicable development and design standards.

(2) Mixed Use Development. Multifamily residential development is only permitted in conjunction with a permitted commercial use and subject to applicable design standards.

(3) Maximum density in R1, R2 or specified overlay districts may only be achieved through approval of a small lot development designed in accordance with the "Design Standards and Guidelines for Small Lot and Multifamily Development" adopted pursuant to Chapter 19.53 UPMC. Maximum density in MF-L, MF-H, MU-O, NC or MU districts may only be achieved for a multifamily project that receives Washington State Housing Finance Commission approval for a Low Income Housing Tax Credit (LIHTC) and is designed in accordance with the "Design Standards and Guidelines for Small Lot and Multifamily Development" adopted pursuant to Chapter 19.53 UPMC.

(4) Side and Rear Yard Setbacks. A side or rear yard setback is not required in IB, C, TC, MU, NC, MF-L, MF-H and MU-O zones if the parcel does not abut an R1 or R2 zone. If abutting an R1 or R2 zone, a 30-foot setback is required along the abutting lot line(s), unless the subject parcel is in a transition overlay, in which case a 20-foot setback is required along the abutting lot line(s).

(5) Fifteen feet is a minimum setback requirement. Maximum setback is 20 feet. However, see also design standards (Chapter 19.50 UPMC).

(6) Refer to underlying zone.

(7) Single-family and duplex uses in these zones may, at their option, use minimum setbacks of the R1 zone.

(8) Single-family attached units shall meet all R1 setback requirements except for the common lot line where the side yard setback may be zero feet. The remaining side yard, if not attached, shall be set back eight feet.

(9) Mixed use (MU) zoned properties on the north side of 27th Street West between Grandview Drive and Crystal Springs Road may increase height and density in accordance with UPMC 19.55.080.

~~(10) Density and dimension standards are contained in the Chambers Creek properties design standards and guidelines.~~

(11) Detached one-story garages may be set back a minimum of five feet providing sight distance is maintained.

(12) The front yard setback shall be the distance between the existing house and the railroad right-of-way or 20 feet, whichever is less.

(13) Town Center Overlay Zone Setbacks.

(a) Front Yard. No setback is required from streets except at significant corners where a 20-foot setback is required;

(b) Rear Yard. A rear yard setback is not required if the parcel does not abut a parcel in the R1 or R2 zone. If abutting a parcel in the R1 or R2 zone, a 50-foot setback is required along the abutting lot lines;

(c) Side Yard. A side yard setback is not required. If a side yard setback is provided, a minimum of 10 feet is required.

(14) Within the Town Center overlay zone, structures on the west side of Bridgeport Way shall not exceed 75 feet in height. Between Bridgeport Way and 74th Avenue East, height shall not exceed 120 feet. East of 74th Avenue West, height shall not exceed 55 feet. Specific height requirements and exceptions are provided in the Town Center design standards.

(15) Newly created lots shall be of such shape that a circle with a diameter equal to the minimum specified lot width can fit within the boundary of the lot. Minimum lot widths for small lot developments shall be determined through the administrative design review process.

(16) Minimum lot sizes for detached single-family dwelling/duplex dwelling or new lots created through a short plat or conventional preliminary plat/final plat process. Minimum lot size for small lot or multifamily developments shall be determined through the administrative design review process. A legally nonconforming duplex lot existing prior to the effective date of this section may be subdivided into two attached single-family lots, one or both of which may contain less than the required lot area.

(17) Lot coverage refers to the percentage of a lot covered by buildings. For small lot developments, the lot coverage standard applies to buildings, private streets, parking lots, driveways and other impervious surfaces combined.

(18) Review Chapter 19.52 UPMC for additional information regarding setbacks, height, density and design standards for the Town Center zone.

(19) Setbacks for small lot developments shall be in accordance with the "Design Standards and Guidelines for Small Lot and Multifamily Development" adopted pursuant to Chapter 19.53 UPMC.

(20) See the "Design Standards and Guidelines for Small Lot and Multifamily Development" adopted pursuant to Chapter 19.53 UPMC for additional information regarding height limits for small lot developments.

(21) Floor area ratios for small lot development are based on the average for the entire project; FARs for individual lots may vary. See UPMC 19.45.080 for additional information concerning FAR standards.

(22) Only uses included in the Chambers Creek Properties Master Site Plan are allowed in the Chambers Creek Overlay. Residential uses are not included in the Chambers Creek Properties Master Site Plan.

Density and Dimensions Table

Overlay Zones Density and Dimensions (Setbacks)

OVERLAY ZONES	Town Center	Chambers Creek Properties (10)	Public Facility (6)	Transition Properties	Day Island	Day Island South Spit	Sunset Beach
	TCO	CCPO	PFO	TPO	DI	DIS	SB
Base Density (du/ac) (1), (2)	20	<u>0 (22)</u>		(6)	4	4	4
Maximum Density (du/ac)		<u>0 (22)</u>		(6)	6 (3)	6 (3)	6 (3)
Setback, Arterial Streets (10)	0/20	<u>25</u>		(6)	NA	NA	NA
Setback, Other Roads	0/20 (13)	<u>25</u>		25'	20' (11)	0	0/20 (12)
Setback, Rear (4)	0/50 (13)	<u>0</u>		(6)	20'	0	30'
Setback, Side (4)	0/10 (13)	<u>0</u>		(4)	5'	0	5 Total
Height (14)	75/120/55	<u>45</u>		(6)	35'	30'	35'

(Ord. 607 § 1 (Exh. A), 2012; Ord. 589 § 1 (Exh. A), 2011; Ord. 559 § 4 (Exh. A), 2009; Ord. 544 § 1 (Exh. A), 2009; Ord. 514 § 3, 2008; Ord. 470 § 1 (Exh. A), 2006; Ord. 443 § 1 (Exh. A), 2005; Ord. 441 § 1, 2005; Ord. 422 § 2, 2004; Ord. 409 § 7, 2004; Ord. 394 § 1, 2003. Formerly 19.45.080).

19.55.060**Chambers Creek Properties Overlay.**

A. Purpose. The purpose of the Chambers Creek Properties Overlay area is to promote the development of the Chambers Creek properties master site plan. The overlay will allow the City and County to manage the development of the Chambers Creek properties in a way that is most beneficial to the County and community.

B. Standards. The City has adopted the Chambers Creek Properties Master Site Plan, Joint Procedural Agreement and the Chambers Creek Properties Design Standards and Guidelines in this Title to implement the Master Site Plan. These documents are hereby incorporated by reference.

C. Use. The following uses shall be permitted in the Chambers Creek Properties Overlay:

1. Uses and uses commonly accessory to those uses identified in the Chambers Creek Properties Master Site Plan shall be permitted within the overlay area subject to the Chambers Creek joint procedural agreement and the Chambers Creek Properties Design Standards and Guidelines.

2. Essential public facilities, existing on January 1, 2005, located outside the master plan area and permitted in accordance with Chapter 19.40 UPMC.

3. Administrative government offices, ~~subject to a conditional use permit.~~

4. Level 1 public maintenance facilities outside the master plan area.

5. Level 2 public maintenance facilities outside the master plan area subject to a conditional use permit.

6. Uses and activities described in the Chambers Creek Properties Master Site Plan that are not listed as exemptions in the joint procedural agreement may occur without the requirement to obtain a land use permit (e.g., non-conforming use permit, conditional use permit, or special use permit) however, the requirements for building permits, land development permits, and environmental permits still apply. Uses and activities specifically exempted under the joint procedural agreement will continue to occur within the CCPO and may require modification of existing permits and approvals and/or issuance of new permits and approvals subject to the UPMC.

D. Scope of CCPO. The total acreage subject to the Master Site Plan and CCPO provisions in this Title may be increased upon submittal by the County of a formal written notice describing additional, contiguous properties acquired and approval by the City.

(Ord. 607 § 1 (Exh. A), 2012; Ord. 443 § 1 (Exh. A), 2005; Ord. 394 § 1, 2003; Ord. 383 § 1, 2003).

Chapter 19.57

CHAMBERS CREEK PROPERTIES DESIGN STANDARDS

Sections:

19.57.010 Purpose.

19.57.020 Applicability.

19.57.030 Design standards and guidelines adopted.

19.57.010

Purpose.

The purpose of this chapter is to establish design standards and guidelines for the Chambers Creek ~~p~~P~~ro~~PERTIES ~~e~~O~~ver~~lay to implement the Chambers Creek ~~p~~P~~ro~~PERTIES ~~m~~M~~a~~ster Site Plan. (Ord. 607 § 2 (Exh. A), 2012).

19.57.020

Applicability.

These standards and guidelines apply to all development on the Pierce County Chambers Creek ~~P~~roperties that are subject to the Chambers Creek Properties Design Standards ~~and Guidelines~~ in accordance with the Chambers Creek ~~p~~P~~ro~~PERTIES ~~J~~oint ~~p~~P~~ro~~cedural ~~A~~greement. (Ord. 607 § 2 (Exh. A), 2012).

19.57.030

Design standards and guidelines adopted.

The Chambers Creek Properties Design Standards ~~and Guidelines~~ are adopted by reference and contained in a separate City design manual titled "Chambers Creek Properties Design Standards ~~and Guidelines~~." (Ord. 607 § 2 (Exh. A), 2012).

Chapter 19.57
CHAMBERS CREEK PROPERTIES DESIGN STANDARDS

Sections:

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- 19.57.020 Applicability
- 19.57.030 Design Standards and Guidelines Adopted
- 19.57.040 Design Goals and Policies
- 19.57.050 Substitutions, and Adjustments
- 19.57.060 Exemptions
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- 19.57.290 Auxiliary Spaces & Mechanical Equipment
- 19.57.300 Retaining Walls/Guardrails

19.57.010 Purpose.

The purpose of this chapter is to establish design standards and guidelines for the Chambers Creek Properties Overlay to implement the Chambers Creek Properties Master Site Plan.

19.57.020 Applicability.

These standards and guidelines apply to all development on the Pierce County Chambers Creek Properties that are subject to the Chambers Creek Properties Design Standards accordance with the Chambers Creek Properties Joint Procedural Agreement.

19.57.030 Design standards and guidelines adopted.

(See 19.57.030 Design standards and guidelines adopted in Title 19).

19.57.040 Design Goals and Policies.

- A. These Design Standards are intended to ensure that development on the site achieves the design related goals and policies as outlined in the Chambers Creek Properties Master Site Plan. For the purposes of this chapter, Design Standards are considered mandatory while Design Guidelines are considered discretionary.
1. Retain flexibility in design while ensuring that the unique characteristics and qualities of the site are protected. [Policy 4.1]
 2. Retain access, views and interpretation of unique site characteristics: [Policy 4.3]
 - a. Views of Puget Sound and Islands
 - b. Views of the Olympic Mountains
 - c. Views of Mt. Rainier
 - d. Chambers Creek Shoreline
 - e. Puget Sound Shoreline
 - f. Chambers Bay Shoreline
 - g. Chambers Creek Canyon
 3. Design public art into buildings, infrastructure, and development projects to interpret the site history and uses. [Policy 4.4]
 4. Design interpretive materials, displays, and elements into each project to provide environmental education about site reclamation, site history, Pierce County utilities, ecosystems and sustainable development. [Policy 4.5]
 5. Develop the site in a manner that requires minimal maintenance and a natural look where possible. [Policy 4.6]
 6. Design public parking areas based on what the land base can support and the quality of the site and desired experience. [Policy 4.9]
 7. Minimize vehicular access and circulation so that the site is a destination where people actively engage with the landscape and the visual and environmental qualities of the site are minimally impacted. [Policies 4.9, 9.2, and Site Wide Uses and Operations 4.2.6]
 8. Develop buildings and landscapes that demonstrate sustainability and low-impact site development. [Goal 5]
- B. In addition to design specific policies, the following general design intents also apply to the Chambers Creek Properties:
1. Maintain a unified and identifiable visual character throughout the site;
 2. Promote development that is a reflection of site-wide and area-specific conditions and characteristics;
 3. Include design elements that retain natural features, provide buffers and open spaces, provide for safe public access and maintain environmental quality;
 4. Create a balance between the biological function and human utility of the site; and

5. Develop native plant communities where possible to provide habitat, reduce ongoing maintenance and to provide interpretive opportunities.

19.57.050 Substitutions and Adjustments.

- A. Except where otherwise noted in this Chapter, these Standards replace other design and development standards outlined in Title 19, and will be applied to all subsequent development within the Chambers Creek Properties Overlay (CCPO) zone. Specifically, the following UPMC provisions do not apply within the CCPO and are superseded by the provisions in this Chapter:

19.30.040(A)(8) Commercial Vehicles	19.65.120 Perimeter Landscaping*
19.35.040 Temporary Housing – Medical	19.65.270 – 19.65.320 Tree Preservation
19.45.020 Tables (Except Note 13)	19.70.060(F) Open Space Requirements
19.45.040 Projection Exceptions	19.75.090(D) Signs on Marquees, Canopies and Awnings
19.65.100 Street Frontage Landscaping	

*Except adjacent to R1 & R2 Zones.

- B. These Design Standards apply to all new development, exterior alterations and major redevelopment or major improvements in the CCPO. Standards are mandatory while intent statements are discretionary.
- C. Substitutions and Minor Adjustments.
 1. A standard may be replaced with an equivalent item(s) if the County can demonstrate to the satisfaction of the Director that the standard is of equal or greater quality or quantity.
 2. Minor adjustments shall be requested in writing by the County and the Director shall grant approval based on compliance with the following criteria:
 - a. The adjustment is consistent with the design objectives;
 - b. Departures for the design standards will not have significant negative effect to the public, surrounding properties or the character of the area;
 - c. Adjustments are compensated for by the provision of additional design features and amenities that would not normally be required;
 - d. The adjustment results in an equal or better environment, use of land or design; and
 - e. The adjustment does not waive the design standard.
 3. A response to the County’s request shall be provided by the Director within ninety (90) days of receipt of the request with failure to respond or provide a comment within such time period constituting lack of objection to the substitution or minor amendment.
 4. If any party is aggrieved by the decision, it shall be resolved through the variance procedure in accordance with the procedures for major adjustments.
- D. Major Adjustments. Major adjustments will be processed through the variance procedure.
- E. When reference is made to required or recommended use, streetscape amenity landscaping or parking in the zone, refer to specific standards and/or guidelines regarding those items. For

example, if landscaping is required in parking areas, refer to the landscaping section in streetscapes for specific plant and irrigation standards and guidelines.

19.57.060 Exemptions.

The following uses within the Chambers Creek Properties Overlay (CCPO) are exempt from the provisions of this Chapter: mine reclamation (grandfathered use); wastewater collection and treatment operations; water utility operations; transportation services; and all of their supporting ancillary uses and activities. Where appropriate, these uses may refer to the Standards in this Chapter as a guide but compliance with these standards is not required. Instead, these uses are required to comply with meet applicable permits.

19.57.070 Design Review Process

- A. Time Frame and Procedure. Design review shall be conducted in accordance with the timelines and procedures set forth in UPMC Title 22, Administration of Development Regulations.
- B. Pre-Submittal Concept Review. A pre-design meeting may be scheduled with the City's Technical Review Committee prior to formal project development and application to review schematic sketches and a general outline of the proposed project. Each jurisdiction is invited to participate in the design review of individual development projects.
- C. Submittal Requirements. A Design Standard Review Application shall be submitted with development and/or building applications that documents compliance with applicable Standards.
- D. Review of Submittals. The city staff shall review and comment on all development applications and their consistency with the CCPO design standards.
- E. Review Fees. Design review fees must be paid at the time of submittal.
- F. Written Decisions. The Director shall issue a written decision approving, approving with conditions or denying the permit and include findings of fact and conclusions that support the decision.
- G Expiration of Approvals. If the applicant has not submitted a complete application for a building or site development permit within two years from the date of permit issuance, or if appealed within two years from the decision on appeal from the final design review decision, design review approval shall expire. The Director may grant an extension for no longer than 12 months, for good cause shown, if a written request is submitted at least 30 days prior to the expiration of the permit
- H. Exceptions. The Director is authorized to make exceptions to the standards when the County can demonstrate to the satisfaction of the Director that the exception meets the intent of these standards and is of equal or greater quality or quantity.
- I. Appeals. Appeals or disputes regarding a development project's consistency with the Design Standards may be appealed to the City Hearings Examiner. Appeals shall be filed as set forth in UPMC Title 22.

19.57.080 Temporary Uses, Seasonal Uses, and Special Events.

Temporary and seasonal uses and special events are envisioned within the Chambers Creek Property Overlay (CCPO) area as prescribed in the Master Site Plan (MSP), Joint Procedural Agreement (JPA) and the standards set forth in this Chapter. Examples of temporary and seasonal uses and special events include but are not limited to: outdoor concerts, golf tournaments and other golfing related promotional events, temporary sales of food or merchandise to support the main event, fun runs, wildlife watching, tours, etc.

A. Temporary and Seasonal Uses

1. Temporary and seasonal uses in the CCPO are permitted in accordance with Chapter 19.35 UPMC.
2. Outdoor temporary sales shall be conducted within portable kiosks or tents meeting these design standards and guidelines.
3. Signs advertising temporary and seasonal uses shall be limited to window signs or kiosks within five feet of where the sales are taking place.
4. Facilities such as electrical outlets and water bibs shall be available for temporary and seasonal uses and special events but such electrical cords or water hoses shall not extend across walkways, sidewalks or plazas.

B. Special Events

1. Special events may be allowed within the CCPO in multi-use areas and meadows or other prescribed areas. Special events are also subject to the following:
 - a. Special events shall comply with the provisions set forth in Chapter 5.10 UPMC and County approval.
 - b. Pierce County will direct any special events occurring within the CCPO that exceed 50 attendees to University Place for a special event permit, however, the County may include special conditions when signing an affidavit of consent form for the special event permit.
 - c. All inquiries made to the City for a special event on the CCPO will be directed to the County and the County will be included on any correspondence related to the special event permit.

ACCESS AND CIRCULATION

19.57.090 Public Entrances, & Gateways

A. Standards.

1. Vehicular public entrances to the site will be consolidated to four major public entrances, 64th Street – ESB Entrance, Grandview and 62nd Street – Central Meadow and Chambers Bay, Chambers Creek Road – Chambers Creek Regional Wastewater Treatment Plant, Chambers Creek Road – South Entrance.
2. Gateways shall have qualities which make them distinct from the surroundings, including but not limited to decorative paving, landscaping and signage.
3. Gateways will be identified by a concrete monument sign see 19.57.180.
4. No overhead features above a vehicular gateway/entrance.

5. Intersections of site roadways with public city streets shall be designed per the City of University Place Public Works Standards.
6. Pedestrian crossings and walkways at public vehicular site entrance points must be clearly marked for pedestrian safety.
7. All public vehicle entrances shall provide for both ingress and egress, unless otherwise required by the City of University Place Public Work Standards.
8. Trails and vehicle entries shall be controlled access points to the site.
 - a. The four major vehicular entries (e.g. interior roadways and service and emergency roads) shall be gated and lockable to prohibit entry for security purposes during hours the site is closed. Appropriate emergency access shall be made available.
 - b. Removable bollards at trail/entrances shall be installed to prevent general vehicular use but still permit emergency and service vehicle access.
 - c. Urban Trail access is provided from the North Meadow parking area, at Cirque Drive, at 56th and 64th Streets on Grandview Drive, and at the Pierce County Environmental Services Building.
 - d. Nature Trail access is provided from Chambers Creek Road at Chambers Creek, from 91st Street Court West in the Tiffany Park Subdivision, and from Philips Road in Lakewood. Future nature trail access points are planned along Zircon Drive, at Kobayashi Park, and from various points in University Place.
 - e. Nature Trail access points shall be designed in accordance with Appendix I of the Pierce County Parks Recreation, and Open Space Plan.

B. Guidelines.

1. Public entrances and gateways should provide a distinctive visual identity for the site that allows visitors to know that they have entered the Chambers Creek Properties.
2. Clear and consistent signage at all site entries should be used to provide a definitive distinction between public accesses and restricted entrances to the site.
3. Gateways can be freestanding elements or be designated by a change in pavement or landscaping design

19.57.100 Trails and Interior Roadways

A. Standards

1. All interior roadways and trails within the CCPO are considered private and shall be maintained by Pierce County or its designee.
2. Trails and interior roadways within the CCPO shall conform to the uses, width, materials and special provisions outlines in Table 1.
3. Trails and interior roadways shall be designed to enhance the safety and functionality of various uses and users as follows:
 - a. Pedestrian use of roadways (interior and exterior) shall be discouraged by providing clear, designated pedestrian facilities.

- b. Designated pedestrian connections shall be provided between buildings, parking areas and other pedestrian circulation areas.
 - c. A minimum 4-foot buffer shall be used to buffer urban trails from interior roadways. See 19.57.130 for landscape requirements.
 - d. Where applicable, pedestrian access shall be developed according to State accessibility standards.
 - e. Emergency call boxes shall be provided at main trailheads where power is available and no other public facility is located within ½ mile.
4. Emergency and service access to the CCPO shall be provided by adjacent public rights-of-way and interior roadways.

B. Guidelines

1. The sweeping views and changing landscape is what make the Chambers Creek Properties unique. Roadways, trails, pathways and sidewalks should not be a dominant feature in the landscape and should be integrated into the landscape where possible to preserve views and natural features.
2. Pedestrian amenities and trails should be located to take advantage of vantage points and areas of demonstrated need and allow for easy connection to on-site activities and uses. Pedestrian amenities include such things as safety lighting, restrooms, benches, dog stations and drinking fountains.
3. Urban trails and walkways should be designed to accommodate emergency and service needs, minimize conflicts between pedestrians and vehicular traffic, preserve environmentally sensitive areas, and enhance the safety of users.

Table 1 : Trails and Roadways

TYPE	USE	WIDTH /SIZE	ALLOWABLE MATERIALS	SPECIAL PROVISIONS
Interior Roadways	Vehicle Circulation - trucks, cars, bikes	20-24' (2-way) (Figure 1) 16' (1-way) (Figure 2)	Concrete, asphalt, pervious surface systems	<ol style="list-style-type: none"> 1. Constructed with concrete curb and, where possible, using bioswale for drainage (Figures 6-9), and acceptable alternatives identified in the King County Surface Water Design Manual (2005) where needed. 2. Roadways must comply with the City of University Place standards for road gradients and curves
Emergency/ Service Access	Emergency /service access - emergency response vehicles, trucks, cars	12' (1-way) 20' (2-way)	Concrete, asphalt, pervious surface systems, grasscrete	<ol style="list-style-type: none"> 1. New access roads for service and emergency vehicles shall be designed to the City of University Place Engineering and Emergency Vehicle standards. 2. Existing access roads for service and emergency vehicles may follow grades of existing routes where possible (up to a 15% grade) but shall be designed to City of University Place Emergency Vehicle standards and the Uniform Fire Code.
Urban Trail	Recreation - Pedestrians, bikes, skates	12' with 2' soft shoulders (Figure 3)	Concrete, asphalt, pervious surface systems, grasscrete	<ol style="list-style-type: none"> 1. Pavement and structural sub-base of trails shall be designed to be capable of handling occasional emergency and service vehicle use. 2. Minimum clearance is 12' in height to the first tree limb, guy-wire or other object 3. Signs, mileage markers, fences and other placed features must be located outside of the shoulders 4. Limited sight-distance at curves should be striped for two-way travel lanes.
Walkway	Pedestrian Circulation - pedestrians	5-6'	Concrete, asphalt, pervious surface systems, unit pavers/masonry	Walkways may be wider in selected areas where pedestrians gather (i.e. parking lots or plazas).
Pathway	Pedestrian Circulation between walkways, trails, and buildings – pedestrians	3-4'	Concrete, asphalt, pervious surface systems, unit pavers/masonry	Pathways may be wider in selected areas where pedestrians gather
Nature Trail	Recreation - pedestrians	2-4' (Figure 4).	Soft porous materials such as gravel, bark	Nature trails shall conform to the Pierce County standard for nature trails.
Crosswalks	Pedestrian Circulation – crossings at roadways	6 – 12'	Concrete, asphalt, pervious surface systems	Crosswalks shall be visually and tactilely different from the roadways through the use of paint or other materials.

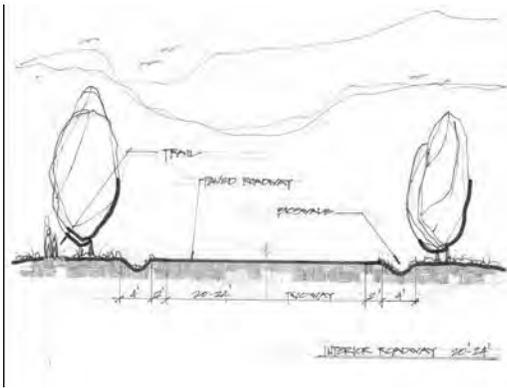


Figure 1 Interior Roadway 24'

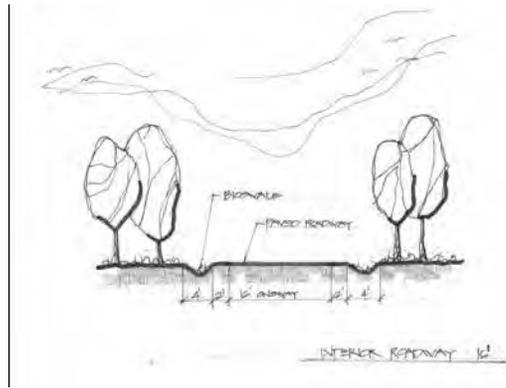


Figure 2 Interior Roadway 16'

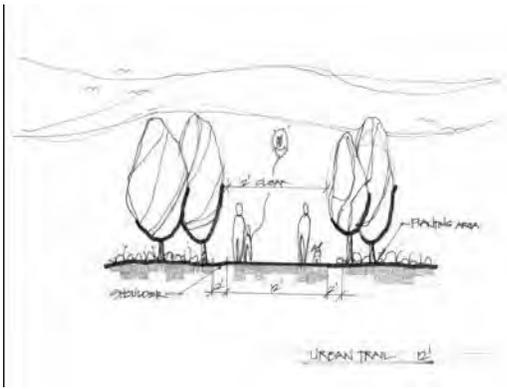


Figure 3 Urban Trail



Figure 4 Nature Trail

PARKING

19.57.110 Parking

A. Standards.

1. Parking areas within the CCPO will conform to the uses, width and materials, and special provisions outlined in Table 2.
2. Large parking areas (over 150 stalls) shall be broken up into smaller areas which are separated and screened visually using curvilinear parking patterns, vegetation, topography, and terracing, where appropriate.
3. Provide raised or clearly marked pedestrian walkways in surface and structured parking lots.
4. Entries and exists to and from parking shall be clearly marked for both vehicles and pedestrians through the use of a combination of signage, lighting and change in material.
5. A maximum of two levels of structured parking is allowed. For structures visible from off-site shall be screened with Green Screen® vegetation, topography, or terracing,,
6. Event parking within the CCPO will conform to the uses, width and materials, and special provisions outlined in Table 2. Event parking is subject to the University Place Special Event Permit process.

B. Guidelines.

1. Design public parking to meet the needs of the facility without compromising aesthetic and environmental quality. Create parking areas that respond to the site's existing and future landscape characteristics.
 - a. Locate and screen parking lots so that they are not the visually predominate element within the site landscape.
 - b. Provide adequate on-site parking in locations convenient to site uses.
 - c. Design landscaping in surface parking lots to handle storm water runoff.
2. Provide durable, cost-effective paving material that is appropriate for each parking area and, where appropriate, demonstrate the use of environmental sensitivity and sustainable materials.
 - a. Minimize development impacts by allowing the minimum necessary impervious surfaces on the site, and to encourage the use of porous paving as much as possible.
 - b. Curb stops should be minimized in parking areas. Curbs of vegetated islands may serve as curb stops with 1.5 feet of low groundcover planted along island perimeters. Recycled and other non-traditional materials for curb stops should be used where possible (Figure 5).

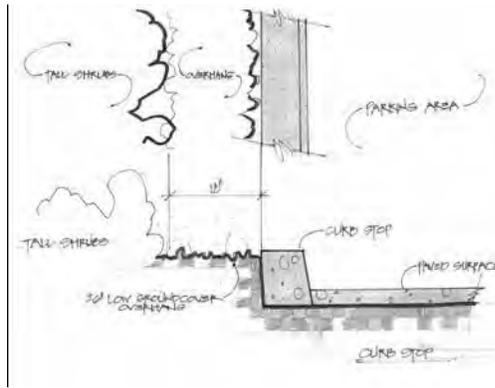


Figure 5 Curb Stop

3. Provide parking lot features which improve public safety, sense of security and visibility of the surrounding area, including lighting and appropriate landscape treatments.
4. Pedestrian circulation shall be provided through parking lots, and across drainage and planting areas within parking lots, to provide direct pedestrian connections to the uses they serve and to other adjacent public areas.
5. Electric Vehicle charging and parking spaces should be provided in surface and structured parking locations.

Table 2 : Parking Areas¹

TYPE	USE	WIDTH/SIZE	ALLOWABLE MATERIALS	SPECIAL PROVISIONS
Main Parking Areas	Parking – Cars, trucks, motorcycles	Standard – 9 feet wide and 18 feet long Compact – 8 feet wide by 15 feet long ADA – per State standards	Concrete, asphalt, durable pervious surface systems	Thirty percent of stalls in lots containing more than 20 total stalls may be compact stalls. Compact stalls shall be labeled as such.
Aisle Areas	Travel ways within parking areas	90° head-in parking and two-way traffic – 24 feet 71° or more acute - 17 feet and one way traffic	Concrete, asphalt, durable pervious surface systems	
Event Parking – On-site	Parking – Cars and trucks	Parking stalls will be temporarily marked for the event and submitted with UP Special Event Permit.	Gravel or equivalent will be used to protect approaches to temporary parking areas.	On-site parking locations to be determined by Pierce County and identified within UP Special Event Permit.

1. These standards shall apply to all parking lots with ten or more spaces.

19.57.120 Parking Structures

A. Standards

1. Parking structures are allowed in the North Area of the CCPO only.
2. Parking structures shall not be visible from the Chambers Bay golf course or Grandview Trail.
3. Entrances to parking structures shall be the minimum size to permit reasonable entry and shall be consistent with the adjacent building façade.
4. Any elevation of a parking structure visible from Central Meadow or the Shoreline Area shall have a decorative parapet wall of not less than 46 inches high and shall utilize materials and colors consistent with the adjacent building façade.
5. Provide high ceilings and ample lighting at pedestrian entrances to elevate safety and comfort.
6. Provide direct access from the parking structure to the attached building structure.

B. Guidelines

1. The parking structures should be sited take advantage of the topography of the site.
2. Parking structures should be associated with a building and not as a standalone feature.
2. Provide enough clearance and appropriate curve radius to facilitate delivery, maintenance and emergency vehicle routes.
3. The roof of the parking structure should be incorporated into the overall design of the project.

19.57.130 Loading

A. Standards

1. Loading spaces within the CCPO will conform to the uses, square footage spaces and size outlined in Table 3.
2. Loading spaces that are adjacent and accessible to several buildings or tenant spaces may be used to meet the loading requirements for the individual buildings or tenants provided that the number of spaces satisfies the requirements for the combined square footages for the buildings or tenants in question.
3. Loading and service areas shall be located and designed to minimize visibility from streets, public spaces and semi-public spaces.
 - a. Loading areas shall be underground, recessed or screened to hide them from view.
 - b. If screened, use walls and/or landscaping to screen views of loading areas
 - c. Install attractive loading dock doors so that when not in use, loading docks do not present an eyesore.

Table 3 – Loading Spaces			
Use	Square Footage	Spaces	Size
Office Uses or portion of buildings devoted to office use	0 – 49,999 square foot	0	
	50,000 – 149,999	1	10' x 25'
Retail Uses – Tenant spaces	0 – 9,999	0	
	10,000 – 49,999	1	10' x 25'
	50,000 – 99,999	2	1 space 10' x 25' 1 space 10' x 50'
Restaurant Uses	0 – 9,999	0	
	10,000 and up	1	10' x 25'
Lodging	0 – 9,999	0	
	10,000 – 49,999	1	10' x 25'
	50,000 – 99,999	2	1 space 10' x 25' 1 space 10' x 50'

UTILITIES

19.57.140 Utilities

A. Standards.

1. The King County Surface Water Design Manual (2009), or other storm water manual adopted by the City of UP, shall be the minimum design standards for surface water management for the site and techniques from the *Low Impact Development Technical Guidance Manual for Puget Sound* (2012) should be considered in all projects effecting surface water management.
2. Telecommunication, telemetry towers and antennae shall comply with University Place Municipal Code permitting and siting requirements and the following standards:
 - a. Free standing towers shall only be permitted where it can be demonstrated that building or structure mounted facilities will not meet project objectives.
 - b. Equipment for building-mounted wireless communication facilities shall be located within the building in which the facility is located or integrated into the building design.
 - c. Equipment enclosures shall be placed unobtrusively underground if site conditions permit and if technically feasible. Where underground placement is not feasible, they shall be incorporated into building design or screened according to the standards and Standards in Chapter 6 (Fencing, Barriers, and Buffers) of this document.

- d. Wireless telecommunication facilities mounted on structures other than buildings, such as flag poles, light poles, or other structures, shall be designed to blend in visually with the structure upon which it was mounted and to, when completed, to be inconspicuous in character. Whenever possible, multiple wireless telecommunication facilities shall be located on the same pole but shall not exceed maximum height or screening requirements.
 - e. Guyed towers, roof-mounted lattice towers and unenclosed antenna arrays shall not be allowed.
3. Power facilities shall comply with the following standards:
- a. Above ground utility vaults, transformers, and switch boxes shall be located in such a way that they do not visually impact the surrounding landscape.
 - b. Underground installation of wiring serving the site is required. However, transmission lines may be located above ground.
4. Solid waste facilities shall comply with the following standards:
- a. Provide space for storage of recyclable materials and solid waste in accordance with applicable state code.
 - b. Storage spaces for solid waste shall be enclosed behind a sight-obscuring screen. If chain link is used as the enclosure, landscaping must be used to obscure the visibility of the chain link fence. The facility shall be screened on all sides by 6-foot high screen to screen facilities from view, to ensure the safety of children by keeping them away from the dumpsters, and to contain any garbage which might escape the containers and blow around the site.
 - c. Gate openings shall be a minimum of 12 feet wide to allow haulers easy access into the container space without damaging the fencing with a minimum of fifty foot "straight in" approach to front of enclosure. A minimum of two (2) foot clearance shall be provided around all containers to allow space around each container for accessibility to the hauler and the user.
 - d. Solid waste storage areas must be free of overhead obstacles, such as power lines, building overhangs, etc., so that haulers may use an overhead lift system without interference with the collection process, or causing damage to the vehicle or structure.
5. Water and sanitary sewer facilities located on-site outside of the Wastewater Treatment Plant Area shall be designed according to State and local Health Department regulations, fire flow regulations, and Pierce County Standards
- a. All permanent facilities on-site which generate wastewater shall be required to hook up to the WWTP or an approved septic system where connection to the WWTP is unfeasible.
 - b. Permanent wastewater facilities shall be installed according to Pierce County standards.

B. Guidelines

1. Provide areas for facilities that support development within the CCPO including but not limited to telecommunications, electrical, water, stormwater, etc.

2. Minimize or negate adverse visual or environmental impacts of the various utilities at the Properties.
3. Take advantage of natural, sustainable, and experimental technologies for the provision of utilities where possible.
4. Integrate surface water management facilities into the site in a manner that serves as a site amenity and controls surface water runoff from impacting any neighboring properties.
 - a. Surface Water produced on site should be treated and infiltrated on site as much as possible.
 - b. Surface water management areas should be considered as possible demonstration areas for sustainable development practices. Where applicable, interpretive and educational displays should accompany alternative waste collection and treatment systems.
 - c. Drainage and water management systems should reduce reliance on hard surfaced (piping) conveyance systems, and should utilize natural means of water handling, flow control, purification and infiltration as much as possible.
 - d. Above ground storm water management facilities should be visually integrated into the site landscape.
 - e. Biofiltration swales, detention ponds and wetlands (wet pools) should be designed to improve wildlife habitat.
5. Telecommunication facilities should be integrated into the site in a manner that promotes service while preserving aesthetics and views.
 - a. Telecommunication and telemetry facilities should provide coverage to the entire Chambers Creek Properties for site visitors and County uses and, when possible, be co-located to reduce the overall number of facilities necessary on the site.
 - b. Telecommunication facilities and infrastructure should be visually unobtrusive and subsumed within the site landscape and/or architecture in such a manner as to not block public views major features like Puget Sound, Island and mountains (Olympics and Mt. Rainier).
6. Power facilities should promote sustainability and visual aesthetics.
 - a. Encourage the use of small scale alternative low impact power sources (such as solar powered lights) which promote sustainable development.
 - b. Major entry roads and site entries should not have overhead wiring cross them nor run parallel to them.
 - c. Junction boxes, pull boxes, and vaults should be consolidated in locations that improve servicing efficiency and visual unobtrusiveness.
7. Design and locate garbage and recycling containers in a manner that allows efficient storage, collection, and removal of materials and does not obstruct views and pedestrian circulation.
 - a. Garbage and recycling containers should be designed to blend in with the surrounding buildings and landscape and be visually non-obtrusive.

- b. Garbage and recycling containers should be dispersed at regular intervals throughout the site to promote convenient access and use.
8. Provide water and wastewater facilities to meet on site needs and to visually and functionally integrate these facilities into the overall site landscape and public use areas.

LANDSCAPING

19.57.150. Landscaping

A. Standards.

1. All landscape plans within the CCPO shall be completed by a licensed landscape architect in the State of Washington.
2. All plant material shall meet or exceed ANSI Z60.1-1996 American Standards for Nursery Stock.
3. Landscaping and planting standards are set forth in Table 4 and Table 5.

B. Guidelines

1. Landscaping should be used to distinguish public access areas, enhance views and the users experience of the site, restore native landscapes and functions, provide habitat, and manage surface water runoff.
 - a. Create a varied and memorable experience for site users through protection of regional views, restoration of a native landscapes, and incorporation of interpretive and educational experiences.
 - b. Landscape design features which do not interfere with visibility, and improve sense of security through appropriate plant placement, should be utilized.
2. Habitat value of landscaped areas should be maximized by:
 - a. Reconstructing native plant communities;
 - b. Providing connectivity between habitat patches;
 - c. Planting a diversity of native species;
 - d. Providing protected habitat connections to and near water; and
 - e. Minimizing human disturbance.
3. Landscaping in parking lot areas should minimize visual impacts and stormwater run-off, be designed to enhance the personal safety of site users, and reduce drainage and nonpoint pollution.

C. Irrigation and Soil Standards for Landscaped Areas

An irrigation plan is required to ensure that the planting will be watered at a sufficient level to ensure plant survival and healthy growth. All landscaped areas must provide an irrigation method as stated below:

1. A certified irrigation designer shall prepare all irrigation plans for landscaped and turf areas.

2. Drought-tolerant species that are native to Western Washington shall be utilized for landscape treatments and re-vegetation as much as possible.
3. To minimize plant mortality, new landscape plantings shall be irrigated as follows:
 - a. If using native plants, irrigation is required for a minimum of three years.
 - b. If using non-native plants irrigation shall be permanent with an automatic controller plus and overriding rain switch.
 - c. Turf areas shall be have an irrigation plan based on high demand and shall be suitable for reclaimed/re-use water where possible or available.
 - d. Reclaimed/re-used water shall be used for all irrigation where possible and/or available
4. Planting is encouraged to take place in the spring or fall planting season following final development permit approval, and shall be completed prior to final completion of the project. A postponement of the landscaping due to weather conditions will be allowed with prior approval by the City. A phased project may propose have an alternative timeline for planting with prior written approval by the City.
5. Following installation of the landscaping and irrigation, the person or persons who prepared the planting and irrigation plans shall submit, within 30 days, a signed affidavit that the landscaping and irrigation system has been installed per the approved plans. The city will conduct an inspection prior to final approval of the landscape plan.
6. Minimum soil depths and types within areas designated for landscaping shall comply with the following:
 - a. To assure survival of planting in high-use areas, soil depths should be adequate to store water during dry seasons and normal periods of precipitation.
 - b. All soil and soil amendments introduced to the site shall be free of seeds and live propagules.
 - c. Soil depths will be affected by the excessively fast percolation rate of subsurface sands and gravels, and should be adjusted accordingly. The following minimum depths are recommended:
 - i. Trees: 6 inches below root ball. Soil also should be provided at least 4 feet on all sides of root ball to allow for root spread,
 - ii. Shrubs: Whole beds: minimum 18 to 24 inches deep,
 - iii. Groundcovers: Whole beds: minimum 12 to 18 inches deep,
 - iv. Lawn (high traffic areas): 6 to 8 inches deep (for seeded or sodded areas),
 - v. Lawn (low traffic areas): 6 inches deep (for seeded or sodded areas).

D. Landscape Maintenance:

Maintenance of the landscaping within the CCPO is the responsibility of Pierce County and shall follow the County's Urban Forest Management Plan, Natural Resource Management Plan or the landscape policies and procedures, as applicable. At a minimum, the following standards shall be followed for all required landscaping:

1. The County shall maintain all landscaping within the CCPO for the life of the land use.
2. All landscape materials shall be pruned and trimmed as necessary to maintain a healthy growing condition or to prevent primary limb failure.
3. All landscape areas shall be kept free of trash.
4. Any installed plant material located within required landscape areas which dies during the first three years after planting shall be replaced during the spring or fall growing season following plant loss but not greater than 180 days from time of loss.

E. Parking Lot Landscaping Standards

1. Row Requirements: Intervening landscape islands shall be evenly dispersed throughout the parking lot to minimize visual impacts, screen illumination and provide opportunities for natural drainage and storm water filtration. For parking rows which front a landscaped buffer, intervening landscape islands shall be provided every 20-23 spaces. For parking rows which do not front a landscaped buffer, an intervening landscape island or peninsula is required every 12 – 15 spaces. For parking rows which end in within a parking or circulation area, a landscaping island or peninsula is required.
2. Islands/Peninsulas/ Landscaped Buffers. Landscaped interior parking lot islands and interior parking landscapes shall be a minimum average of 10 feet wide from insides of curbs, and planted in a combination of trees, shrubs, ornamental grasses or native ground covers and shrubs. Perimeter landscape buffers shall be a minimum average width of 15 feet and planted in a combination of trees, shrubs, ornamental grasses or native ground covers. Interior parking landscape areas and perimeter landscape buffers may contain berms, walkways, pathways, or drainage swales.
3. Planting Type and Density. Shrubs in planting islands shall not exceed 3 feet from tops of curbs and deciduous trees at maturity shall not have branches lower than six feet in order to preserve sight lines and provide or maintain personal security conditions in parking lots. Plantings within the interior of the parking lot shall not exceed Level 3 landscape standards as identified in Table 4. Landscape buffers abutting a public street shall meet Level 2 landscape standards as identified in Table 4.
4. Curb/Curb Edge/Fencing. Planting areas shall be fully protected by a combination of curbs or low fencing as a means of preventing injury to plants from pedestrian or vehicular traffic and to prevent landscaping material from entering the storm drainage system. No trees or shrubs shall be planted within two feet of a curb edge.

Parking Lot Landscaping Guideline

5. The *Low Impact Development Technical Guidance Manual for Puget Sound* (2012) or most recent edition thereof should be consulted when designing landscaping in all surface parking lot projects.

Table 4 – Landscaping Standards by Type

Type	Description and Location	Special Provisions
<p>Level 1 – Visual Buffer</p>	<p>Level 1 landscaping is intended to provide a very dense sight barrier to significantly separate uses on the CCPO. An example would be between Chambers Creek Road and the Chambers Creek Regional Wastewater Treatment Plant.</p> <p>Around Wastewater treatment plant.</p> <p>Northern property line</p>	<ol style="list-style-type: none"> 1. Landscaping widths shall be a minimum of 100 feet. 2. Where installing new landscaping or supplementing existing vegetation, the plantings shall generally consist of a mix of predominantly evergreen plantings including trees, shrubs and groundcovers. The choice and spacing of plantings shall be such that they will form a dense hedge sufficient to obscure sight through the screen within three years after planting. 3. Native trees and shrubs in existing site perimeter buffers shall be retained and enhanced as much as possible. 4. Unusual tree species that are highly specific and unique to the site biome shall be retained and highlighted, particularly <i>Pinus ponderosa</i> (Ponderosa Pine), <i>Arbutus menziesii</i> (Pacific Madrone), and <i>Quercus garryana</i> (Garry Oak), when possible. 5. A multilayered canopy that provides a full range of wildlife and bird habitat and sheltered shall be provided. 6. Naturally occurring wildlife structures, such as downed logs and standing snags, shall be retained. 7. Shrubs and groundcover shall be planted to attain a coverage of 90 percent of the planting area within three years. 8. Landforms and berms maybe used to increase the visual separation but shall not replace the landscape requirements.

<p>Level 2 - Limited Views</p>	<p>Level 2 landscaping is intended to create a visual separation between uses and zones with some limited view corridors. An example would be between Chambers Bay golf course and North Meadow</p>	<ol style="list-style-type: none"> 1. Landscaping widths shall be an average minimum width of 50 feet 2. A mix of evergreen and deciduous trees, with no more than 30 percent being deciduous. 3. The area which is not planted with trees shall be planted with a mix of evergreen and deciduous shrubs, with not more than 30 percent being deciduous, planted to attain a coverage of 90 percent within three years of planting. 4. Appropriate seed mixes shall be utilized to accommodate the site's unique character, reduce irrigation needs, and accommodate areas of heavy pedestrian use 5. Landforms and berms maybe used to increase the visual separation but shall not replace the landscape requirements.
<p>Level 3 – Ornamental Effects Landscaping</p>	<p>Level 3 landscaping is intended to provide a visual separation of compatible uses so as to soften the appearance of the development from public streets or interior roadways and soften the appearance of parking areas, buildings, and other improvements. Landscaping in these areas is intended to look more structured than natural. An example would be the grounds surrounding the Environmental Services Building.</p>	<ol style="list-style-type: none"> 1. Landscaping widths shall be an average minimum width of 15 feet. 2. Canopy-type deciduous trees or spreading evergreen trees shall be planted in clumps or strips with a mix of living evergreen and deciduous groundcovers and low shrubs. 3. The area which is not planted with trees shall be planted with shrubs and living groundcover chosen and planted to attain a coverage of 90 percent within three years of planting. 4. Utilize plant species that are able to tolerate reclaimed water. 5. Appropriate seed mixes shall be utilized to accommodate the site's unique character, reduce irrigation needs, and accommodate areas of heavy pedestrian use.

<p>Level 4 – Active Recreation Areas</p>	<p>Level 4 landscaping is intended for areas of active recreation, such as playfields, Central and North Meadow, Chamber Bay golf course. These areas are primarily turf or a combination of turf and meadows and must tolerate heavy foot traffic.</p>	<ol style="list-style-type: none"> 1. There is no required landscaping width for this level. 2. Maximize native vegetation between open expanses of turf in areas of active recreation (i.e., between golf course fairways and playfields) (Figure X) 3. Turf grasses shall be used in areas with heavy pedestrian use as appropriate and shall be tolerant of reclaimed/re-used water. 4. Meadow and turf grass shall be certified weed free 5. Meadows shall be watered to establishment and then maybe natural. 6. Turf areas shall have an irrigation plan designed to accommodate heavy pedestrian use.
<p>Level 5 - Restoration</p>	<p>Stabilizes areas or replant as needed for health of the biome (shoreline, Chambers Creek Canyon, forested buffers). These areas are natural and not landscaped.</p>	<ol style="list-style-type: none"> 1. Restoration work shall follow the adopted Urban Forest or Shoreline Restoration plans as approved by the County. 2. The Urban Forest Management Plan shall be developed for the county by a certified Arborist or Forester.

Table 5 – Planting Standards		
Plant Type	Size at time of planting	Uses/Comments
Deciduous trees	Coniferous and broadleaf evergreen trees may be comprised of a mixture of sizes but shall not be less than 2 inch diameter caliper at time of planting. Tree material at time of planting shall be of a sufficient size to meet the minimum height and screening requirements within 10 years of installation 2 inch diameter caliper, balled and burlapped. No bare root trees allowed	Use as shade, canopy trees, break up parking lot areas in islands. Or as colorful accents and naturalization.
Coniferous trees	Coniferous and broadleaf evergreen trees may be comprised of a mixture of sizes but shall not be less than six feet in height at time of planting. Tree material at time of planting shall be of a sufficient size to meet the minimum height and screening requirements within 10 years of installation .balled and burlapped, no bare root trees allowed	Use as screening, clumped, or as backdrop for colorful deciduous tree species.
Shrubs	5-gallon pots or tubs, or balled and burlapped Shrubs may be comprised of a mixture of sizes but shall not be less than 24 inches at time of planting. Shrub and hedge material at time of planting shall be of a sufficient size to meet the minimum height and screening requirements within three years of installation	Mass planting or clumps for hedging where sight lines are not a problem or as Hedges, massing, and edge definition, color and for fragrance.
Ground covers	1-gallon pots at time of planting. Groundcover shall be planted to achieve a minimum planting area coverage of 90 percent of required coverage within three years of installation and shall achieve 100 percent of required coverage within five years of installation	Green cover of ground in lieu of grass, naturalizing areas.
Emergent Plant Species	1-gallon plants or rhizomes	May be used in drainage swales to capture sediments, provide filtration, and protect erosion

19.57.160 Fencing, Barriers & Buffers.

A. Standards

1. A combination of fencing, barriers and vegetation shall be provided and maintained along Grandview Drive, 48th Street, Lower Chambers Creek Road and the Puget Sound shoreline.
2. Fencing, barrier and berm standards and the proposed location for each is listed in Table 6.

B. Guidelines.

1. Ensure the safety of visitors by providing fencing and barriers to non-public access or hazardous areas.
2. Fencing should be unobtrusive and visually integrated with landscape and preferably used in conjunction with appropriate vegetative screening/barrier.
3. Landscaped buffers used to separate off-leash areas from other site uses should utilize topography, low fencing, and/or be dense enough at time of occupancy so as to prevent dogs from entering non off-leash areas.

Table 6 – Fencing, Barrier & Berm Standards by Type/Area

Type	Description	Area(s)	Design Standards
Fencing	Six foot Black vinyl cyclone	All areas, except in front of the Environmental Services Building or between the sidewalk on Grandview Drive and the North Area	<ol style="list-style-type: none"> 1. Cyclone fences shall be black vinyl, include a top rail, secure ties, steel binding clips and tension wire. 2. Barbed wire may be used on fence tops for security in non-public areas of the site. Razor wire shall not be allowed. Where public access is immediately adjacent to the fencing a combination of fencing and vegetative barrier shall be used. 3. Fencing, shall be constructed of durable, recycled, low-maintenance, environmentally sensitive and/or locally available materials whenever possible and appropriate. 4. To minimize view impacts, fencing shall be located below the line of sight (in a trench or lower than eye level down slope). Where appropriate, four foot fencing may be used. Temporary fencing shall be made of recycled materials or otherwise be reusable. 5. Temporary fencing shall supplement a vegetative barrier until the vegetation is mature enough to serve as a permanent barrier. 6. Off-leash area fencing shall be integrated into the site using either wood split-rail with wire mesh, black vinyl-coated cyclone, vegetative barrier or a combination of fencing and vegetation.
	6 foot Cyclone/ Barbed Wire	<ol style="list-style-type: none"> 1. Railroad corridor 2. Secure storage areas 3. Secure Utility Facilities 	
	Temporary Fencing	All areas as needed	
	Mesh/ Wire/Wood	<ol style="list-style-type: none"> 1. South Area 2. Shoreline 3. Chambers Creek Canyon 	
Landscape walls	Decorative stone/cement walls less than four feet in height.	<ol style="list-style-type: none"> 1. Environmental Services Area 2. Grandview and Soundview Trails 3. North Area 	<ol style="list-style-type: none"> 1. Landscape walls shall be integrated into the site. 2. Landscape walls should be constructed to complement existing site characteristics and/or be interpretive in nature. 3. Walls in excess of four feet shall follow University Place standards for retaining walls.
Vegetative Barrier*	Dense planting of vegetation, with or without thorns which discourage public access.	All areas except playfields	<ol style="list-style-type: none"> 1. Dense, thorny impervious thickets of native plants should be utilized to inhibit public access into hazardous areas. Such, barriers shall be planted at a density, or in combination with fencing, so that they are impassable at the time of occupancy. Preferred plant species include but are not limited to:

Table 6 – Fencing, Barrier & Berm Standards by Type/Area

Type	Description	Area(s)	Design Standards
			<ul style="list-style-type: none"> • Amelanchier alnifolia (Saskatoon/Serviceberry); • Cornus stolonifera (Red Twig Dogwood); • Corylus cornuta ‘Californica’ (California Hazel); • Ribes bracteosum (Stink Current); • Ribes lacustre (Black Swamp Gooseberry); and, • Rosa gymnocarpa (Baldhip Rose). <ol style="list-style-type: none"> 2. Landscape treatments shall be utilized to screen developments and as security barriers in hazardous or non-public areas when possible. 3. Landscape buffers may be used as freestanding barriers or in conjunction with fencing, depending on degree of security requirements (such as Wastewater Treatment Plant Area, and restricted access areas as needed in other areas for wells, water supply, grounds maintenance, and other utility needs).
Berm	Low hills of soil or sand of varying heights and sizes	1. All areas	<ol style="list-style-type: none"> 1. Berms used as part of a landscape buffer shall be adequate in depth to support vegetation. See Table 5 Planting Standards for soil depths. 2. Berms may not exceed a slope of 2:1. 3. Berms outside the Chambers Bay golf course shall be vegetated at a minimum with native grasses.

* Must be sufficient size that it is impassible when that area is open to the public

LIGHTING

19.57.170 Site Lighting.

A. Standards

1. Luminaries shall be translucent or glare-free.
2. Diffusers and refractors shall be installed to reduce glare and light pollution, particularly in areas adjacent to Grandview Drive and 64th Street West.
3. Outdoor light fixtures shall be dark sky compliant.
 3. Intersections of pedestrian, vehicular, and bicycle traffic shall be appropriately lighted for nighttime visibility where night use will occur.
 4. Parking areas and pedestrian walkways shall be lit for safety by bollards at appropriate levels determined on a case by case basis by a lighting engineer. In addition, overhead lighting shall be provided in parking lots which service evening use.
 5. Spacing and placement of overhead lighting and bollards may vary depending on configuration of parking areas and walkway length, although bollards should be spaced at a distance of 20 feet (or greater as determined on a case by case basis).

B. Guidelines

1. Ensure that lighting is adequate for site uses and is utilized in a manner that improves the site appearance and identity and highlights unique site features such as buildings and landscape elements, while increasing the sense of security in evening-use areas and minimizing any negative aesthetic or environmental impacts to adjoining properties.
2. Lighting within the CCPO should provide the following:
 - a. Distinctive appearance that creates identity;
 - b. Visual compatibility/unobtrusiveness within site landscape;
 - c. Minimization of glare;
 - d. Energy efficiency;
 - e. Ease of maintenance.
3. Lighting should only be provided in areas of the site that are open to the public during non-daylight hours.
4. Lighting fixtures should reflect the natural character and industrial history of the site.

Table 7 – Lighting Standards by Type

Type	Description	Design Standards
Site Entry Lighting	Fixture Type - overhead Max Height - 28' Max Spacing - varies	<ol style="list-style-type: none"> 1. Site entry lighting within the CCPO should consist of overhead, pedestrian and bollard lighting as determined to be appropriate at the time of site design. 2. Entry roadway lighting within the CCPO should be installed at a maximum 1.0 footcandle level of illumination.
Interior Roadway Lighting	Fixture Type - overhead Max Height - 28' Max Spacing - varies	<ol style="list-style-type: none"> 1. Roadway (overhead) lighting should consist of overhead lighting at a spacing determined by a lighting engineer on a development specific basis. 2. Illumination shall not exceed an average of 1.2 footcandles along street frontages
Pathway Lighting	Fixture Type – bollard Max Height – 3' Max Spacing - varies	<ol style="list-style-type: none"> 1. Illumination shall not exceed an average of 0.6 footcandles.
Parking Area Lighting	Fixture Type - overhead Max Height - 28' Max Spacing - varies	<ol style="list-style-type: none"> 2. Illumination shall not exceed an average of 1.0 footcandles.
Special Effects Lighting	Fixture Type - varies Max Height - varies Max Spacing - varies	<ol style="list-style-type: none"> 1. Landscape lighting and lighting integrated with site infrastructure (e.g., monument signs at entrances) may be appropriate on a development-specific basis. 2. Other lighting fixtures may be used to provide illumination for landscape elements or to highlight unusual site features in an unobtrusive manner. See Figures X and X for examples of lighting fixtures that are integrated with landscape features. 3. Lighting shall be shielded as necessary to avoid glare to pedestrians, vehicles and adjacent sites. 4. Outlets or fixtures for effect lighting shall be installed in tree grates or otherwise integrated in an unobtrusive manner in plazas and courtyards.
Playfield Lighting	Not permitted	

* Lighting should be provided only to meet minimum desired illumination levels.

SIGNS

19.57.180 Signage.

A. Standards

1. Signs visible from off-site shall conform to the City of University Place Municipal Code (UPMC Chapter 19.75).
2. Temporary seasonal signs shall conform to the City of University Place Municipal Code (UPMC Chapter 19.75)
3. Concrete Monument Signs shall be provided at all main points of entrance to the Chambers Creek Properties. See figure below.
4. Trail Entrance Signs shall be provided at main points of entry.
5. Off-site Directional Signage shall be located as appropriate and shall comply with the City of University Place Municipal Code (UPMC Chapter 19.75 and UPMC 13.20).

B. Guidelines

1. Signage should be used to identify public and non-public site entrances.
2. Signage should be considered integral to architecture, as visually important as light fixtures, elevations, and other building elements.
3. Signage should achieve a balance, maximizing legibility without sacrificing the integrity of the design.



Concrete Monument Sign

19.57.190 Sign Lighting

A. Standard

1. Backlight letter, channel letters and external up or down lighting is allowed.
2. Exposed neon or backlit sign backgrounds are prohibited.
3. Raceways shall be hidden.

B, Guidelines

1. Lighting for signage at vehicle entrances to parking lots and building identification signage increases safety and visibility for the public.

19.57.200 Wall Signs

A. Standards

1. The area of all wall signs shall be less than or equal to 15 percent of the façade occupied by the use.
2. Wall signs shall be located only on a wall where public access is provided.
3. Signs on awnings are not allowed.

B. Guidelines

1. Wall signs should be visually compatible with the architecture of the building they are attached to.
2. Wall signs should be in keeping with the themes and messages of existing onsite signage within the CCPO

19.57.210 Projecting Signs

A. Standards

1. Projecting signs shall clear the sidewalk by a minimum of 8 feet.
2. A projecting sign shall not be larger than 20 square feet.
3. Project signs shall not project over 4 feet from the building.

B. Guidelines

1. Projecting signs should be creative and incorporate merchandise or services into the sign structure.

ARCHITECTURAL

19.57.220 Building Façade

A. Standard

1. Use only high quality materials on any building façades.
2. Divide horizontal façades into vertical segments not greater than 50 feet in width.
3. To articulate the horizontal primary building façade, vertical segments shall include two or more of the following architectural elements:
 - a. Columns
 - b. Mullions
 - c. Projections

d. Setbacks

e. Style

f. Material

4. Provide vertical façade articulation by including a cornices, lintel or header to separate the first floor and upper floors.
5. Integrate top to bottom building architecture.
6. Blank Walls, including walls distinguished only by changes in color are prohibited.

B. Guidelines

1. Primary, or main building facades which face high pedestrian or vehicular should have a higher level of detailing. Secondary façade faces may be simplified versions of the same detailing.
2. Although a change in the horizontal façade is required at least every 50 feet, shorter segments of 15 to 30 feet is recommended.
3. Balconies, trellises, railings, and similar architectural elements should be added to upper floors.
4. Murals, portals, artwork or landscaping maybe provided on a secondary building façade.

19.57.230 Projections

A. Standards

1. Projections less than eight feet above the ground elevation may project a maximum of 5 feet beyond the face of the building.
2. Projections shall not interfere with trees, utilities or other furnishings.
3. Individual AC Units and fire escape ladders shall not be permitted on the exterior of buildings.
4. Satellite dishes or antennas shall not be allowed on building facades, but may be located on the roof if screened.

19.57.240 Roof Designs and Materials

A. Standards

1. Building roofs shall be designed to minimize impacts on pedestrian views from higher elevations, and be covered with a non-reflective material.
2. Roofing materials visible from distances or ground level shall be finished with an attractive non-reflective material, including, but not limited to premium architectural shingles (wood and asphalt), copper (as accent), factory finished painted metal, and slate (natural and synthetic).
3. Contrasting roof flashing shall not be visible from the ground..

B. Guidelines

1. The use of green roofs, roof top courtyards and gardens are encouraged.

19.57.250 Building Colors

A. Standards

1. Colors natural to the Chambers Creek Properties and South Puget Sound, such as forest green, grey, beige, rusty red etc...are to be used as the primary colors for the exterior of buildings.
2. Bright and/or high contrast colors shall only be used as accent colors.

19.57.260 Building Materials

A. Intent

1. Building materials should relate visually to site and be native to the Pacific Northwest, whenever possible.
2. Durable, environmentally sensitive, locally available, non-toxic and/or recycled building materials should be utilized where feasible.

B. Standards

1. Buildings shall be constructed of non-reflective, non-glare producing materials.
2. Building materials and construction methods should support sustainability goals and practices of Pierce County and the City of University Place to the greatest extent possible and strive to reach a level of Gold under LEED.

19.57.270 Materials to Avoid

A. Intent

1. High maintenance or poor quality materials or materials which do not weather well in the northwest are to be avoided.
2. It is preferred that glass be integrated with other materials

B. Standards

1. Vinyl siding and synthetic stucco is prohibited.
2. Mirrored glass curtain walls are prohibited.
3. To take advantage of regional views, glass curtain walls are allowed as a secondary building façade, but shall not exceed 60% of the total building façade.
4. Painted Steel, metal or aluminum metal siding may only be used above 20 feet or on a second story, whichever is greater.
5. Unfinished concrete block is not allowed on a primary building facade

19.57.280 Bulk Regulations

A. Standards

1. Buildings within the CCPO will conform to the uses, square footage spaces, height and parking outlined in Table 8.
2. New buildings shall be setback a minimum of 25 feet from roads to preserve major view corridors.
3. Architectural embellishments that are not intended for human occupancy and are integral to the architectural style of the building, including spires, belfries, towers, cupolas, domes and roof forms whose area in plan is no greater than 25 percent of the first story plan area, may exceed building height up to 25 percent of the permitted building height.
4. Mechanical penthouses over elevator shafts, ventilator shafts, antennas, chimneys, fire sprinkler tanks or other mechanical equipment may extend up to 10 feet above the permitted building height; provided, that they shall be set back from the exterior wall of the building at least a distance that is equal to their height, or they shall be treated architecturally or located within enclosures with an architectural treatment so as to be consistent or compatible with the exterior design of the building facade.

Table 8 – Bulk Regulations

Use	Square Footage	Max. Height	Parking	Special Provisions
Restaurant	20,000	45'	100	<ol style="list-style-type: none"> 1. Parking should be combined with other site uses. 2. Square footage of restaurants may be broken into smaller increments ie. Two 10,000 square foot restaurants, one 6,000 square foot restaurant and two 7,000 square foot restaurants. 3. The clubhouse restaurant is not included within this square footage.
Lodging	100,000	45'	125	<ol style="list-style-type: none"> 1. Lodging is limited to a total of 124 units/rooms. 2. Lodging is to be small in scale with no more than three units linked together. 3. Small cottage/casita style lodging is preferred over multi-story structures, unless built into the existing topography. 4. Parking should be combined with other site uses.
Clubhouse	30,000	45'	120	<ol style="list-style-type: none"> 1. No more than 18 lodging units/rooms located within the clubhouse. 2. The clubhouse includes a pro-shop, restaurant(s), meeting space.
Maintenance/ Administrative	10,000	45'	20	
Golf Course Support Facilities	28,000	45'	48	<ol style="list-style-type: none"> 1. Parking is combined with other site uses.
Environmental Services Building	66,000	45'	150-200	
Environmental Education Center	16,000	45'	40-60	
Environmental Institute - Research and Conference Center	10,000	45'	25-50	
Environmental Institute – Research and Laboratory	10,000	45'	25	

*Includes practice facility, event pavilion, tournament facilities, pro-shop/starter shack

19.57.290 Auxiliary Spaces & Mechanical Equipment

A. Standards

1. Auxiliary spaces shall be integrated into overall building and site design so as to minimize visual prominence of these spaces.
2. Building service areas, such as garbage and recycling collection areas shall be screened with fences and/or vegetation.
3. Mechanical equipment shall be placed in areas that are obscured from view and stepped away from the roof edge to ensure being obscured.
4. Mechanical equipment shall be visually integrated with the design of the building, and shall be constructed of or screened by materials and colors that are compatible with adjacent buildings.
5. For exterior waste storage, storage areas shall be designed and constructed to meet the needs of the occupants, efficiency of pickup, and accessibility to occupants and collection companies.
6. Mechanical equipment such as antennas and satellite dishes shall be limited to a maximum of 60 feet, provided they are placed appropriately and are screened from view.

B. Guidelines

1. Screen auxiliary spaces and mechanical equipment from view.
2. Window wells should not be used for mechanical equipment such as air conditioners.

19.57.300 Retaining Walls/Guardrails

A. Standards

1. Blank concrete retaining walls or railings or “jersey barriers” are prohibited in public areas of the site.

B. Guidelines

1. Provide erosion protection and to prevent foundation settlement and unstable soils conditions.
2. Rock walls, retaining walls, and railings should be designed as any element of the overall site development and in visual accord with other elements in that area.
3. Decorative plantings, patterns, and public art are encouraged treatments for rock walls, retaining walls, and railings.

EXHIBIT E

**Chapter 22.05
PERMIT PROCESSING**

Sections:

22.05.010 Purpose.

22.05.020 Definitions.

22.05.030 Applicability.

22.05.040 Preapplication requirements.

22.05.050 Complete applications.

22.05.060 Notice of application.

22.05.070 Time periods.

22.05.080 Notice of decision.

22.05.090 Consistency with development regulations and SEPA/consolidated permit review.

22.05.100 Permit conditions.

22.05.110 Optional consolidated permit processing.

22.05.120 Appeals of administrative decisions.

22.05.010 Purpose.

The purpose of this title is to add an administrative chapter to the University Place Municipal Code to comply with the requirements of the Regulatory Reform Act.

(Ord. 236 § 6, 1999; Ord. 130 § 1, 1996).

22.05.020 Definitions.

Unless the context clearly requires otherwise, the definitions in this section apply throughout this title.

- A. "Closed record appeal" means an administrative appeal on the record to the Pierce County Superior Court, following an open record hearing on a project permit application when the appeal is on the record with no new evidence allowed to be submitted.
- B. "Open record hearing" means a hearing conducted by the Hearings Examiner that creates the City's record through testimony and submission of evidence and information, under the procedures prescribed herein. An open record hearing may be held prior to the City's decision on a project permit to be known as an "open record predecision hearing." An open record hearing may be held on an appeal, to be known as an "open record appeal hearing," if no open record predecision hearing has been held on the project permit.

- C. "Project permit" or "project permit application" means any land use or environmental permit or license required from the City for a project action, including but not limited to building permits, subdivisions, binding site plans, planned unit developments, conditional uses, shoreline substantial development permits, site plan review, permits or approvals required by UPMC Title 17, Critical Areas, site-specific rezones authorized by a comprehensive plan or subarea plan, but excluding the adoption or amendment of a comprehensive plan, subarea plan, or development regulations except as otherwise specifically included in this subsection.
- D. "Public meeting" or "community meeting" means an informal meeting, workshop, or other public gathering of people to obtain comments from the public or other agencies on a proposed project permit prior to the City's decision. A public meeting may include, but is not limited to, a design review or architectural control board meeting, a special review district or neighborhood meeting, or a scoping meeting on a draft environmental impact statement. Under RCW 36.70B.020(5), a public meeting is not an open record hearing. The proceedings at a public meeting may be recorded and a report or recommendation may be included in the local government's project permit application file.

(Ord. 236 § 6, 1999; Ord. 130 § 1, 1996).

22.05.030 Applicability.

This title serves to implement the University Place zoning code, subdivision code, shoreline use regulations, critical areas regulations, public works standards and the site development regulations. The regulations identified in this title apply to project permits falling into three categories or types. The three types of permit projects have differing provisions applicable to each type as follows:

A. Type I Permits.

1. Administrative Review. Administrative review is used when processing applications for administrative permits including, but not limited to, administrative variance, administrative nonconforming, minor amendments, home occupation permits, sign permits, building and construction permits, site development permits, right-of-way permits, lot combinations, boundary line adjustments, and code interpretations.
2. Review Process. Unless otherwise stated, administrative review shall be subject to the application requirements, complete application, notice of application, time periods, consolidated permit processing and the notice of decision provisions of this title. If an administrative decision is appealed, the open record hearings, notice of public hearings, joint public hearings, and the closed record appeal provisions of this title shall apply.

B. Type II Permits.

1. Administrative Plat Review. Administrative plat review is used when processing applications for short plats, plat alterations and short plat amendments, large lot subdivisions, and binding site plans.
2. Review Process. Unless otherwise stated, administrative plat review shall be subject to the application requirements, complete application, notice of application, consolidated permit processing and the notice of decision provisions of this title. Timing of the project permit review shall be in accordance with the University Place subdivision code and Chapter 58.17 RCW. Binding site plans shall be processed utilizing the same time limits as short plats. If applicable, the open record hearings, notice of public hearings, joint public hearings, and the closed record appeal provisions of this title shall apply.

C. Type III Permits.

1. Hearings Examiner Review. Hearings Examiner review is used when processing applications for project permits, including but not limited to decisions rendered in accordance with Chapter 43.21C RCW, conditional use, preliminary subdivision, nonconforming use, planned development district, major amendments, variances, shoreline substantial development, shoreline conditional use, shoreline nonconforming use, shoreline variance, critical area permits and private road variances. An appeal of an administrative decision is also subject to Hearings Examiner review.
2. Review Process. Unless otherwise stated, Hearings Examiner review shall be subject to application requirements, complete application, time periods, consistency with development regulations and SEPA, permit conditions, consolidated permit processing, open record hearings, notice of public hearings, joint public hearings, notice of decision, and the closed record appeal provisions of this title.

A matrix of the types of project permit applications is set forth below as Exhibit "A." A matrix generally summarizing the procedures applicable to different types of project permit applications is set forth below as Exhibit "B."

Exhibit "A"

PROJECT PERMIT APPLICATION TYPES

TYPE I	TYPE II	TYPE III
Variance (administrative)	Short Plats	Appeal of Administrative and SEPA Decisions
Nonconforming Use (administrative)	Final Plats	Conditional Use Permits
Minor Amendments	Plat Alterations	Preliminary Subdivision
Home Occupation Permits	Plat Amendments	Nonconforming Use (nonadministrative)
Sign Permits	Large Lot Subdivisions	Planned Development District
Building/Construction Permits	Binding Site Plans	Major Amendments
Site Development Permits		Variances (nonadministrative)
ROW Permits		Shoreline Substantial Development Permit
Lot Combinations		Shoreline Conditional Use
Boundary Line Adjustment		Shoreline Nonconforming Use
Code Interpretations		Shoreline Variance
		Critical Area Permits
		Private Road Variances

Exhibit "B"

PROJECT PERMIT APPLICATION PROCESSES

	TYPE I	TYPE II	TYPE III
INITIAL PERMIT DECISION			
Made By:			
Hearings Examiner or Administration	Administration	Administration	Hearings Examiner
Application Requirements	X	X	X
Determination of Completeness	May Be Required Within 28 Days of Receiving Application	Required Within 28 Days of Receiving Application	Required Within 28 Days of Receiving Application
Notice of Application	Not Required in Most Cases	Mailed Notice Required 14 Days After Determination of Completeness	Mailed Notice Required 14 Days After Determination of Completeness
Time Periods	Not Required in Most Cases	Short Plats, Final Plats, and Binding Site Plans Must Be Processed Within 30 Days of Filing Thereof, RCW 58.17.140. Otherwise, Time Period for Processing is 120 Days	Preliminary Plat of Any Proposed Subdivision or Dedication Must Be Processed Within 90 Days of Filing, RCW 58.17.140. Otherwise, Time Period for Processing is 120 Days
Consolidated Permit Process	X	X	X
Notice of Decision	X	X	Not Applicable
Consistency with Development Regulations And SEPA	X	X	X
Permit Conditions	X	X	X
OPEN RECORD HEARING (HE)			

Exhibit “B”

PROJECT PERMIT APPLICATION PROCESSES

	TYPE I	TYPE II	TYPE III
Applicability	Appeals of Administrative Decisions to Hearings Examiner	Appeals of Administrative Decisions to Hearings Examiner	Appeals of Administrative Decisions to Hearings Examiner
Notice of Public Hearing	Public Notice Required 14 Days Prior to Open Record Hearing	Public Notice Required 14 Days Prior to Open Record Hearing	Public Notice Required 14 Days Prior to Open Record Hearing

JUDICIAL REVIEW
CHAPTER 36.70C
RCW

Applicability	Appeals of Hearings Examiner Decision	Appeals of Hearings Examiner Decision	Appeals of Hearings Examiner Decision
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NOTE: Use of this matrix is for general summary purposes only. Any user of this matrix should refer to UPMC Title [22](#), Administration of Development Regulations, for full explanations, as well as for exceptions to any of the above summarized information.

D. Exemptions. The following are exempt from the provisions of this title unless otherwise specified:

1. Legislative decisions, including zoning code text and area wide zoning district amendments, adoption of development regulations and amendments, area wide rezones to implement new City policies, adoption of comprehensive plan and plan amendments, and annexations;
2. Final plat approval pursuant to RCW 58.17.170;
3. Landmark designations;
4. Street vacations;
5. Street use permits; and
6. Pursuant to RCW 36.70B.140(2), administrative appeals, boundary line adjustments, lot combinations, right-of-way permits, plats, building permits, site development permits, sign permits, and other construction permits or similar administrative approvals which are categorically exempt from environmental review under the State Environmental Policy Act (SEPA) or permits/approvals for which environmental review has been completed in connection with other project permits, except short plats, are excluded from the following procedures:

- a. Determination of completeness;
- b. Notice of application;
- c. Optional consolidated project permit processing;
- d. Joint public hearings;
- e. Staff reports;
- f. Notice of decision; and
- g. Time limitations.

(Ord. 236 § 6, 1999; Ord. 226 § 1, 1999; Ord. 130 § 1, 1996).

22.05.040 Pre-application requirements.

- A. Technical Review Conference. The technical review conference is a process designed to define those items of Department review which, if not addressed at the conceptual plan stage, might result in substantial technical difficulties during the permit processing. Representatives from various departments and an applicant for a project permit will discuss the conceptual plan for the proposed project and the City's regulatory process. A technical review conference may be scheduled at the request of the applicant.
- B. Preapplication Meeting. The preapplication meeting is between Department staff and a potential applicant for a Type III permit to discuss the application submittal requirements and pertinent fees. A preapplication meeting is required prior to submittal of an application for a Type III permit.
- C. Community Meeting. For Type III permits, following the preapplication meeting and before submitting an application, the applicant shall conduct a community meeting on a weekday evening to solicit input and suggestions from the community. A member of the planning staff shall attend. Notice of the community meeting shall be made by the applicant by sending a written notice, addressed through the United States mail, to the City's designated neighborhood advisory committee chairpersons and all property owners of record within a radius of 300 feet, but not less than two parcels deep, around the exterior boundaries of the subject property. Notice of the community meetings shall be given at least 14 days prior to the meeting. Additional notice shall be given in accordance with UPMC 22.05.060(C). Community meetings are not required for variances or, when waived by the Director, for Type III permits which do not abut or have an impact on residential properties.

(Ord. 236 § 6, 1999; Ord. 130 § 1, 1996).

22.05.050 Complete applications.

- A. Form and Content. The Department shall prescribe the form and content for complete applications made pursuant to this title.
- B. Checklist for Complete Application. Applications shall be considered complete when the Department determines that the application materials contain the following:

1. The correct number of completed Department master and supplemental application forms signed by the applicant;
2. The correct number of documents, plans or maps identified on the department's submittal standards form which are appropriate for the proposed project;
3. A completed State Environmental Policy Act (SEPA) checklist, if required; and
4. Payment of all applicable fees.

C. Time Limitations.

1. Within 28 days after receiving a project permit application, the Department shall provide a written determination to the applicant, stating either:
 - a. The application is complete; or
 - b. The application is incomplete and what information is necessary to make the application complete.
2. Within 14 days after an applicant has submitted the requested additional information, the Department shall notify the applicant whether the information submitted adequately responds to the notice of incomplete application, thereby making the application complete, or what additional information is still necessary.
3. An application shall be deemed complete if the Department does not, within 28 days, provide a written determination to the applicant that the application is incomplete.
4. When the project permit is complete, the Department shall accept it and note the date of acceptance.
5. An application is complete for purposes of this section when it meets the procedural submission requirements of the Department and is sufficient for continued processing even though additional information may be required or project modifications may be undertaken subsequently. The determination of completeness shall not preclude the Department from requesting additional information or studies either at the time of the notice of completeness or subsequently if new information is required or substantial changes in the proposed action occur.

D. Initiation of Review Process. The Department shall not start the review process of any application until the application is deemed complete.

E. Incomplete Applications. Failure of an applicant to submit information identified as required in the notice of incomplete application, within 60 days of the Department's mailing date, shall constitute grounds for deeming the application null and void. If all additional information identified in the notice of incomplete application has not been received by the Department within 120 days from the application submittal date, then the application shall be deemed null and void unless the applicant has been granted a time period extension. Time period extensions may be granted by the Director when applicants can demonstrate that unusual circumstances, beyond their control, have prevented them from being able to provide the additional information within the 120-day time period.

- F. Waiver of Requirements. The Director may waive specific submittal requirements that are determined to be unnecessary for review of an application.
- G. Modifications. Proposed modifications to an application which has been deemed complete by the Department will be treated as follows:
1. Modifications proposed by the Department to a pending application shall not be considered a new application; and
 2. Modifications proposed by the applicant to a pending application which would result in a substantial increase in a project's impacts, as determined by the Department, may be deemed a new application. The new application shall conform to the requirements of this section which are in effect at the time the new application is submitted.
- H. Filing Fees. The schedule of fees for development permits is established in a separate City resolution.
- I. Additional Application Requirements. In the interest of public health, safety or welfare, or to meet the requirements of the State Environmental Policy Act or other State requirements, the Department may request additional application information such as , but not limited to, geotechnical studies, hydrologic studies, noise studies, air quality studies, visual analysis and transportation impact studies.

(Ord. 236 § 6, 1999; Ord. 130 § 1, 1996).

22.05.060 Notice of application.

A. Notice of Application.

1. Once an application has been deemed complete, the Department shall provide public notice for the project. The Department shall send a written notice, addressed through the United States mail, to City designated neighborhood advisory committee chairpersons and all property owners of record within a radius of 300 feet, but not less than two parcels deep, around the exterior boundaries of the subject property. Notices for home occupation applications will be sent to only those property owners abutting the property lines of the subject property for single-family and duplex dwellings, and to apartment managers and/or owners for multifamily dwellings. Such notices shall be mailed not more than 14 working days from the determination of a complete application. Parties receiving notices shall be given at least 14 days, from the mailing date, to provide any comments to the Department.

2. Within the Chambers Creek Properties Overlay (CCPO) the County will assume responsibility for mailing the required notices for SEPA and other permits. The City will transmit electronically to the County the notice to be printed and distributed by US post and/or e-mail. The public notice will be provided to the City; designated neighborhood advisory committee chairpersons; and all property owners of record within a radius of 1,000 feet, but not less than two parcels deep, around the exterior boundaries of the CCPO. A copy of the mailing/distribution list, along with an affidavit of mailing, will be provided to the City for official record.

B. Content of Notice of Application. At a minimum, public notice documents shall contain the following information:

1. The name and address of the applicant and/or agent;

2. The subject property location;
 3. A description of the proposed project and a list of the project permits included in the application, and, if applicable, a list of studies requested under RCW 36.70B.070 or 36.70B.090;
 4. A list of existing environmental documents that evaluate the proposed project and a location where such documents can be reviewed;
 5. A preliminary determination, if available, of the applicable development regulations that will be used for project mitigation and of consistency with land use plans, policies and regulations;
 6. The date of application, the date of the notice of completion of the application and the date of the notice of the application;
 7. The written determination shall, to the extent known by the City, identify the local, State, and/or Federal government agencies that may have jurisdiction over some aspects of the application;
 8. A list of other permits not included in the application, to the extent known by the City;
 9. The time periods for submitting comments. Comments shall be due not less than 14 days nor more than 30 days following the date of notice of application, include a statement of the rights of any person to comment on the applications, receive notice of, participate in any hearings and request a copy of the decision once made. All public comment on the notice of application must be received by the Department by 5:00 p. m. on the last day of the comment period;
 10. The date, time and place of the public hearing if applicable, as scheduled at the date of notice. Notice of an open record hearing shall be given at least 14 days prior to the hearing;
 11. A right to appeal statement; and
 12. A Department contact and telephone number.
- C. Public Notice Provisions. Once an application has been deemed complete, the applicant shall provide posted public notice on the subject property in accordance with specifications provided by the Department.
- D. Shoreline Use Regulations Notice. The following exceptions apply to notice of shoreline use regulations permits:
1. Comments may be submitted within 20 days of the last date of the published notice. Each person responding to such notice shall receive a decision;
 2. Notice of a hearing on shoreline use regulation permits shall include a statement that any person may submit oral or written comments on an application at the hearing; and
 3. The public may obtain a copy of the decision within two days following issuance (RCW 90.58.140), and the notice must state the manner in which the public may obtain a copy of the decision.

E. Determination of Significance. If a determination of significance has been made prior to the notice of application, the notice of application shall be combined with the determination of significance and scoping notice. The determination of significance and scoping notice may be issued prior to the notice of application.

F. Determinations and Decisions. Except for a determination of significance, the City shall not issue a threshold determination, nor issue a decision or recommendation on a project permit until the expiration of the public comment period on the notice of application.

(Ord. 236 § 3, 6, 1999; Ord. 159 § 2, 1997; Ord. 130 § 1, 1996).

22.05.070 Time periods.

A. The Director or Examiner shall issue a notice of decision on a project permit within 120 days after the Department notifies the applicant that the application is deemed complete. The following time periods shall be excluded from the 120-day time period requirement:

1. Any period during which the applicant has been requested by the Department to correct plans, perform required studies, or provide additional required information, and a period of up to 14 days after the submittal of such to determine if the information satisfies the request;
2. Any period during which an environmental impact statement (EIS) is being prepared in accordance with State law following a determination of significance pursuant to Chapter 43.21C RCW;
3. Any period during which, at the applicant's request, a proposal undergoes the optional Planning Commission design review process pursuant to UPMC 19.50.050.
4. Any period for administrative appeals; and
5. Any extension of time mutually agreed upon in writing between the applicant and the Department.

B. The 120-day time period established above shall not apply in the following situations:

1. If the permit requires an amendment to the Comprehensive Plan or a development regulation; or
2. If the permit requires approval of the siting of an essential public facility; or
3. If there are substantial revisions to the project proposal at the applicant's request, in which case the time period shall start from the date at which the revised project application is determined to be complete; or
4. If the application is for a subdivision, then the timelines set in Chapter 58.17 RCW shall apply.

C. The applicant shall designate a single person or entity to receive determinations and notices required by this title.

- D. If the City is unable to issue its final decision within the time limits provided for, the City shall provide written notice to the applicant stating the reasons why the time limits have not been met, including an estimate of the date for issuance of the notice of final decision.

(Ord. 236 §§ 4, 6, 1999; Ord. 130 § 1, 1996).

22.05.080 Notice of decision.

The City shall provide a notice of decision that includes a statement of any threshold determination and the procedures for administrative appeal. The notice of decision may be a copy of the report or the decision on the project permit application. The notice shall be provided to the applicant and any person who, prior to rendering the decision, requested notice of the decision or submitted substantive comments on the application.

(Ord. 236 § 6, 1999; Ord. 130 § 1, 1996).

22.05.090 Consistency with development regulations and SEPA/consolidated permit review.

- A. During any project permit application review, the City shall determine whether the items in this subsection are defined in the development regulations applicable to the proposed project. In the absence of development regulations, the City shall determine whether the items listed in this subsection are defined in the City's adopted Comprehensive Plan. This determination of consistency shall include the following:
1. The type of land use permitted at the site, including uses that may be allowed under special circumstances, if the criteria for the approval have been satisfied;
 2. The level of development, such as density of residential development, floor area ratios, or maximum floor areas; and
 3. Character of the development and development standards.
- B. The City shall also review the project permit application under the requirements of the State Environmental Policy Act (SEPA), Chapter 43.21C RCW, the SEPA rules, Chapter 197-11 WAC and the City environmental regulations, Chapter [17.40](#) UPMC, and shall:
1. Determine whether the applicable regulations require studies that adequately analyze all of the project permit application's specific probable adverse environmental impacts;
 2. Determine if the applicable regulations require measures that adequately address such environmental impacts;
 3. Determine whether additional studies are required and/ or whether the project permit application should be conditioned with additional mitigation measures; and
 4. Provide prompt and coordinated review by governmental agencies and the public on compliance with applicable environmental laws and plans, including mitigation for specific project impacts that have not been considered and addressed at the plan and development regulations level.
- C. In its review of the project permit application, the City may determine that the requirements for environmental analysis, protection, and mitigation measures in the applicable development regulations, Comprehensive Plan, and or other applicable local, State, or Federal laws provide

adequate analysis of, and mitigation for, specific adverse environmental impacts of the application.

- D. A comprehensive plan, development regulation or other applicable local, State, or Federal law provides adequate analysis of, and mitigation for, the specific adverse environmental impact of an application when:
1. The impacts have been avoided or otherwise mitigated; or
 2. The City has designated or accepted certain levels of service, land use designations, development standards, or other land use planning required or allowed by Chapter 36.70A RCW.
- E. If the City bases or conditions its approval of the project permit application on compliance with the requirements or mitigation described in subsection (B) of this section, the City shall not impose additional mitigation under SEPA during project review.
- F. In its decision whether the specific adverse environmental impact has been addressed by an existing rule or laws of another agency with jurisdiction and with environmental expertise with regard to a specific environmental impact, the City shall consult orally or in writing with that agency and may expressly defer to that agency. In making a deferral, the City shall base or condition its project approval on compliance with these other existing rules or laws.
- G. Nothing in this section limits the authority of the City in its review or mitigation of a project to adopt or otherwise rely on environmental analysis and requirements under other laws as provided by Chapter 43.21C RCW.
- H. The City shall also review the application under Chapter [17.40](#) UPMC.
- I. During project review, the City shall not re-examine alternatives to, or hear appeals on, the items identified in subsection (A) of this section, except for issues of code interpretation. Project review shall be used to identify specific project design and conditions relating to the character of the development, such as details or site plans, curb cuts, drainage swells, the payment of impact fees, or other measures to mitigate a proposal's probable adverse environmental impacts.

J. Within the Chambers Creek Properties Overlay (CCPO) the County and City will act as joint co-lead agencies for determining SEPA compliance and mitigation for projects covered by the Master Site Plan. When the majority of the project (i.e. largest land area) is located within the City then the City shall be the nominal lead agency for SEPA. As nominal lead agency the City will be responsible for coordinating SEPA review with the other parties and any other appropriate agency or entity for the issuance of threshold determinations and conducting subsequent environmental review. The City will also be responsible for ensuring compliance with environmental review notification procedures.

(Ord. 236 § 6, 1999; Ord. 130 § 1, 1996).

22.05.100 Permit conditions.

- A. Time Limitations. Within a period of two years following the approval of a special use permit or preliminary development plan by the examiner, the applicant shall file with the Community Development Department a final development plan. Unless extended, if no final development plan is filed within the time limits specified, the approval shall be void.

B. Extensions. The expiration time period for filing final development plans may be extended in the following situations:

1. If the applicant can demonstrate to the Director or Examiner, as appropriate, that there have been unusual circumstances beyond his/her control to cause delay in the project, the time period may be extended by one year.

C. Compliance with Conditions. Compliance with conditions established in a preliminary approval and final approved development plans is required. Any departure from the conditions of approval or approved plans constitutes a violation of this title and shall be subject to enforcement actions and penalties.

(Ord. 423 § 101, 2004; Ord. 236 § 6, 1999; Ord. 130 § 1, 1996).

22.05.110 Optional consolidated permit processing.

A. An application that involves two or more procedures may be processed collectively under the highest type review procedure required for any part of the application or processed individually under each of the procedures identified in this title. The applicant shall determine whether the application shall be processed collectively or individually. If the applications are processed under the individual procedure option, the highest numbered type procedure must be processed prior to the subsequent lower numbered procedure. [RCW 36.70B.060(3) and 36.70B.120]

B. Within the Chambers Creek Properties Overlay (CCPO) if an application involves property that is located within more than one jurisdiction, the jurisdiction with the majority of property will be responsible for permitting functions including coordinating and receiving review comments from the other parties. For those applications requiring review and approval of a hearing examiner, one joint hearing will be held with a single examiner presiding. The jurisdictions shall mutually agree upon which hearing examiner will preside.

(Ord. 236 § 6, 1999; Ord. 130 § 1, 1996).

22.05.120 Appeals of administrative decisions.

A. Time Limit. Appeals may be taken to the examiner by any aggrieved person or by any officer, department, board or commission of the City affected by a decision of an administrative official in the administration of enforcement of this code. Such appeals shall be filed in writing on forms available at the City in duplicate with the Community Development Department within 14 days of the date of the action being appealed. Appeals must be accompanied by a fee set by a separate fee resolution.

(Ord. 423 § 102, 2004; Ord. 236 § 6, 1999; Ord. 130 § 1, 1996).

Memo

DATE: March 3, 2014

TO: Mayor McCluskey, Mayor Pro Tem Figueroa, and City Council

FROM: Jeff Boers, Principal Planner

SUBJECT: View Protection – Planning Commission Recommendations

Background

On July 29, 2012, the City Council held a study session to discuss protecting scenic views that are obstructed by vegetation. During its review of the issue, Council noted that hundreds of homes facing west have scenic views to the Puget Sound and the Olympic Mountains, and other properties in the City facing east have views of Mt. Rainier and the Cascade Mountain Range. Since the time that many of these homes were developed, trees and other vegetation have grown tall, thereby obstructing the scenic views these homes had when built or purchased. Many of these homes are valued and assessed on the basis of their location in a view area but have little or no view because of tall vegetation located on the private and public property -- including the City's rights-of-ways. Council identified that owners of these homes enjoy and value the scenic views from their property and disfavor the tall vegetation that obstructs the views they would otherwise enjoy were it not for tall vegetation obstructing their view.

With this in mind, the City Council adopted Resolution No. 698 (see attached), which directed the Planning Commission to study, develop, and recommend actions to protect scenic views that are obstructed by vegetation in the City, including:

- a. Policies regarding trees in the City's right-of-way and on City property,
- b. Protecting views along select view corridors or from specific points,
- c. Regulating the types of vegetation planted during new construction, and
- d. Instituting an educational program to encourage property owners in view-sensitive areas to be mindful of the vegetation they plant and maintain on their private properties.

Council also directed the Commission to recommend language to clarify existing Zoning Code provisions regarding:

- a. The number of trees that property owners are allowed to cut down in a three-year period, and
- b. That the City staff is available to consult with on the determination of what constitutes a dangerous or hazardous tree.

The Planning Commission began reviewing these view-related topics at its October 2, 2013 meeting and proceeded to develop recommendations to Council over the course of five additional meetings. The Commission considered input from Public Works staff with respect to public street tree management and received public input from a property owner on Soundview Drive whose neighbor's trees diminish his view of Puget Sound. The Commission also looked closely at how other jurisdictions manage public trees in terms of trimming and removal requests from the public.

Planning Commission Recommendations

The following summarizes the Commission's recommendations for each of the six topics identified by Council Resolution No. 698 for review:

Topic 1: Policies regarding trees in the City's right-of-way and on City property

The City's existing code governing trees on public property is located in UPMC 13.30. Under UPMC 13.30.030, the Public Works Director is charged with making decisions on citizen requests to remove street trees. The Director is responsible for determining whether a tree is likely to pose a threat to public health and safety, and may take reasonable action to preserve the tree, or remove it, if necessary. Residents are required to first obtain a permit to remove trees or other vegetation on public land or ROW; approval can be granted only if the vegetation is dead, terminally diseased or hazardous and has been certified as such by an arborist, forester, landscape architect, or the Public Works Director. Current provisions do *not* provide the Director with authority to approve a citizen request to remove a tree to enhance or restore a view.

The Commission recommends the municipal code be amended to provide staff with the authority and discretion to make decisions on citizen requests to trim or remove street trees based on factors other than (in addition to) the condition of the trees (dead, diseased or hazardous). Staff should consider all factors, including views, the environmental benefits of maintaining a substantial tree canopy (urban forest) within the community, and the value of preserving privacy for affected properties in making such decisions.

The Commission considered the benefits of establishing a *Tree Management Policy* and a "tree committee" to implement a *Policy* similar to what has been established in Palos Verdes Estates, CA. The Commission determined that this approach works well in a community like Palos Verdes Estates that processes 30 to 40 tree trimming and removal requests per year. However, there would not be enough requests in University Place (perhaps several per year) to support the creation and support of such a committee. Therefore, the Commission recommends reliance on staff to process such requests. The City should adopt clearly written procedures and approval criteria for processing street tree trimming or removal requests -- and the processing costs should be borne by the applicant.

The Commission felt that special attention should be paid to determining the extent to which the public should be notified and given an opportunity to comment on a citizen request to trim or

remove a tree. For example, the City could provide notice to property owners within a specified distance of a tree and solicit input during a public comment period. Commissioners felt strongly that the City should solicit public input to make sure that all parties with concerns were heard before the City made a decision on a request. However, the Commission also agreed that any code amendments should make it clear that while public input should be considered, staff would be authorized to make the final decision based on its consideration of all factors.

The Commission also recommends the City devote additional (and sufficient) resources to effectively monitor and enforce its public tree regulations and procedures. Current fines for illegal cutting should be reviewed and increased to a level that strongly discourages someone from cutting a public tree because the benefit to the individual would far outweigh any likely financial penalty.

The Commission further recommends that upon adoption of any policy or code amendments relating to street tree trimming and removal, the City should provide notification to the community of the changes through a newsletter and other effective means of outreach.

The Planning Commission recognizes that its recommendations with respect to this topic may be outside its normal purview and that some of the suggestions are ones that would need to be addressed by the City Manager. In addition, amendments to UPMC 13.30 would not be considered development regulations that require Commission review and hearing prior to Council making a decision.

Topic 2: Protecting views along select view corridors or from specific points

The Commission determined that the establishment of view corridors was not an appropriate approach for University Place and recommends no further consideration of this approach. While there are neighborhoods that include numerous properties with views of Puget Sound, and there are additional properties in other areas of the city that have views of Mt. Rainier, there do not appear to be any specific view corridors along public streets or through publicly owned properties that warrant special protection from future development and tree growth that may reduce views.

Topic 3: Regulating the types of vegetation planted during new construction

The Commission supports amending the zoning code in *FMC 19.85.020 Conditional Use Permits* and *FMC 19.85.050 Administrative Design Review* to make the approval criteria and condition authority for each process more explicit in terms of directing the hearing examiner and staff to take view sensitivity into account when reviewing and approving plans for new development. Specific amendments recommended by the Commission are provided as an attachment. The amended provisions would apply to multifamily, small lot single-family, mixed use and commercial projects located in the MU, MU-O, MU-M, TC, C, MF-L and MF-H districts.

The Commission recommends that these proposed amendments be considered for adoption along with any other potential amendments that may be developed during the City's GMA Periodic Update process, which the Commission will focus on during 2014-2015. The Commission does not believe there is an urgent need to devote the resources that would be needed to process these amendments separately from other potential amendments considered as part of the GMA Update.

Topic 4: Instituting an educational program to encourage property owners in view-sensitive areas to be mindful of the vegetation they plant and maintain on their private properties

The Commission recommends against instituting a city-directed educational program. Instead, the community should rely on private entities, such as homeowner associations, to provide educational materials to its residents if views are an important consideration for home owners.

Topic 5: Clarify existing Zoning Code provisions regarding the number of trees that property owners are allowed to cut down in a three-year period

The Commission supports a more detailed review of existing private tree retention requirements. The current code allows a maximum of five regulated trees to be removed within a 36-month period without a permit. Commissioners Barrett and Boykin expressed interest in revising the code to accommodate the removal of more than five trees at one time without the need for a labor intensive and expensive application review process – when special circumstances existed at a site to warrant such consideration. However, the Commission did not develop a consensus in this regard. The Commission recommends exploring this issue further when the City conducts its GMA Periodic Update during 2014-2015.

Topic 6: Clarify existing Zoning Code provisions regarding that the City staff is available to consult with on the determination of what constitutes a dangerous or hazardous tree

The Commission supports code amendments to provide staff with greater latitude to make determinations that a tree is either damaged, diseased and/or a safety hazard in order to approve or disapprove a request to remove a tree on private property (without having the tree count against the current five trees per three years limit). Current regulations direct property owners to obtain this determination from an arborist. The Commission recommends developing appropriate code language during the 2014-2015 GMA Periodic Update.

Attachments:

1. Council Resolution No. 698
2. Planning Commission Recommended Code Amendments (Topic 3 Amendments)

View Protection

Planning Commission Recommended Code Amendments

Topic 3 -- Council Resolution 698

December 12, 2013

Note: The intent is to encourage staff and hearing examiners to take view sensitivity into account when reviewing and approving projects that include the installation of trees, so as to minimize future potential view impacts resulting from development.

19.85.020 Conditional use permits.

A. Purpose. The purpose of this section is to establish decision criteria and procedures for special uses, called conditional uses, which possess unique characteristics. Conditional uses are deemed unique due to factors such as size, technological processes, equipment, or location with respect to surroundings, streets, existing improvements, or demands upon public facilities. These uses require a special degree of control to assure compatibility with the Comprehensive Plan, adjacent uses, and the character of the vicinity.

Conditional uses will be subject to review by the Examiner and the issuance of a conditional use permit. This process allows the Examiner to:

1. Determine that the location of these uses will not be incompatible with uses permitted in the surrounding areas; and
2. Make further stipulations and conditions that may reasonably assure that the basic intent of this code will be served.

B. Decision Criteria. The Examiner shall review conditional use permit applications in accordance with the provisions of this section and may approve, approve with conditions, modify, modify with conditions, or deny the conditional use permit. The Examiner may reduce or increase bulk ~~standards requirements, and~~ off-street parking requirements, ~~specify landscaping designs,~~ and use design standards to lessen impacts, as a condition of the granting of the conditional use permit.

1. Required Findings. The Examiner may use design standards and other elements in this code to modify the proposal. A conditional use permit may be approved only if all of the following findings can be made regarding the proposal and are supported by the record:

- a. That the granting of the proposed conditional use permit will not:
 - i. Be detrimental to the public health, safety, and general welfare;
 - ii. Adversely affect the established character of the surrounding vicinity; nor
 - iii. Be injurious to the uses, property, or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located;
- b. That the granting of the proposed conditional use permit is consistent and compatible with the intent of the vision statement, goals, and policies of the City's Comprehensive Plan, and any implementing regulation;
- c. That all conditions necessary to lessen any impacts of the proposed use can be monitored and enforced;
- d. That the proposed use will not introduce hazardous conditions at the site that cannot be mitigated to protect adjacent properties, the vicinity, and the public health, safety, and welfare of the community from such hazard;
- e. That the conditional use will be supported by, and not adversely affect, adequate public facilities and services, or that conditions can be imposed to lessen any adverse impacts on such facilities and services; and
- f. That the level of service standards for public facilities and services are met in accordance with the concurrency management requirements.

19.85.050 Administrative design review.

A. Purpose. The purpose of this section is to establish procedures for the review of small lot and multifamily developments for which design review is required. In addition, these procedures apply to projects that are subject to compliance with the design standards and guidelines for the MU, MU-O and C zones per Chapter [19.50](#) UPMC or the TC zone per Chapter [19.52](#) UPMC. The design review process is intended to enable the City to evaluate development proposals with respect to architectural design, landscape design, urban form, pedestrian and vehicular circulation, utility design, and site characteristics. The process allows the City to condition development proposals to ensure their compatibility with adjoining uses, compliance with development regulations, and consistency with comprehensive plan

goals, objectives and policies. The process is intended to ensure that all critical design issues are addressed early in the site planning and review stages of project development.

B. Authority. The Director is authorized to review development proposals subject to administrative design review. The Director may approve, approve with conditions, modify and approve with conditions, or deny, the application for administrative design review. The City shall grant design approval when the Director has determined that the criteria listed in subsection (C) of this section have been met by the proposal. The Director may impose specific conditions upon the use, including an increase in the standards of this title, which will enable the Director to make the required findings in subsection (C) of this section. These conditions may include, but are not limited to: restrictions on locations of structures and uses; structural and landscaping restrictions or enhancements that address safety, noise, light and glare, vibration, views, aesthetics, and other impacts; and increased buffering requirements, including open space, berms, fencing and landscaping.

C. Criteria for Administrative Design Review Approval. Before any administrative design approval may be granted, the Director shall adopt written findings showing that the following criteria are met by the proposal:

1. The proposed use and site design will not: be detrimental to the public health, safety, and welfare; injurious to property or improvements in the vicinity; or adversely affect the established character of the surrounding vicinity.
2. The proposed use and site design will meet or exceed all applicable development, performance and design standards and conform to the intent of the design guidelines that apply to the specific use, location, or zoning classification.
3. The proposed use and site design will be consistent and compatible with the goals, objectives and policies of the comprehensive plan.
4. All conditions necessary to lessen any impacts of the proposed use are measurable and can be monitored and enforced.

Memo

DATE: July 19, 2012

TO: City Council

FROM: Steve Victor, City Attorney

CC: Steve Sugg, City Manager
David Swindale, Planning and Development Services Director

SUBJECT: View Sensitive Zoning – Trees Obstructing Views on the West Slope

1. Background

The City of University Place is home to a portion of what is known locally as the “West Slope,” referring to land sloping down on the Western side of Tacoma Narrows region of Puget Sound. Shoreline areas of the West Slope were platted very early, while the upper portions of the West Slope residential area were platted and developed largely in the 1950s and 60s to enjoy the down-slope views of Puget Sound, Point Fosdick, and the islands. The lower portions above the shoreline were platted and developed more recently. As the West Slope area was developed, trees and vegetation in the area were largely removed which afforded residences panoramic down-slope views of Puget Sound. In the ensuing years, however, trees and vegetation both on private property as well as in the City right-of-way have in many parts of the West Slope grown to significantly obstruct down-slope views. Many of the original West Slope plats contain private restrictive covenants on view-blocking trees and vegetation which could be enforced through private legal action, but to my knowledge, such private enforcement actions have not been utilized widely, if at all.

Prior to, and culminating in 2002, the City comprehensively reviewed the issue of view-protective zoning for new structures. At City Council direction, that work specifically excluded consideration of limiting the height of trees and vegetation. The Planning Commission recommended an ordinance that would have created a West Slope view sensitive overlay district regulating structure height. Though the City Council did not ultimately adopt the view-sensitive overlay zoning for the West Slope recommended by the Planning Commission, the City Council did amend the zoning code to add provisions that prohibit mounding above existing grade to raise a building site, and also to limit height of structures on the Day Island South Spit to 30 feet.

The work done by staff and the Planning Commission in 2002 is comprehensive and still current. A copy of the binder provided to the City Council in 2002, is attached to this memorandum. In the years since 2002, structure height on the West Slope has not been a source of recurring issues or complaints, but view obstructing trees and vegetation on public and private property are an occasional basis for resident complaints. Because the attached 2002 document thoroughly covers the general topic of view protection, this memo focuses primarily on the issue of view obstructing trees and vegetation, which was specifically excluded from the prior work.

2. Applicable law

The legal right to utilize zoning to protect public and private views is clearly established in Washington State law. Subject to certain exceptions, State law has for more than thirty years prohibited any jurisdiction in the State from permitting shoreline structures greater than 35 feet in height if they will obstruct the view of "a substantial number of residences on areas adjoining such shorelines." (RCW 90.58.320) The State Shorelines Hearings Board has interpreted the term "a substantial number of residences" to mean as few as three residences.

While the Washington State Supreme Court has not reviewed a case specifically involving view protective zoning, Anderson v. Issaquah, 70 Wn. App. 64, 82 (1993), is widely cited for the proposition that aesthetic standards, presumably including view protection, are an appropriate component of land use governance. However, it is important not to over-read the Anderson decision. The Anderson decision reviewed aesthetic regulations applicable to new construction which were design-oriented, and wholly unrelated to view protection. Nevertheless, it is well-settled that Washington cities have the authority to protect defined public and private views, sometimes referred to as "view sheds," from new construction, or even new plantings and landscaping which will obstruct the protected views.

It is critical to understand, however, that neither the State statutes nor reported cases provide Washington cities with the authority to compel the reduction of existing private structures, or the trimming or removal of existing private trees or vegetation regardless of whether they obstruct a view that the city has decided to protect by adopting view sensitive overlay zoning. Existing view obstructing structures, trees and vegetation would be considered nonconforming and subject to the rules of nonconformance, but a city would not have authority to order their reduction or removal immediately upon adoption of new view-protective zoning.

It is also clear as a matter of law that a city may not use its police power to abate nuisances as a tool to compel the trimming or removal of view obstructing trees and vegetation on private property, where such trees and vegetation do not otherwise fall within the conventional definition of a public nuisance because they threaten public health or safety. However, the same legal issues are not present if a City undertakes to trim or remove view-obstructing trees or vegetation on public property, including right of way. The maintenance of trees on city property, including rights of way is a matter of purely local regulation, meaning cities are free set their own rules and standards by ordinance.

3. Tree and Vegetation Height Regulation – Two Approaches.

Many cities and counties in Washington have adopted view-protective ordinances which prohibit structures which obstruct views of particular landmarks from public property, often called “view corridors.” For example, Tacoma protects the view of Mount Rainier from Fireman’s Park and Seattle protects many views of the Space Needle. In addition, many cities and counties have adopted view-sensitive overlay districts which regulate the height and location of structures to protect primarily but not exclusively shoreline views from both public and private properties within a designated area.

However, for the legal reasons discussed above, very few Washington jurisdictions include trees and vegetation as a subject of regulation within the designated view corridors, or view sensitive overlay districts. In many Washington cities, trees are the subject of extensive protections, and trees within designated critical or shoreline areas are subject to even greater protections. After extensive research, I located only two Washington jurisdictions, Des Moines and Port Orchard, which currently have view-protective ordinances that specifically include the regulation of tree and vegetation height.

Des Moines

The Des Moines zoning code, in its General Landscape requirements section, includes the following provision:

18.41.110 Scenic view preservation.

Landscaping shall be designed, installed, and thereafter maintained in such a manner which preserves scenic views and vistas of neighborhood and upland properties. Under no circumstances shall species of trees be planted which by virtue of their height and/or breadth at maturity impinge upon the views of other properties.

This provision has been in effect in Des Moines since 1984, and according to Des Moines staff is utilized during the review of plans for landscaping associated with new construction. It allows Des Moines staff to regulate the types of trees and vegetation proposed in association with new construction to attempt to ensure that species which may grow to obstruct views are not planted.

Though the provision applies only to the permitting of new landscaping, its wording has resulted in calls on the city of Des Moines to take action to reduce or remove existing trees on public or private property, including designated critical shoreline areas. While the city has not and will not take such action, the controversy generated has led to consideration of the possibility of repealing the ordinance.

Port Orchard

The Port Orchard Municipal Code goes the furthest of any Washington jurisdiction that I could locate in regulating tree and vegetation height. As with many other jurisdictions, Port Orchard has established a view protection overlay district (VPOD) covering most of its marine shoreline areas. As with other jurisdictions, the Port Orchard VPOD regulates building height and location, but also specifically addresses tree and vegetation height in three ways. First, as with Des Moines, the Port

Orchard VPOD regulates trees associated with new construction or expansion of existing structures.

16.20.706 VPOD – Trees and foliage – Types and height.

In any view protection overlay district, the height of all trees planted in conjunction with new construction or an addition in excess of 100 square feet shall be coordinated with view corridors and with the height of adjacent buildings to ensure that views are protected. Tree and foliage planting shall be limited to the species of small and medium deciduous trees, deciduous shrubs, evergreen shrubs, and ground covers listed in Table 16.50.297, Suggested Landscape Materials.

Second, and uniquely, Port Orchard's code attempts to provide residents with a private process to be pursued without city involvement to compel other private owners with view obstructing trees to trim or remove them.

16.20.707 VPOD – Trees and foliage – Unreasonable obstruction prohibited – Nuisance.

No person or party shall plant, maintain or allow to grow any tree or foliage which will or does unreasonably obstruct a view from, or sunlight reaching, the primary living or entertainment area of any other parcel of property within a city of Port Orchard view protection overlay district. The unreasonable obstruction of views or sunlight by uncontrolled growth or maintenance of trees in violation of this chapter constitutes a private nuisance subject to private redress through mediation, arbitration or litigation.

According to Port Orchard staff, the intent of this provision was to provide neighborhoods that have no view-protecting private plan covenants or view-protecting homeowners association rules with a basis to pursue private claims for view obstruction. This is a novel approach which does not appear to be replicated in any other jurisdiction. Port Orchard staff was not aware of whether it had been utilized, or if it had been utilized whether it was successful in accomplishing its purpose. Port Orchard staff was clear, however, that the City does not enforce, or in any way involve the city in the abatement of view-blocking trees and vegetation on private property.

Third, and perhaps most interestingly, Port Orchard specifically exempts public property, including rights of way, from the VPOD, but allows the city to trim or remove trees on public property and right of way if the trimming or removal will enhance a view.

16.20.710 VPOD – Application – Limitation and exemption.

The VPOD regulations shall not apply to:

(1) Trees located on property owned by the city (not including rights-of-way). Individuals who are adversely affected by trees located on property owned by the city may approach the planning director for requested relief in accordance with city policy. The potential for obstruction of views or substantial obstruction of sunlight

shall be considered by the city when planting trees on property owned by the city.

(2) Trees located within city rights-of-way except as provided by city policy.

(3) Significant trees as defined in the Port Orchard Municipal Code.

16.20.711 VPOD – Tree removal on city property.

Except for significant trees as defined in the Port Orchard Municipal Code, the city engineer is authorized to trim or remove trees from city property or within the city right-of-way when removal will enhance a view in accordance with city policy.

The intent of the provision is to allow the city to determine if and when it is appropriate to trim or remove trees on public property or right of way to maintain or improve views, and to confirm that the decision is entirely within the discretion of the City. I note that by comparison, the UPMC does not allow the City to trim or remove trees on City property or right of way solely on the basis that it will improve views.

Conclusion

View protection as it pertains to new construction, significant expansion of existing structures, or planting of new vegetation is well established in Washington through zoning which establishes view sensitive overlay districts, view corridors or a combination of those tools. In addition, a City may choose to include in such view-protective zoning a policy or process by which existing trees on public property, including rights of way, can be trimmed or removed to preserve and protect views. However, Washington law does not confer on cities the authority to mandate the trimming or removal of trees on private property solely for the purposes of preserving or enhancing views.

RESOLUTION NO. 698

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, REQUESTING THE CITY PLANNING COMMISSION STUDY, DEVELOP, AND RECOMMEND ACTIONS TO HELP MAINTAIN SCENIC VIEWS THAT ARE OBSTRUCTED BY VEGETATION AND TO CLARIFY EXISTING PROVISIONS REGARDING TREE REMOVAL

WHEREAS, on July 29, 2012 the City Council of the City of University Place held a study session to discuss protecting scenic views that are obstructed by vegetation, and,

WHEREAS, the City of University Place is located on the south Puget Sound where hundreds of homes facing west have scenic views to the Puget Sound and the Olympic Mountains, and,

WHEREAS, other properties in the City that face east have views of Mt. Rainier and the Cascade Mountain Range, and,

WHEREAS, in the time since many of these homes were developed trees and other vegetation has grown tall obstructing the scenic views these homes had when built or purchased, and

WHEREAS, many of these homes are valued and assessed on the basis of their location in a view area but which have little or no view because of tall vegetation located on the private and public property including the City's rights-of-ways, and

WHEREAS, the owners of these homes enjoy and value the scenic views from their property and disfavor the tall vegetation that obstructs the views they would otherwise enjoy were it not for tall vegetation obstructing their view, and

WHEREAS, the City Council expressed their desire to have the City's Planning Commission study, develop, and recommend actions to protect scenic views that are obstructed by vegetation in the City including:

- a. Policies regarding trees in the City's right-of-way and on City property,
- b. Protecting views along select view corridors or from specific points,
- c. Regulating the types of vegetation planted during new construction, and
- d. Instituting an educational program to encourage property owners in view-sensitive areas to be mindful of the vegetation they plant and maintain on their private properties, and

WHEREAS, on the same evening the City Council also expressed their desire to have the City's Planning Commission recommend language that would help clarify that property owners are allowed to cut down up to five trees in a three-year period and that the City staff is available to consult with on the determination of what constitutes a dangerous or hazardous tree, and

WHEREAS, in accordance with Ordinance 338 the purpose of the Planning Commission is to advise the City Council on the following topics: growth management; general land use and transportation planning; long range capital improvement plans; 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. Protection of Scenic Views that are Obstructed by Vegetation. The City Council directs the City's Planning Commission to study, develop, and recommend actions to protect scenic views that are obstructed by vegetation in the City including:

- a. Policies regarding trees in the City's right-of-way and on City property,

- b. Protecting views along select view corridors or from specific points,
- c. Regulating the types of vegetation planted during new construction, and
- d. Instituting an educational program to encourage property owners in view sensitive areas to be mindful of the vegetation they plant and maintain on their private properties.

Section 2. Tree Removal. The City Council directs the City's Planning Commission to recommend language to clarify existing Zoning Code provisions regarding:

- a. The number of trees that property owners are allowed to cut down in a three-year period, and
- b. That the City staff is available to consult with on the determination of what constitutes a dangerous or hazardous tree.

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

ADOPTED BY THE CITY COUNCIL AUGUST 20, 2012.

Ken Grassi, Mayor

ATTEST:

Emelita Genetia, City Clerk

APPROVED AS TO FORM:

Steve Victor, City Attorney

Memo

DATE: February 26, 2014
TO: City Council
FROM: David Swindale, Director, Planning and Development Services
SUBJECT: Chambers Creek Trail – Interlocal Agreement

The cities of University Place and Lakewood and Pierce County are jointly working on the design and development of the proposed Chamber Creek Canyon Trail. Trails in the Chambers Creek and Leach Creek Canyons have long been a goal of the City. Identified at the first city visioning workshop held shortly after incorporation proposed trail alignments were depicted in the Chambers Creek Master Site Plan and the City's first Parks Recreation and Open space Plan both adopted in 1997.

Since then, the City of University Place has been working to secure properties along Chambers Creek and Leach Creek to develop a continuous open space corridor for two trails. In 2012 the City Council adopted 2013 and 2014 Council Goals including the goal of developing a plan for the Chambers Creek and Leach Creek trails and to begin construction.

While the property needed to provide a continuous trail from Chambers Bay (the natural feature not the golf course) to Kobayashi Park is in place, one additional property is needed to complete the trail corridor along Leach Creek. Therefore, the City decided to move forward with plans to design and build the Chambers Creek Canyon Trail while continuing to pursue land acquisition along Leach Creek.

In 2013 the City of University Place in cooperation with the City of Lakewood and Pierce County held a public open house, surveyed a trail alignment and developed a draft trail implementation plan. Staff from the three jurisdictions determined the next logical step would be to develop an interlocal agreement.

Using a template provided by Pierce County, City staff developed the attached interlocal agreement with the purpose of establishing a framework for the Parties to cooperate and participate in the planning, design and permitting work for the trail, boardwalk and bridges and associated trail connections and amenities as necessary, and to collaboratively seek grants and other funding sources for the Trail located between the Chambers Creek Road Trailhead and Kobayashi Park/Phillips Road.

**INTERLOCAL AGREEMENT FOR COOPERATIVE PLANNING,
DESIGN, AND CONSTRUCTION OF THE CHAMBERS CREEK CANYON TRAIL**

THIS INTERLOCAL AGREEMENT (hereinafter referred to as this "Agreement") is made and entered into this day by and between the City of University Place, (hereinafter referred to as "UP"), City of Lakewood (hereinafter referred to as "Lakewood"), and Pierce County hereinafter referred to as "County"; collectively referred to in this Agreement as the "Parties" and singularly referred to as a "Party".

BACKGROUND

- A. The County and UP own certain real property in Chambers Creek Canyon where the north side of the canyon lies in UP and the south side of the canyon lies in Lakewood the dividing line between the two cities being the center line of Chambers Creek.
- B. In 1997 following an extensive public process, the County, adopted the Chambers Creek Properties Master Site Plan which included a proposed trail extending from an existing trailhead on Chambers Creek Road at the west end of the trail up the canyon on both the north and south sides.
- C. In June of 1997 the City of University Place adopted its first Parks, Recreation and Open Space (UP PROS Plan) Plan citing the Chambers Creek Properties Master Site Plan and describing the Chambers Creek Canyon Trail in detail. The Trail is identified as a future component of the UP park system in the 2007 and 2014 UP PROS Plan updates.
- D. On June 19, 2000 the County, UP and Lakewood entered into a Joint Procedural Agreement to facilitate and development of the Chambers Creek Properties including a trail in Chambers Creek Canyon hereafter referred to as the "Trail".
- E. In 2004 with the help of Washington State Recreation and Conservation Office and the Pierce County Conservation Futures UP purchased the Kobayashi property which is proposed to be the location of the eastern end of the Trail.
- F. On August 6, 2012 the UP City Council adopted Resolution 696, Council Goals for 2013 – 2014. Included within the 2013 – 2014 Goal of improving parks and recreation the City Council listed develop an implementation plan for the development of the Leach Creek/Chambers Creek Trail and commence construction of the Phase 1 Leach Creek/Chambers Creek Trail (funding dependent) as desired outcomes.
- G. On January 29, 2013 the County, UP and Lakewood jointly held a Trail open house attended by 80 persons from surrounding communities where there was broad support for development of the Trail.
- H. In April 2013, the County provided UP with a right to access its properties for the purpose of surveying a proposed trail alignment.
- I. In October 2013 the County released the Draft Pierce County 2014 Parks, Recreation, and Open Space Plan (County PROS Plan) the lower portion of the Trail is identified as a

proposed Regional Trail and the upper portion as a Regional Trail Link. The County PROS Plan indicates trail development is a high priority and includes capital improvements for the Trail.

- J. On November 26, 2013 the County, UP and Lakewood staff completed the Draft Chambers Creek Canyon Trail Plan attached hereto as Exhibit A and agreed the next step in trail implementation would be to enter into an inter-local agreement for the planning and design of the Trail.
- K. The Parties have mutually determined that the public interest would be best served by the Parties working collaboratively on the Trail between the Chambers Creek Road Trailhead and Kobayashi Park/Phillips Road including trail connections to street ends on both sides of the canyon, boardwalks crossing sensitive areas in the canyon and two pedestrian bridges crossing between the north and south sides of the canyon.
- L. This Agreement is entered into pursuant to RCW 39.34 (Interlocal Cooperation Act). The Parties represent that under state law, including but not limited to RCW 35.75, RCW 36.34.340, RCW 36.75.060, RCW 36.89.030, RCW 47.01.260 and RCW 67.20.010, they each have authority to perform the services, activities, and undertakings contemplated herein.

NOW, THEREFORE, the Parties agree as follows:

TERMS AND CONDITIONS

- 1. **PURPOSE.** The Purpose of this Agreement is to establish a framework for the Parties to cooperate and participate in the planning, design and permitting work for the trail, boardwalk and bridges and associated trail connections and amenities as necessary, and to collaboratively seek grants and other funding sources for the Trail located between the Chambers Creek Road Trailhead and Kobayashi Park/Phillips Road.
- 2. **PARTIES' ROLES.** The Parties' roles are as follows:
 - 2.1 **University Place.** In accordance with the Joint Procedural Agreement, UP will act as the lead agency and provide the project management necessary for planning, design and permitting work of the trail, boardwalk and bridges and associated trail connections and amenities as necessary. UP will participate in funding, the grant application process and provide right-access to lands it owns in the canyon as set forth more fully below. As the lead agency, University Place will be advised and informed by the Chambers Creek Canyon Trail Committee as provided for in Section 4.
 - 2.2 **City of Lakewood.** Lakewood will cooperate and participate in the planning, design and permitting work for the trail, boardwalk and bridges and associated trail connections and amenities as necessary. Lakewood will participate in funding and the grant application process.

- 2.4 Pierce County. Pierce County will cooperate and participate in the planning design, and permitting work for the trail, boardwalk and bridges and associated trail connections and amenities as necessary. The County will participate in funding, the grant application process and provide right-access to lands it owns in the canyon as set forth more fully below.
- 2.6 This Agreement covers the planning, design and permitting work on this project leading to construction of the Trail. This Agreement is not intended to address all of the construction, operation and maintenance phases of the Trail Project. If grants and other funding resources become available and are awarded for construction of the trail, boardwalks, bridges, trail connections and amenities, the Parties fully contemplate that further amendments to this Agreement will be necessary to further define roles and responsibilities regarding the construction, operation and maintenance of the trail and its components.
3. TERM. The term of this Agreement shall be 3 years, commencing on the 1st day of March 2014, and terminating on the 31st day of March 2017, unless sooner terminated as provided in Section 7.
4. ESTABLISHMENT OF A CHAMBERS CREEK CANYON TRAIL COMMITTEE.
- 4.1 Committee established. In order to facilitate the administration of this Agreement between the Parties, the Parties hereby establish a forum to be known as the Chambers Creek Canyon Trail Committee ("CCCTC" or the "Committee"). This Agreement does not create a new legal or administrative entity, or a joint board.
- 4.2 Membership. The CCCTC shall consist of three members with each of the following Parties represented by one member of each: the University Place, Lakewood and Pierce County.
- 4.3 Purpose of CCCTC. The CCCTC will serve as a forum in which the Parties may:
- a) To the extent possible and appropriate, coordinate with the lead agency on funding opportunities, grant applications, planning and design of the Trail.
 - b) Advise and inform each other regarding problems and issues of mutual interest concerning the design of the Trail.
 - c) Encourage and receive input from citizens and citizen groups on the design of the Trail.
 - d) Collect and disseminate information from and to each other and the public.

- e) Liaison between themselves, and between the Parties and other governmental agencies or any private entity or person regarding funding opportunities, grant applications and design of the Trail.
- f) Review and comment on any proposed expenditures of money contributed to the Trail Projects by the Parties, prior to the actual expenditure of such funds or invoicing to any Party to this Agreement.
- g) Develop mutually acceptable guidelines for Trail design to assure consistency of care, service, and use by and within each jurisdiction.
- h) Recommend appropriate grants and assist the lead agency in the preparation and review of grant applications made in furtherance of the Trail design, and aid each of the Parties in writing letters of support for such grants.

4.4 CCCTC Limitations. The CCCTC shall have no power to obligate any Party or Parties in matters of policy, administration, or finance. The CCCTC shall have no power to purchase or hold property or otherwise expend funds. The Parties shall provide no operating or other revenues to the CCCTC. The CCCTC shall have no power to employ staff or purchase goods or services through contract. The CCCTC shall have no independent power to take action. The activities of the CCCTC shall not be a necessary antecedent to any action by any of the Parties.

4.5 CCCTC to Sunset. The CCCTC shall cease to exist upon the expiration or earlier termination of this Agreement. By mutual written consent, the Parties may also eliminate the CCCTC at any time prior to the expiration or earlier termination of this Agreement.

4.6 Organization and Voting.

- a) One member chosen by the Committee representatives shall serve as chairperson. The chairperson shall prepare the agenda for each meeting of the Committee at the meeting times, place, and frequency established by the Committee.
- b) Each member of the CCCTC shall have one vote. In the event of a tie vote the issue shall fail. In dealing with issues related to review of expenditures, only representatives of Parties having committed budgets or funds to the Trail project will have a vote.
- c) The Parties may designate alternate members in a manner considered appropriate by the designated Party. In the event that a Party's appointed representative will be unable to attend a meeting of the CCCTC, the Party represented by that appointed member may be represented by the alternate member. Alternate members representing absent members shall have the

same privileges as appointed members; provided that no Party shall have more than one vote on the business brought to the CCCTC.

5. RELATIONSHIPS AMONG THE PARTIES.

5.1 Finance of Trail Design. The Parties anticipate that they will each voluntarily contribute capital improvement program ("CIP") or other funds towards the initial design of the Trail Project, in amounts to be determined later. Nothing in this Agreement obligates any Party to fund any aspect of the Trail Project contemplated herein. However, once a Party voluntarily commits to contribute particular funds towards the Trail design, then such Party will be obligated to contribute such funds unless and until the Parties mutually negotiate another outcome. Parties that commit to contribute funds towards Trail design are termed "Funding Parties" for purposes of this Agreement.

5.2 Manner of Collecting, Holding, and Accounting for Money. As the lead agency, University Place will provide budget and accounting documentation to Funding Parties. University Place's budget and accounting documentation will be with consistent with generally accepted accounting principles as well as any additional guidance provided by the Parties through the CCCTC. During the Trail design process, University Place will invoice the Funding Parties in advance of actual expenditures, on a quarterly basis or such other basis as the Parties may decide. The invoice will show the sum total of funds requested for the coming quarter or other period, each Funding Party's share of that total, and will identify the proposed expenditures by cost category, activity code or such other criteria as the parties may agree upon. The Funding Parties will provide funds to University Place within thirty (30) calendar days of invoice receipt. University Place will deposit the funds in a CIP account, from which University Place may expend funds on the Trail Project.

University Place will also prepare and distribute to all Parties, on a quarterly basis or such other basis as the Parties may decide, a receipt or accounting statement showing the actual expenditures from the immediate preceding quarter and the current account balance, if any. Furthermore, University Place will cooperate with individual Parties to meet any other specific accounting or bookkeeping requirements they may have.

5.3 Parties' Options Not Limited. Nothing in this Agreement shall limit the Parties' legal rights or remedies, or their broader freedom to creatively resolve the contingencies addressed in this section or other contingencies not contemplated in this Agreement; PROVIDED, that the Parties shall attempt to work cooperatively in good faith through the CCCTC as set forth above; and provided further, that in the event of a dispute they shall first utilize the dispute resolution process set forth in Section 8 below.

RIGHT OF ENTRY

- 6.1 Right of Entry: The County hereby grants UP and Lakewood, their employees, agents, contractors and consultants an irrevocable right to enter and use the real property ("Property") described as tax parcels 0220224001, 0220271001, 0220271008, 0220271011, 0220271013, 0220271045, 0220271064, 0220272012, 0220272030, 0220275015, 0220275016, 0220275017, 0220281037, 0220281040, 0220281041, 0220282015, 0220282016, 0220283013, 0220285023, 0220291009, 0220294019, 0220294020, 0220294023, 0220294024, 9085900590, 0220282009, 0220272029, 0220282019, 0220291020 and 6430493940 for the purpose of planning, design and permitting work for the trail, boardwalk and bridges and associated trail connections and amenities as necessary, and to collaboratively seek grants and other funding sources for the Trail located between the Chambers Creek Road Trailhead and Kobayashi Park/Phillips Road.
- 6.2 Right of Entry: UP hereby grants to the County and Lakewood, their employees, agents, contractors and consultants an irrevocable right to enter and use the real property ("Property") described as tax parcels 0220271072, 0220271069, 0220281034, 4002910220 and 4002640190.
- 6.3 Maintenance of Properties: These rights of entry shall commence on the date of this agreement and shall expire on December 31, 2017 unless earlier terminated by Grantees. Prior to its expiration, Grantees will return the property to a condition reasonably comparable to the condition of the Property prior to the Term, except to the extent that changes to the condition of the Property did not occur as a result of an act of Grantee, its employees, agents, contractors, or consultants. Gates will be secured, and fences, if temporarily removed, shall be replaced. All excavations shall be filled and leveled. There shall be no cutting or removal of paved surfaces without prior notice and written approval by the Grantor.
- 6.4 Access: Access will typically be by foot, light duty truck or car along common access ways or trails and with prior notice in a manner mutually agreed upon. No vehicles larger than a light duty pick-up truck shall be permitted on the Property without prior notice and written approval by the Grantor. Grantee understands the Property includes an active trail used by the general public and the rights herein granted shall at all times be exercised in a manner that does not unreasonably interfere with the use of the Property by Grantor.

7. INDEMNIFICATION.

- 7.1 To the extent authorized by law, the Parties shall protect, defend, indemnify, and hold harmless each other and their employees, authorized agents, and/or contractors, while acting within the scope of their employment as such, from any and all costs, claims, judgments, and/or awards of damages (both to persons and/or property), arising out of, or in any way resulting from, each Party's obligations to be performed pursuant to the provisions of this Agreement. The Parties shall not be required to indemnify, defend, or hold harmless the other Party if the claim, suit, or action for injuries, death, or damages (both to persons and/or property) is caused by the negligence of the other Party; provided that, if such claims, suits, or actions result from the concurrent negligence of (a) the STATE, its employees, authorized agents, or contractors and (b) the Parties, their employees or authorized agents, or involves those actions covered by RCW 4.24.115, the indemnity provisions provided herein shall be valid and enforceable only to the extent of the negligence of each Party, its employees, authorized agents, and/or contractors.
- 7.2 The Parties agree that their obligations under this section extend to any claim, demand and/or cause of action brought by, or on behalf of, any of its officers while performing under the terms of this Agreement. For this purpose, the Parties, by mutual negotiation, hereby waive with respect to the STATE only, any immunity that would otherwise be available to it against such claims under the Industrial Insurance provisions chapter 51.12 RCW.

8. TERMINATION. This Agreement is subject to termination based upon the following:

- 8.1 Necessity. In the event that UP determines that termination of this Agreement is necessary due to lack of funding or any other reason UP determines, in its sole discretion, justifies termination, UP shall give the other Parties thirty (30) days' notice of termination of this Agreement. Upon UP's termination of the agreement, all Parties shall be released from any future funding or other obligations related to this agreement.
- 8.2 Default. By reason of a breach of this Agreement by a Party, the other Parties may terminate this Agreement; provided that written notice specifying the breach, and thirty (30) days to cure the breach is given, and thereafter, in the absence of a substantial cure, the dispute resolution procedures set forth in Section 8 below are followed. The notice and dispute resolution requirements do not apply where protection of the public's health, welfare, or safety requires immediate termination.
- 8.3 Lack of Appropriation. Any Party's obligation under this Agreement that may extend beyond the current appropriation year is expressly conditioned upon that Party's legislative appropriation of sufficient funds to support the activities described in this Agreement. If the Party's legislative body does not appropriate sufficient funds for those purposes, then that Party's participation under this Agreement shall terminate automatically at the end of the current appropriation year.

- 8.4 Public Convenience. Any Party other than University Place, may withdraw from the Agreement for public convenience upon thirty (30) calendar days' written notice provided that to the extent each Party has obligated itself to provide funding for the Trail Project, that funding obligation shall survive the termination of the agreement and funding shall continue to be provided by the Party until the end of the Party's current appropriation year, after which the Party shall have no further funding obligation to the Trail Project.
- 8.5 Account Close-Out If Project Abandoned. If, for any reason, the Trail Project is abandoned or otherwise terminated before the Trail design is completed, then University Place will settle up all remaining obligations, close out the project account, liquidate or return personal property consistent with applicable surplus requirements, provide a final account summary to the other Funding Parties, and return any unspent funds on a prorated basis that reflects each Funding Party's relative contribution to the project.
9. **DISPUTE RESOLUTION.** If a Party claims that another Party has breached any term of this Agreement, the following procedures shall be followed if, and when, informal communications such as telephone conversations fail to satisfy the claiming Party:
- 9.1 The claiming Party's representative shall provide a written notice to the other Party's representative of the alleged breach. The notice shall identify the act or omission at issue and the specific term(s) of the Agreement which the complaining Party alleges was violated.
- 9.2 The responding Party's representative shall respond to the notice in writing within seven (7) business days. The response shall state that Party's position as well as what, if any, corrective action the responding Party agrees to take.
- 9.3 The claiming Party shall reply in writing, indicating either satisfaction or dissatisfaction with the response. If satisfied, then the responding Party shall take any corrective action within fourteen (14) business days after receipt of the claiming Party's reply. If dissatisfied, the claiming Party shall call an in-person meeting. The meeting shall occur within a reasonable period of time and shall be attended by the designated representatives of each Party, and such others as they individually invite. If the claiming Party remains dissatisfied with the results of the meeting, it may sue to enforce the terms of this Agreement or it may terminate this Agreement. The Parties also may agree to an alternate dispute resolution process.

10. LIABILITY INSURANCE REQUIREMENTS.

10.1 Notwithstanding any other provision within this Agreement, the Parties shall each procure and maintain for the duration of the Agreement:

- a) Commercial General Liability: (to include Products-Completed Operations) insurance against claims for injuries to persons or damages to property that may arise from or in connection with activities performed under this Agreement. General liability insurance shall be as broad as that provided by Commercial General Liability "occurrence" form CG0001 (Ed. 11/85).

The insurance limits shall be no less than one million dollars (\$1,000,000) combined single limit per occurrence and two million dollars (\$2,000,000) in the aggregate for bodily injury and property damage.

- b) Automobile Liability: Insurance Services form number CA 00 01 (Ed. 1/80) any auto. The limit of liability shall be no less than one million dollars (\$ 1,000,000) per occurrence.

- c) Workers Compensation/Stop Gap: Statutory Worker's Compensation coverage and Stop Gap Liability for a limit no less than one million dollars (\$1,000,000).

10.2 The insurance policies required in this Agreement are to contain or be endorsed to contain the following provisions with respect to all Liability Policies except Professional Liability and Worker's Compensation:

University Place, Lakewood, and Pierce County, their officers, officials, employees, agents, and consultants are to be covered as additional insured's as respects liability arising out of activities performed under this Agreement. Such insurance shall be Primary.

10.3 Municipal or State Agency Provisions. If the Party is a municipal corporation or a subdivision or an agency of the State of Washington and is self-insured for any of the above insurance requirements, a certification of self-insurance shall be attached hereto and be incorporated by reference and shall constitute compliance with this section.

10.4 Insurance for Design Phase. Unless the CCCTC recommends otherwise, University Place shall cause all consultants and contractors performing work pursuant to this Agreement to procure and maintain the following insurance coverage's:

- a) General Liability. Coverage shall be at least as broad as Insurance Services Office form number CG 00 01 covering COMMERCIAL

GENERAL LIABILITY. \$1,000,000 combined single limit per occurrence, and for those policies with aggregate limits, a \$2,000,000 aggregate limit.

- b) Automobile Liability. Coverage shall be at least as broad as Insurance Services Office form number CA 00. 01 covering BUSINESS AUTO COVERAGE, symbol 1 "any auto"; or the combination of symbols 2, 8, and 9. \$1,000,000 combined single limit per accident.
- c) Workers' Compensation. Statutory requirements of the State of residency. Coverage shall be at least as broad as Workers' Compensation coverage, as required by the Industrial Insurance Act of the State of Washington, as well as any similar coverage required for this work by applicable Federal or "other States" State Law.
- d) Employer's Liability or "Stop Gap". Coverage shall be at least as broad as the protection provided by the Workers Compensation policy Part 2 (Employers Liability) or, in states with monopolistic state funds, the protection provided by the "Stop Gap" endorsement to the general liability policy.
- e) Professional Liability Errors and Omissions. If the work involves Professional Services, \$5,000,000 per claim/aggregate.

10.5 Design Phase Insurance Requirements. The insurance policies required are to contain or be endorsed to contain the following provisions:

- a) With respect to all Liability Policies except Professional Liability and Workers Compensation:
 - i. The Parties, their officers, officials, employees, agents and contractor's/consultants are to be covered as additional insured's as respects liability arising out of activities performed by or on behalf of the /Consultant/Contractor in connection with this Agreement. Additional Insured status shall include Products-Completed Operations.
 - ii. The Consultant/Contractor's insurance coverage shall be primary insurance as respects the Parties, their officers, officials, employees and agents. Any insurance and/or self-insurance maintained by the Parties, their officers, officials, employees and agents shall not contribute with the Consultant/Contractor's insurance or benefit the Consultant/Contractor in any way.

iii. The Consultant/Contractor's insurance shall apply separately to each insured against whom a claim is made and/or lawsuit is brought, except with respect to the limits of the insurer's liability.

11. NOTICE. Any written notice, which is required or permitted regarding this Agreement, shall be given by U.S. first-class mail or by personal delivery to the Party which is the intended recipient of the notice at its address as follows:

If to City of University Place:

Gary Cooper,
Director Parks and Public Works
City of University Place
4951 Grandview Drive West
University Place, WA 98467

If to City of Lakewood:

Mary Dodsworth
Parks, Recreation and Community Services Director
City of Lakewood
6000 Main Street S.W.
Lakewood, WA 98499-5027

If to Pierce County:

Tony Tipton, Director
Pierce County Parks and Recreation
9112 Lakewood Drive S.W.
Lakewood, WA 98499-3998

12. ENTIRE AGREEMENT. This Agreement contains the Parties' entire understanding with respect to the subject matter hereof. There are no other agreements, oral or written, except as expressly set forth herein.
13. AMENDMENTS IN WRITING. Any amendment or modification of this Agreement must be in writing and executed by the Parties agreeing thereto.
14. NO CONTINUING WAIVER OF DEFAULT. The waiver of any default under any provision of this Agreement must be in writing to be valid and shall not constitute a waiver of any other default, whether of the same or of any other provision.
15. LEGISLATIVE APPROVAL. The Interlocal Cooperation Act, RCW 39.34, requires that this Agreement be approved by the Parties' legislative bodies prior to execution. The Parties hereby affirm their intent to use their best efforts to seek timely approval of the Agreement by their respective legislative bodies.
16. APPLICABLE LAW. This Agreement shall be construed under the laws of the State of Washington. Venue for any lawsuit arising out of this Agreement shall lie in University Place Superior Court.

17. EXECUTION IN COUNTERPARTS. This Agreement may be executed in counterparts, each of which shall be deemed an original.
18. HEADINGS NOT PART OF TERMS OR CONDITIONS. The headings of the various sections and subsections of this Agreement are inserted for convenience only and shall not be deemed to expand, limit, or otherwise affect them.
19. ASSIGNABILITY; TERMS AND CONDITIONS BINDING ON SUCCESSORS AND ASSIGNS. Any or all of the rights and obligations of a Party to this Agreement may be assigned and delegated to other persons, firms, or corporations only with the express written consent of the other Parties. This Agreement shall be binding on such approved assignees and delegates.
20. NO AGENCY, PARTNERSHIP, OR EMPLOYMENT RELATIONSHIP CREATED. Nothing herein shall be construed as creating an agency, partnership, or employment relationship between or among the Parties or any of their employees, representatives, or agents.
21. NO THIRD PARTY BENEFICIARIES. Nothing in this Agreement shall create or be construed to create any rights, duties, obligations, or cause of action in any person not a party to it.
22. NO RESTRICTION ON POLICE POWERS. Nothing in this Agreement shall diminish any of the Parties' governmental or police powers.
23. SEVERABILITY. If any provision of this Agreement is deemed unlawful or unenforceable, such provisions shall be fully severable, and the remainder of this Agreement shall be in full force and effect with the automatic addition of a provision as similar in its terms to such illegal or unenforceable provision as may be possible to make such provision legal and enforceable.
24. RECORDING. University Place shall record this Agreement following approval by all of the Parties' legislative bodies and execution by all the Parties.
25. BUSINESS DAYS: Business days for this Agreement are defined as Monday through Friday, excluding Washington State holidays per RCW 1.16.050.
26. RECORD RETENTION: University Place shall maintain all relevant account books, project plans, and Trail, bridge and boardwalk engineering and design documents for a period of not less than six (6) years, during which period University Place shall allow the other Parties to inspect such materials by appointment during regular business hours.

Signature Blocks Appear on Page 14

EXECUTED THIS __ DAY OF _____ 2014.

The City of University Place

By: _____

TITLE: _____

APPROVED AS TO FORM

University Place City Attorney

The City of Lakewood

By: _____

TITLE: _____

APPROVED AS TO FORM

Lakewood City Attorney

Pierce County

By: _____

TITLE: _____

APPROVED AS TO FORM

Deputy Prosecuting Attorney

DRAFT
CHAMBERS CREEK CANYON TRAIL PLAN
November 26, 2013

Chambers Creek Trail Implementation Plan

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INTRODUCTION

Purpose

The purpose of the Chambers Creek Canyon Trail Project is to develop a hiking trail in Chambers Creek Canyon between Chambers Regional Park at the mouth of Chambers Creek and Kobayashi Park at the confluence of Chambers Creek and Leach Creek. The Implementation Plan includes a brief history of the Chambers Creek Canyon, citizen involvement, adopted goals, policies and strategies, establishing the trail route, design standards, a list of permit requirements, a cost estimate, potential funding sources and a proposed project timeline. Appendices include a list of partners, a summary of public comments, letters of support and opportunities for trail links to other communities.

History of Chambers Creek Canyon

Before Europeans arrived and settled in the northwest, a Steilacoom Tribal village was located where Chambers Creek drains into Puget Sound. “In 1838, the Hudson’s Bay Company established the Puget Sound Agricultural Company, which acquired lands for planting and pasturage. The Hudson Bay Company claimed territory between the Nisqually and Puyallup Rivers, including the lands adjoining the Steilacoom village”.ⁱ

Chambers Creek is named after Judge Thomas McCutcheon Chambers, an Irish immigrant who moved to the area in 1847. Upon his arrival, Mr. Chambers filed a donation land claim for 640 acres, including land now occupied by Western State Hospital. The donation land claim became effective on September 27, 1850.ⁱⁱ Before Chambers Creek was named after Judge Thomas Chambers it was known as the Steilacoom River and as Heath’s Creek named for J. T. Heath who occupied the area before Judge Chambers. In 1850, Mr. Chambers built a grist mill—the first of three mills he built just upstream from the mouth of Chambers Creek. In 1852, Chambers built the first saw mill in Pierce County on Chambers Creek and in 1855 he opened a flour mill. “In 1854, when Pierce County was formed, he was appointed commissioner. Chambers became Judge Chambers by his election as Probate Judge”.ⁱⁱ

After the saw mill was built, the canyon was logged. Second and third growth forests have since returned.

An electric street car, the *Admiral Dewey*, operated between Tacoma and Steilacoom from the early 1890’s through the mid 1920’s, stopping at the Drexler House in University Place along the way. According to one article, the line ran up Chambers Creek Canyon on the north side, crossing to the south side and crossing back to the

north side before ascending up P each Creek Canyon in the vicinity of Charles Wright Academy. ⁱⁱⁱ Parts of the old railroad grade have been found and may serve as part of the trail alignment.



The *Admiral Dewey* crosses Chambers Creek at the location of the existing bridge in 1895^{iv}

In 1912, the Pioneer Sand and Gravel Company began a mining operation just north of Chambers Creek on the banks of Puget Sound. Pioneer Sand and Gravel later became known as Lone Star. Later, Glacier Sand and Gravel started a second sand and gravel mine to the south abutting Chambers Creek. Together, these pits were one of the largest sand and gravel mining operations in the United States.^v



Pioneer Sand and Gravel 1963^{vi}

In 1978, Pierce County purchased 48 acres on the Puget Sound from the Glacier Sand and Gravel Company to locate the new Chambers Creek Regional Wastewater Treatment Plant. The wastewater treatment plant opened in 1984.

“Since 1977, the Pierce County Parks and Recreation Department acquired more than 200 acres of land extending over two and-a-half miles in the Chambers Creek Canyon through a series of donations and purchases. These properties extend from the mouth of Chambers Bay east to Phillips Road SW.”ⁱ Pierce County continues efforts to acquire additional parcels in the Canyon

To expand the wastewater treatment plant, Pierce County purchased 600 acres of the Lone Star gravel mine in 1992. The 200 acres in the canyon, the 48 acres purchased for the wastewater treatment plant and the 600 acres purchased in 1992 are collectively known as the Chambers Creek Properties.ⁱ

Other pieces of property on the north side of Chambers Creek were purchased or dedicated to the City of University Place. Kobayashi Park in University Place at the eastern end of the trail was purchased in 2004 with the help of the Washington State Recreation and Conservation Office and the Pierce County Conservation Futures Fund. Three other parcels along the north canyon slopes were dedicated as open space in conjunction with residential subdivisions.



Kobayashi Park

PUBLIC INVOLVEMENT

Pierce County

Following the County's purchase of the 600-acre addition to the Properties in 1992, the County began a planning process for the long-term use of the Properties. Of the 900 acres under County ownership, one hundred and forty (140) acres was set aside for the

future expansion and intensification of the wastewater treatment plant. The remainder of the property was the subject of the long-term planning process.

In 1995, Pierce County formed a Citizens Committee and a Resource Team to lead in the development of a Chambers Creek Properties Master Site Plan (MSP). Between 1995 and 1997 the County held dozens of meetings at different locales around the County where hundreds of citizens provided input for the proposed MSP.

When the MSP was adopted by the Pierce County Council in 1997, the plan map showed the existing trail between the trailhead at the Chambers Creek Dam to the trailhead in the Tiffany Park Subdivision, a trail approximately .6 miles long. The plan map also showed a trail extending up the canyon to Philips Road near the Chambers Creek confluence with Leach Creek. The proposed trail included two creek crossings between the north and south sides of the canyon. The existing and proposed trail would be approximately 2.5 miles long.

Before the MSP was adopted, Pierce County conducted an Environmental Impact Statement (EIS) evaluating four alternatives. The EIS was published in April 1997. Dozens of comments were received on the proposal, many in favor of the trails development. There were no significant adverse impacts that could not be mitigated identified in the EIS.

In 2007 the MSP was reviewed and updated to add new uses, remove uses no longer planned and make other adjustments. Like the initial public process, the update involved a Citizens Committee, the Resource Team and a dozen or more public meetings and open houses. No changes were made to the existing or proposed canyon trail.

The 2007 MSP update proposed new uses which were analyzed in a Supplemental Environmental Impact Statement (Final SEIS). The Final SEIS supplemented information presented in the 1997 FEIS, added new information about the environment, and analyzed the new proposed uses at a “ programmatic” level. Subsequent implementation projects will be analyzed at a project specific level of detail at the time of project design.^{vii}

Pierce County PROS Plan Chapter 7.1 includes the Chambers Creek Trail and possible links to it. “The final Regional Trails Plan was adopted by Council as Chapter 7 of the PROS Plan on October 27, 2009.”^{viii}

University Place

The City of University Place incorporated in 1995 followed by the City of Lakewood’s incorporation in 1996. Shortly after incorporation, University Place held a Community Visioning Workshop. The workshop was attended by hundreds of citizens of all ages. During the workshop those in attendance were divided into groups sitting at tables with a blank city map. Each group was asked to draw features on their map representing

what the City should look like in 20 years. The majority of the maps depicted trail systems around the City, including a trail in the Chambers Creek Canyon.

In 1996 the City Council appointed a Citizens Park Advisory Committee.^{ix} The City's Planning and Community Development Department and the Citizens Park Advisory Committee oversaw the development of the City's first Parks, Recreation and Open Space (1997 PROS) Plan.

During the course of the planning process, the Advisory Committee and Department collected public opinions using public surveys at the Community Festival Celebration in October 1996, a parks and recreation forum in January 1997, four Neighborhood Advisory Committee meetings, and a telephone survey of 200 registered voter households in April 1997. Public comments were obtained during public meetings and public hearings held by the Planning Commission and City Council in April and May 1997.^x

When adopted in June 1997, the PROS Plan identified several walking and hiking trails including hiking trails on both the north and south sides of Chambers Creek Canyon. The 1997 PROS Plan included proposed alignments for each side of the Canyon to provide access to scenic views, creek shoreline, wetlands, wooded hillsides, the historic railroad corridor, impound area, Chambers Bay and the neighborhoods on the south plateau.

In preparation to update the 1997 PROS Plan, in 2003 University Place distributed a parks and recreation survey in refuse utility billings and handed out blank survey forms at two community events. Of the 421 surveys received, 409 were from households in University Place, representing more than 1,140 University Place residents of all ages. The surveys received were almost equally split between households with children under the age of 18 and those without children. Of those responding, 47.6% felt that funding for trails and greenways should be a high priority for the City.

In 2004 and 2005 University Place created a Capital Strategy Task Force to provide the City Council with a recommendation for future capital improvements. The Capital Strategy Task Force conducted a series of focus group meetings with community stakeholders and developed a community survey to gather public opinion regarding a capital improvement strategy. This survey was tailored to determine the community's desire for all capital facilities and its willingness to fund them. Renovation and development of walking and biking trails was the outdoor parks and recreation improvement respondents were most willing to fund.^{xi}

The 1997 PROS Plan, amended in November 2007, states "Establishing a Chambers-Leach Creek trail corridor by acquiring properties and/or trail easements and building a

trail will open much of the available natural areas in the City and provide for the trail deficit.”^{xii}

On August 6, 2012 the City Council adopted Resolution 696, Council Goals for 2013 – 2014. Included within the 2013 – 2014 Goal of improving parks and recreation the City Council listed *develop an implementation plan for the development of the Leach Creek/Chambers Creek Trail and commence construction of the Phase 1 Leach Creek/Chambers Creek Trail (funding dependent)* as desired outcomes.

Additional public outreach includes:

September 18, 2012	Forever Green Conference
October 19, 2012	Coalition for Active Transportation
February 8, 2013	County Park Directors
March 9, 2013	Chambers Creek Foundation
March 11 2013	Town of Steilacoom Planning Commission

Lakewood

In 2000 the cities of Lakewood and University Place along with Pierce County entered into a Joint Procedural Agreement regarding the Chambers Creek Properties and the Chamber Creek Properties Master Site Plan to facilitate further use and development of the properties. The JPA included adoption of design standards and guidelines to be applied to the Properties.

In 2006 City of Lakewood staff and citizens participated in Pierce County’s update process including citizen and resource committees, numerous public meetings and hearings on any changes to the Plan and an associated Supplemental Environmental Impact Statement. The Lakewood City Council approved by resolution the Chambers Creek Properties Master Site Plan update which included development conditions in the Design Standards and Guidelines applicable to the site.

Joint Outreach

Development of this Implementation Plan began with a public open house at the Pierce County Environmental Services Building at Chambers Creek Properties jointly sponsored by University Place, Lakewood and Pierce County. The open house was held on January 29, 2013 and was attended by 80 persons from surrounding communities. Notice of the open house was mailed to over 900 property owners in the vicinity of Chambers Creek Canyon, published in the Tacoma News Tribune, and placed on county and city newsletters and websites.

Comments were collected on comment cards distributed around the meeting room and on flip charts at informational stations. The following is a sample of comments. The complete list of comments is located in Appendix A.

- The Scouts would like to help with trail development and maintenance.
- Please keep the trail as natural as possible.
- Please contact me for information on volunteering.
- Love the ideas! Especially like the designs for the Kobayashi piece – transformation of the house to passive public use/picnic shelters with restrooms.
- Any thought to removal of old Boise Cascade diversion dam?
- We are really excited about this proposed project since we are avid hikers in these trails already!
- Treat the entire area the same way the Nisqually Refuge is treated. It is nearly wilderness and should be preserved as such with the exception of a modest trail system.
- Please include bicycles, horses, and dogs.
- What is the source of revenue – for parking lot? Visitors Area?
- Protect neighborhoods (buffers).
- Save trees, limited parking hours, use a durable paving or surface such as pervious asphalt.
- The trail will provide emergency service access in the Canyon.
- Make trails as dog-friendly as possible.
- Please no off-leash areas and keep a few trails off-limits to pets to not scare off wildlife.
- No motorized vehicles please, quieter and safer.



Public Open House on January 29, 2013

ADOPTED GOALS, POLICIES AND STRATEGIES

Pierce County, the cities of University Place and Lakewood and others have long envisioned a trail in the Chambers Creek Canyon. To further this vision, Pierce County and, the cities of University Place and Lakewood have adopted the following goals, policies, and strategies contained in the Pierce County Comprehensive Plan, the Chambers Creek Properties Master Site Plan, the University Place Comprehensive Plan, and the City of Lakewood Legacy Plan respectively.

Pierce County Comprehensive Plan

LU-Rc Objective 54A Recreation: Develop a comprehensive system of multi-purpose and linear park trails providing for recreational bicyclists, hikers and walkers, joggers, casual strollers, equestrian use and neighborhood residents. Link urban neighborhoods to major parks and community facilities, and with proposed trails to other community and regional facilities. Extend trails through natural area corridors which will provide a high quality, diverse sampling of county environmental resources.

Pierce County Parks, Recreation and Open Space Plan

Goal 2D: Regional Connectivity

Provide and enhance connectivity to important County and regional destinations, between multiple jurisdictions and to neighboring counties.

Policy 2D.1. Create connections between key community destinations such as regional and county park sites, schools, employment centers, transit centers and significant natural areas and landmarks.

Policy 2D.2. Connect to neighboring counties and nearby jurisdictions throughout Pierce County.

Policy 2D.4. Acquire trail segments that complete the regional trails system through a variety of methods including land dedication, purchase, use of vacated rail lines (rail-banking) and other rights-of-way, donation of land, and public easements and use agreements.

Policy 2D.5. Work with other federal, state and local agencies to identify public property that could be used to further the regional trail system.

Goal 2F: Trail Design

Incorporate innovative design techniques that minimize impacts to the natural environment and neighboring uses, and that offer a variety of experiences and diverse facilities.

Policy 2F.1. Design trails that provide recreation opportunities, as well as transportation routes for pedestrians, bicyclists, equestrians and boaters.

Policy 2F.2. Design trails that provide a variety of trail lengths and destinations, and offer loops that are interconnected.

Goal 2I: Coordination

Coordinate with cities and local communities, federal agencies, tribes, park districts, user groups and organizations, and neighboring counties to ensure the successful development of a regional trails system.

Policy 2I.1. Coordinate and cooperate with surrounding jurisdictions and providers to create a seamless regional trails system.

Chambers Creek Properties Master Site Plan

Improve the existing informal trail segments that are accessed from different points in the Canyon. In the long term, link the existing trails with new segments and pedestrian bridges over the Creek to provide access throughout the Canyon. Add potential trailheads at Phillips Road SW, Chambers Lane West, and Zircon Drive SW (across from the Oakbrook Golf and Country Club). Work in cooperation with the cities in creating a trail link between County and City owned properties.

University Place Comprehensive Plan

Goal Pro 1

Develop a high quality, diversified park, recreation and open space system that benefits citizens of various ages, incomes, and physical abilities.

Policy PRO1A. Identify, acquire, and preserve a wide variety of lands for park and open space purposes, including:

- Natural areas and features with outstanding scenic or recreational value, or wildlife preservation potential;
- Lands that provide public access to shore lands and creeks;
- Lands that visually or physically connect natural areas, or provide important linkages for recreation, plant communities, and wildlife habitat; and
- Lands valuable for recreation, such as athletic fields, trails, fishing, swimming or picnic activities.

Policy LU5B. Develop a system of distinctively designed pedestrian, jogging, and bicycle trails throughout the City that could also connect to regional trail systems.

Policy Discussion: Recreational trails and pedestrian linkages between existing parks and City areas will enhance public enjoyment of natural features within the City, and benefit transportation mobility and circulation. Examples include the trail system along

Chambers Creek Canyon, Rails to Trails, and the proposed Chambers Creek Properties development.

City of Lakewood Comprehensive Plan

Policy LU-45.3. “Continue to support the development of Pierce County’s Chambers Creek Canyon Park in accordance with the May 1997 Chambers Creek Properties Master Site Plan. Continue support for the Master Site Plan public process. Work with Pierce County to develop a mutually acceptable joint procedural agreement and any related agreements needed to support the Master Site Plan. Encourage Pierce County to complete identified Master Site Plan projects in a timely manner and in consultation with adjacent cities and neighborhoods.”

Lakewood Legacy Plan

Goal 1:

Protect the open space and water access needs of future generations through acquisition, development and environmental stewardship.

Goal 2:

Create safe access to open space through a connected system of urban, non-motorized trails.

Strategies:

2.1. Develop a connected system of non-motorized trails throughout the City.

2.1.1. Create a connected system of on-street non-motorized trails and off-street trails in parks and other public spaces.

2.1.3. Partner with adjacent jurisdictions to connect City trails and water trails with regional trail systems.

ESTABLISHMENT OF THE TRAIL ROUTE

Continuing the work previously accomplished to acquire property for the Chambers / Leach Creek Trail, a joint meeting of park and planning representatives from Pierce County, Lakewood and University Place met to discuss next steps. It was agreed that a reconnaissance of the canyon was needed to establish a trail route that could be built and maintained. To effectuate the reconnaissance, Pierce County provided University Place with a right of access agreement. Maintenance staff from Pierce County and University Place were chosen for the survey because they would likely be the individuals developing and maintaining the trail.

In April 2013 Maintenance staff from Pierce County and University Place hiked throughout Chambers Creek Canyon to find the best route taking proximity to the creek, steep slopes and wetlands into account. Although initially discouraged by the steep slopes, the reconnaissance team was able to locate a number of skid roads constructed when the canyon was logged and informal trails used by people who currently walk in the canyon.

The reconnaissance team members were also tasked with finding the best location to place a stream crossing near the middle of the canyon so that the trail could connect with Kobayashi Park.



Potential Stream Crossing Site
(Not on the log)

Using Global Positioning System (GPS) equipment, the reconnaissance team mapped the proposed trail alignment used in this trail implementation plan. The final route of the trail will be established after a formal trail survey has been conducted.

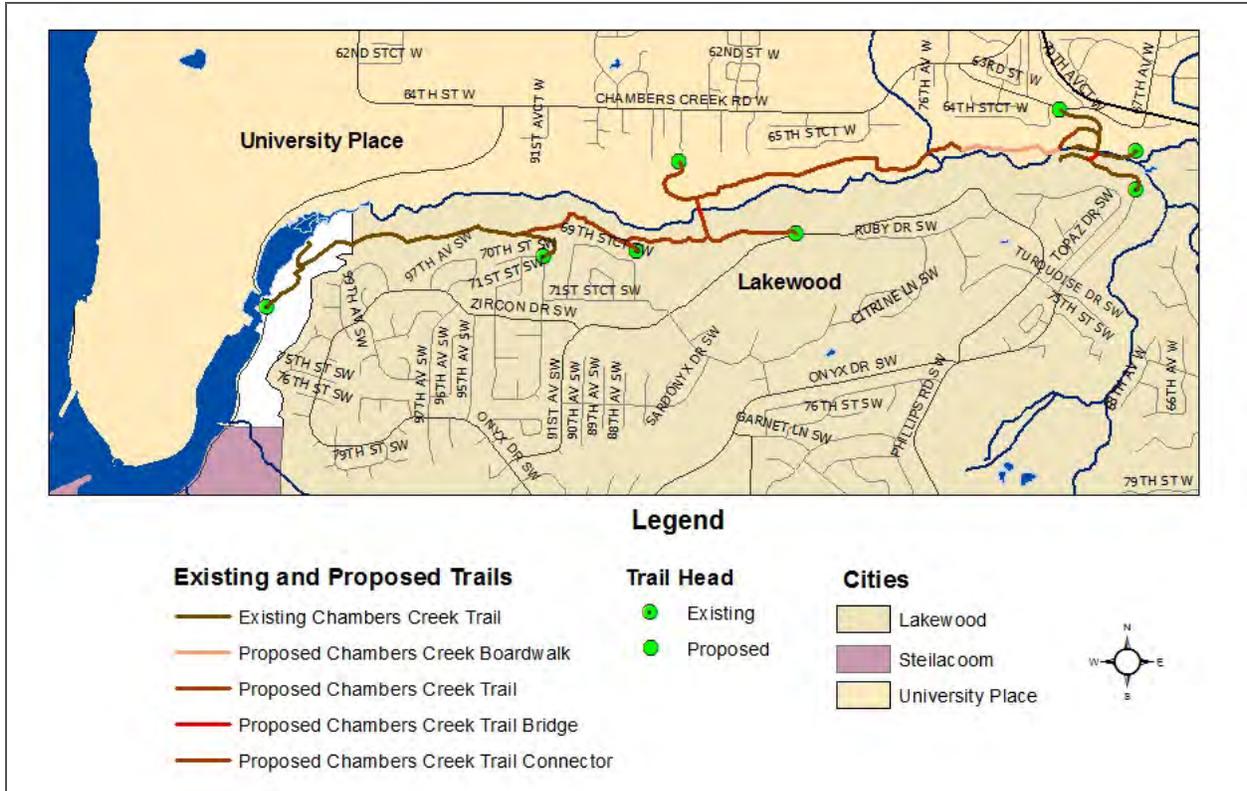


The Trail Reconnaissance Team used the Global Positioning System to map a proposed trail route.

An old stream crossing near Kobayashi Park had been removed in the past. This former stream crossing connected Chambers Creek Road in University Place with Phillips Road in Lakewood. This Trail Implementation plan includes a proposal to place a pedestrian bridge at this location, in conjunction with a salmon recovery project.



Site of historic stream crossing



Proposed Trail Route

TRAIL DESIGN & DESIGN STANDARDS

The MSP is being implemented with the help of two documents, the Chambers Creek Properties Joint Procedural Agreement (JPA), and the Chambers Creek Properties Design Standards and Guidelines.

The JPA is an agreement between Pierce County and the cities of Lakewood and University Place that describes the roles and responsibilities of each of the jurisdictions within which the Properties are located. Pierce County is the property owner and a small area including the trail head at Chambers Bay is located in unincorporated Pierce County. The south side of Chambers Creek Canyon is located in the City of Lakewood and the remainder of the property is located in University Place. Because the bulk of the Properties are located in University Place, permitting authority for the properties are managed by University Place.

The Chambers Creek Properties Design Standards and Guidelines include design standards for circulation and access, parking areas, utilities, landscape and site design, fencing barriers and buffers, site lighting, signage and graphics, architectural guidelines and public art and interpretation. Applicable design standards are included in chapters on circulation and access, parking areas, landscape and site design, and signage and

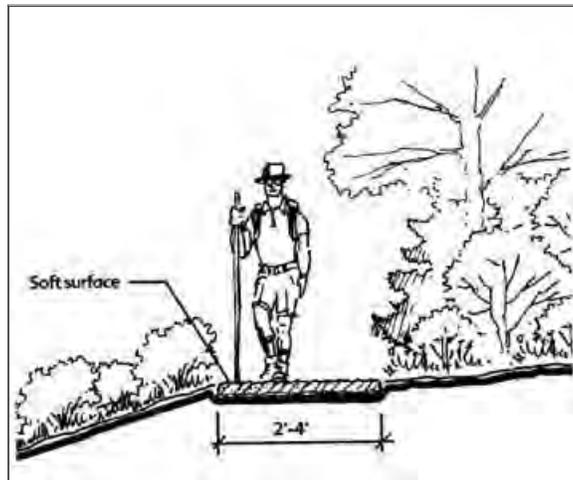
graphics. The Chambers Creek Properties Design Standards and Guidelines identify Chamber's Creek Canyon as "Area 7".

In addition to the Chambers Creek Properties Design Standards and Guidelines, Pierce County has also adopted trail design standards as Appendix I of the Pierce County Parks Recreation and Open Space Plan. These design standards include standards for trails, trail heads, and trail amenities. Trail amenities include benches, bollards, tables, bike racks, fencing, drinking fountains, ramps and handrails, directional and information signage, curb stops, restrooms, lighting, trash and recycling receptacles and pin pile boardwalks and bridges.

Common themes in the Pierce County Trail Design Standards include ensuring a consistent design theme throughout the trail system, design and materials chosen should be based on long term maintenance costs, and have a design consistent with other trail amenities

When there are two standards that apply to the same trail element, the design standard in the Chambers Creek Properties Design Standards and Guidelines will be used.

The MSP identifies the trail in the canyon as a Nature Trail.



Nature Trail

(Pierce County Design Standards)

Nature Trail Design

- Natural trails shall conform to the Pierce County standard for nature trails, 2-4 feet wide with soft porous surfacing
- Nature trails shall be sited and designed to ensure that public access is discouraged in environmentally sensitive areas such as wetlands and unstable slopes
- Nature trails are appropriate in Area 5 (on the perimeter of the playfields), Area 7 (Canyon Park), and as minor connector trails throughout the site
- Nature trails will be limited to foot traffic only
- Nature trails will be located on a site-specific basis as individual development projects occur in order to establish the most beneficial pedestrian connections and to minimize site impacts

Additional design standards regarding non-motorized circulation in general include:

- Access to trailhead parking lots will be gated between dusk and dawn
- Equestrian use of trails shall be prohibited
- Informational signage along trails will specify daylight hour trail use only
- Bicycles shall be prohibited on public pathways, walkways and nature trails

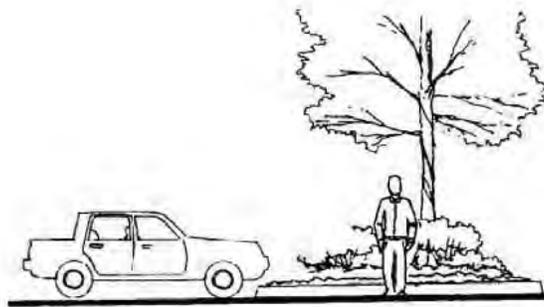
Trail-Heads

Trail-heads serve as gateways to a trail and often include an information kiosk, barricades to limit access and waste receptacles. An information kiosk is usually either one sided or four sided. If a four sided kiosk is used, space around the kiosk must be provided to allow circulation and surfacing needs to be more durable to withstand more pedestrian traffic. Kiosks should provide a roof to protect posted information from rain and may also include a transparent window covering.

Parking Areas

Parking lot design standards apply to all parking lots with 10 or more spaces. Parking lot design standards include minimum dimensions for parking spaces, provisions for compact stalls, landscaping within parking lots and pedestrian pathways through parking lots to provide direct connections to the uses they serve. The following design example is in Appendix I of the Pierce County Parks Recreation and Open Space Plan.

Most trailhead parking areas serving the Chambers Creek Trail will be small and located in forested areas (4 parking lots with 25 maximum stalls in one location). Therefore, parking areas may be exempt from perimeter and internal landscape requirements.



Typical Trail Head Parking Area

Circulation and Access.

Chambers Creek Properties Design Standards and Guidelines for circulation and access include site entrances and gateways and non-motorized circulation. The applicable site entrances and gateways standards state:

- Trails and vehicle entrances will be controlled access points to the site. Vehicle entries will be gated for security purposes. Bollards at trail entrances will prevent general vehicle access while permitting emergency and service vehicle access.
- Four parking areas will provide informal access to trailheads. These areas will be located at Chambers Creek Road, Phillips Road, Zircon Road, and Chambers Lane.

Landscape and Site Design

The design standards identify different landscape types on the Properties. The Landscape type in the canyon is identified as Riparian Corridor. Development standards for the Riparian Corridor include:

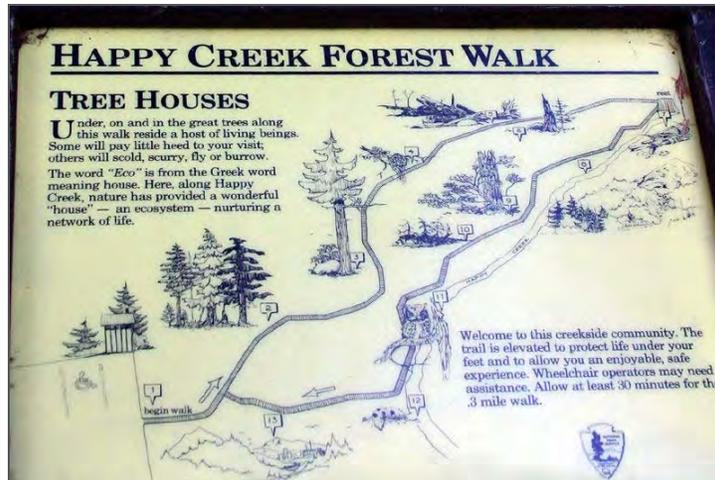
- The dense riparian trees and shrub cover along Chambers Creek shall be retained to protect salmon runs and promote suitable breeding and rearing habitat for all species utilizing the riparian corridor.
- Disturbed areas in the riparian corridor shall be re-vegetated with appropriate native species.
- Vegetation shall be used to stabilize steep slope areas in the riparian corridor.

- Trees over 12 inches in diameter at breast height (dbh) shall not be removed from existing perimeter buffers, steep slopes or Area 7 unless the tree is damaged or diseased.
- Diseased and dangerous trees in the site perimeter on steep slopes should be pruned to remove any hazards.

Signs and Graphics

The Chambers Creek Design Standards and Guidelines contain only guidelines for sign types. Adopted sign standards are contained in the City of University Place Municipal Code, Chapter 19.65. The Design Standards divides sign types into six categories: entrance signs, perimeter signs, directional signs, informational signs, interpretive signs and building identification signs. Selected general sign design guidelines include:

- All signage in the system should be clearly identifiable as elements of the Chambers Creek Properties system.
- Signage should be used to express the nature of the site and its uses.
- Signs should be visually and physically integrated into site design elements, both landscape and built form.
- Signs on the Chambers Creek Properties should primarily use brown and green colors, except where the intent is to draw attention, in those cases bright colors may be appropriate, particularly as accents.
- Sans serif fonts are more legible and are therefore appropriate for large blocks of text.
- Sign fonts should be highly legible when viewed at the distance required.
- All signage should be constructed of durable, recycled, environmentally sensitive, and/or locally available materials.
- Signs may be constructed of materials found on site.



Interpretive Sign

The Chambers Creek Design Standard and Guidelines do not include standards for bridges, boardwalks, trail-head kiosks, or other amenities such as benches or trash receptacles. Design standards for boardwalks and bridges, and trail amenities such as benches, tables, restrooms, trash and recycling receptacles are contained in Appendix I of the Pierce County Parks Recreation and Open Space Plan.

Boardwalk Location and Design

The proposed trail alignment includes a 1,310 foot boardwalk across wetland at the base of steep slopes on the north side of the canyon approximately 1,000 feet south of Kobayashi Park.

Boardwalks provide access to wetlands and other sensitive areas where the public would not otherwise be able to access. In this case the proposed boardwalk will provide a connection between two trail segments and link trails in the Properties to Kobayashi Park and to the future Leach Creek Trail. With the addition of interpretive signs, boardwalks into or through wetlands serve an educational purpose, helping to describe the important functions and values wetlands provide and encouraging the preservation of these valuable areas.



Boardwalk with Interpretive Sign

There are a number of factors that need to be considered before choosing the final route and construction materials for a boardwalk. Factors such as depth of water, types of soils, potential for flooding, connection to upland trails, wildlife habitat and cost need to be evaluated. For educational purposes the boardwalk should be routed through different types of ecosystems such as forested, scrub/shrub, and marsh wetlands and open water, and past different native vegetation species where interpretive signs can be installed. Viewing platforms for bird watching or salmon spawning should be considered as valuable educational opportunities for interpretive signage. To facilitate trail maintenance, the boardwalk should be at least 6 feet wide and be able to support small trail maintenance vehicles.

Bridge Location and Design

The proposed trail alignment includes two bridges spanning Chambers Creek. The first bridge would span Chambers Creek in mid-canyon and the second at the location of the former bridge near Kobayashi Park. At the mid-canyon location, the creek is approximately 50 feet wide. A prefabricated, single span 65 foot long, six (6) foot wide pedestrian bridge with capacity to accommodate a small utility vehicle should be considered.

The second bridge would be located just south of Kobayashi Park at or near the location of the former bridge. At this location the old bridge abutments are still in place, although it is doubtful that these can still be used. At this location the creek is also approximately 50 feet wide, so a similar prefabricated, single span pedestrian bridge would likely work in this location, too.

Pedestrian bridges are commonly built with a wood or steel truss system. Either treated wood or concrete can be used on the bridge deck, however, treated wood is a lighter material. Railing height and finishes are other design elements that should be considered. Although the Chambers Creek Design Standard would prohibit bicycles from using the trail, if bicycles were ridden across the bridge, taller railings would be required. The cost of pedestrian bridges increases with length, width and load. Two span bridges require a bridge support mid-stream adding cost and environmental impact.



Typical Pedestrian Trail Bridge

Before the bridge type, length, width and load can be determined, the stream width at crossing locations, geotechnical evaluations at bridge anchoring locations, and regulatory requirements need to be evaluated.

Trail Amenities

Trail amenities encourage trail use by providing an experience that is safe, comfortable, and convenient. Amenities should be accessible to all users and placed in safe, visible, and convenient locations and be vandal resistant. There are a variety of products and designs, made with different materials, all at different price ranges. However, it is important to balance the front costs of trail amenities with long term maintenance needs. That is, some products or materials may be more expensive than others, but will last longer, and require less maintenance, saving money in the long run. Trail amenities should also have a consistent design throughout individual trail corridors. Sign design, lighting, and even benches should all have similar colors, materials, and overall design theme to evoke a nearby or notable local element of the Chambers Creek Properties.

PERMITTING

The following table lists the permits and approvals that are required to construct the trail, bridges, boardwalk, trail-heads and parking areas within and in proximity to critical areas such as shorelines, fish and wildlife habitat, wetlands and along steep slopes. This list of permits assumes no fill is placed in waters of the United States.

Trail Element(s)	Permit / Approval	Responsible Agency
Trail, bridge, boardwalk, trail-heads and parking lots	State Environmental Policy Act	City of University Place
Trail, bridge, boardwalk, trail-heads and parking lots within 200' of creek	Shoreline Substantial Development Permit.	City of University Place
Trail, bridge, boardwalk, and trail-heads and parking lots within 200' of creek.	Shoreline Conditional Use Permit	City of University Place. Department of Ecology
Trail, bridge, boardwalk, trail-head and parking lots	Fish and wildlife habitat assessment and mitigation plan approval.	City of University Place
Trail and parking lots	Site Development Permit	City of University Place
Bridge and boardwalk	Building Permit	City of University Place
Bridge and boardwalk	Hydraulic Project Approval	Department of Fish and Wildlife
Bridge and boardwalk and wetland filling if any	Clean Water Act Section 404	US Army Corp of Engineers
Bridge and boardwalk	Water Quality Certification	Department of Ecology
Bridge and boardwalk	Coastal Zone Management Act	US Army Corp of Engineers
Trail, trail-head and parking lots.	NPDES Construction Stormwater General Permit	Department of Ecology

COST ANALYSIS

Preliminary Estimate: \$1.5 - \$2 Million

POTENTIAL FUNDING AND SUPPORT

The following is a partial list of municipalities and agencies that may be able to provide funding for the Trail either by providing grants, matching funds or in-kind contributions:

City of University Place: The City of University Place has two funding sources that may be used to help fund portions of trail development or for grant matching funds including the City's Trail Fund and the Park Impact Fee Fund. The City's Trail Fund receives money from the Metropolitan Park District of Tacoma. The City's Park Impact Fee Fund receives money from new residential development in the City as a means of mitigating the impacts of additional population growth. The City is also making an in-kind dedication of staff time to help create the trail plan, to obtain required permits and seek grant funding.

City of Lakewood: The City of Lakewood utilizes the City's general fund for park capital improvement projects. Depending on project scope and because of the proximity of Chambers Creek, resources from the City's Storm Water Management Fund may also be available. The City has a history of effectively partnering with local agencies, non-profits, businesses and service clubs to add value and in-kind support to projects. In 2012, over 17,000 hours of volunteer time was recorded and \$135,000 in sponsorships and donations were provided for park and recreation initiatives. The City would also provide in-kind staff and equipment support for planning and project implementation.

Pierce County: Pierce County has five sources of funding for park and trail capital projects. These funds include Park Impact Fees collected from new development in unincorporated Pierce County; Park Sales Tax collected countywide and proportioned among all jurisdictions; Parks Second REET collected from property sales; and the Park Paths and Trails Fund which originates from a portion of motor vehicle fuel tax. In addition, Pierce County can compete for Conservation Futures funding for the purchase of conservation properties including parks and trails but the funds cannot be utilized for capital development. Pierce County also has a successful history of writing, receiving and implementing a variety of grant funds to complete construction projects.

Washington State Recreation and Conservation Office (RCO): The RCO manages a number of grant programs that support the acquisition, development and maintenance of trails.

The Land and Water Conservation Funds provide funding to buy or develop public outdoor recreation areas and facilities. Grants support both acquisition and development of active and passive recreation areas and conservation lands. Grants are accepted every other year, require a 50% match and are limited to \$500,000. Grant applications are accepted from February 1st to May 1st in even numbered years. Up to \$5 million is available statewide in the 2014 cycle.

The Washington Wildlife and Recreation Program provides funding to acquire, develop, or renovate pedestrian, equestrian, bicycle, or cross-country ski trails. The program is for non-motorized trails that provide connections to neighborhoods, communities, or regional trails. Grants are accepted every other year, require a 50% match and there is a \$500,000 limit. Grant applications are accepted from February 1st to May 1st in even numbered years. Up to \$55 million is available statewide in the 2014 cycle.

Aquatic Lands Enhancement Account (ALEA) was created by the State Legislature in 1984, to ensure that money generated from aquatic lands was used to protect and enhance those lands. Aquatic lands are all tidelands, shore lands, harbor areas, and the beds of navigable waters. ALEA grants may be used for the acquisition, improvement, or protection of aquatic lands for public purposes. They also may be used to provide or improve public access to the waterfront.^{xiii} ALEA is funded by Washington State Department of Natural Resources from revenue generated from the lease of aquatic lands. Typical projects funded by ALEA grants include waterfront parks and trails that provide access to shorelines. ALEA grants have been used to fund non-motorized paths, trails, ramps, stairs, Interpretive signs, kiosks, parking lots and entry drives or entry roads, restrooms, benches, tables, viewpoints, platforms and blinds for observing wildlife. Grants are accepted every other year, require a 50% match and there is a \$500,000 limit. Grant applications deadline is May 1st to May 1st in even numbered years. Up to \$5 million is available statewide in the 2014 cycle.

Washington State Department of Transportation (WADOT): The Washington State Department of Transportation also manages a number of grant programs that support path and trail development.

The Pedestrian and Bicycle Safety Program. Most of the projects that received funding from this program are Safe Routes to School projects. However, several trail projects have been funded in the past including but not limited to the Lummi Tribe's Haxton Way Shared Use Path, Port Gamble S'Klallam Tribe Little Boston Rd Pedestrian and Bicycle Trail, Richland's State Route 240 Shared Use Trail and Jefferson County's Rick Tollefson Memorial Trail. There is currently no call for projects.

Surface Transportation Program (STP). WSDOT distributes Federal Transportation funds provided by The Moving Ahead for Progress in the 21st Century Act (MAP-21), the transportation-reauthorization bill signed by the President on July 6, 2012. Funds are allocated to Regional Transportation Planning Organizations (RTPO's) for prioritizing and selecting projects that align with their regional priorities involving all entities eligible to participate in a public process. In addition, WSDOT sets delivery for each MPO and county lead agency. ^{xiv}

Transportation Alternatives Program (TAP) similar to STP, TAP provides funding for programs and projects defined as transportation alternatives, including but not limited to on- and off-road pedestrian and bicycle facilities and recreational trail projects. WSDOT also allocates TAP funds to the Regional Transportation Planning Organizations (RTPO's) for prioritizing and selecting projects that align with their regional priorities involving all entities eligible to participate in a public process. In addition, WSDOT sets delivery for each MPO and county lead agency. Fifty percent of the funding from this program is split between the recreational trails program and safe routes to schools.

National Trails Fund: The American Hiking Society's National Trails Fund is the only privately-funded national grants program dedicated solely to building and protecting hiking trails. Created in response to the growing backlog of trail maintenance projects, the National Trails Fund has helped hundreds of grassroots organizations acquire the resources needed to protect America's cherished hiking trails. To date, the American Hiking Society has funded 182 trail projects by awarding over \$560,000 in National Trails Fund grants.

The American Hiking Society's national trails fund offers hiking trail improvement grants to active member organizations of their hiking alliance. Once a year, alliance members have the opportunity to apply for a grant (value between \$500 and \$5,000) in order to improve hiking access or hiker safety on a particular trail. Because only 501(c)3 non-profits are eligible to receive funding, the Chambers Creek Foundation or University Place Community Supported Parks and Recreation could apply as trail partners. Grant applications must be submitted by 4:00 P M (EST) on December 13, 2013. Late submissions will not be accepted under any circumstance.

The Recreational Trails Program (RTP): The National Recreational Trails Program was created by the Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA), reauthorized in 1998 as part of the Transportation Equity Act for the 21st Century (TEA-21) and reauthorized again in 2005 through the Safe, Accountable, Flexible, Efficient Transportation Equity Act. The RTP is included in the Moving Ahead for Progress in the 21st Century Act (MAP-21), the transportation-reauthorization bill signed by the President on July 6, 2012.

The National Park Service Rivers, Trails, and Conservation Assistance Program: The National Park Service Rivers, Trails, and Conservation Assistance Program

supports community-led natural resource conservation and outdoor recreation projects across the nation. Project applicants may be state or local agencies, tribes, nonprofit organizations, or citizen groups. Applications are due by August 1st of each year. Projects must meet the following criteria:

1. Have specific goals and results in conservation and recreation opportunities in the near future.
2. The roles and contributions of project partners are substantive and well-defined.
3. There is evidence of broad community support for the project.
4. The anticipated role for the National Park Service is clear and fits the National Park Service mission.
5. The project advances one or more key National Park Service objectives as described in the application.

Chambers Creek Foundation: The Chambers Creek Foundation is a tax-exempt, charitable partner for raising, managing and allocating gifts and donations from individuals, corporations, foundations and other organizations for the Chambers Creek Properties. The Chambers Creek Foundation and Pierce County have entered into an Operating Agreement, which designates the Foundation as the exclusive organization for this purpose. The intention of designating one entity to receive such donations is to provide consistency, uniformity and avoid duplication of efforts. Consistent with this intention, the Foundation collaborates with other regional projects with similar goals, such as Puget Sound Partnership, Metropolitan Parks and others to avoid duplication of services, while expanding and enhancing the recreational and environmental educational opportunities region-wide^{xv}. The Chambers Creek Foundation is a 501(c)3 nonprofit organization.

Forever Green Council: The Forever Green Council is dedicated to “facilitating the implementation of a system of multi-use trails which links each community and jurisdiction in Pierce County.”

Foothills Rails to Trails Coalition: The mission of the Coalition is to “assist Pierce County communities in the creation, maintenance and usage of a connected system of non-motorized trails for healthier people from Mt. Rainier to Puget Sound.”

Tacoma Wheelmen’s Bicycle Club. The Club’s mission is “to promote and develop safe bicycling for recreation, health and alternative transportation.”

Washington Wildlife & Recreation Coalition. The Coalition works to protect wildlife habitat and secure public access to parks, trails, shorelines and other outdoor recreation areas.

The following organizations have expressed an interest in volunteering to help with trail construction or are known as organizations that support trail construction and/or maintenance activities:

- University Place PARC Commission
- University Place Volunteer Center
- Friends of Kobayashi Park
- Coalition for Active Transportation
- Pierce Conservation District Stream Team
- Washington Trails Association
- Tacoma Mountaineers
- Boy Scouts of America
- 16th Aviation Combat Brigade (US Army Community Partner Program)

APPENDIX A

TRAIL OPEN HOUSE COMMENTS

Comment Cards

We would like to help out with the Plan. Our scouts have been out over the last several years pulling trash and other debris out of the North end of the canyon – several dumpster loads worth. Note: there needs to be a fence at least 8 feet tall and 100 feet long on each side of the trailhead across from Oakbrook Golf Course.

Bob Tice, Troop 148 – U. Place
3138 Vista Pl. W., UP, WA 98466
(253) 203-5242 (cell)

rtice@wamail.net (First American Title – Examiner)

Please keep the trail as natural as possible. It is such an asset for our community!! I'm still interested in seeing a permanent dog park on the Chambers Creek properties preferably south of the waste water treatment plant.

Please contact me for more information about volunteering with anything trail related! I am so excited and happy to help – thank you!

Ann Tjhung
8210 64th St. Ct. W, UP, WA 98467
(253) 301-8810

Please contact me for information on volunteering. My number is (253) 348-7894 and my e-mail is c2dam2da@gmail.com.

Connor Miller
7419 63rd St Ct. W, UP, WA 98467
(253) 3488-7894
C2dam2da@gmail.com

Designated trail through canyon allows public access to a destination spot in PC, with controlles (sic) to keep public from “off road” trails. Will benefit canyon by reducing erosion, potential for critical area disruption and adding habitat diversity through invasive control, native plantings and snag/LWD placement.

In support of an open air structure at Kobayoshi. Can be used as an outdoor classroom, destination for public in poor weather, etc.

Love the ideas! Especially like the designs for the Kobayashi piece – transformation of the house to passive public use/picnic shelters with restrooms. Am curious about safety during high flows of creek. No off-leash dogs in canyon – destruction and threat to wildlife.

Any thought to removal of old Boise Cascade diversion dam?

Warren Woodard
7718 64th St Ct W, UP, WA 98467

We are really excited about this proposed project since we are avid hikers in these trails already!

The Schmidt Family
7402 96th Ave SW, Lakewood, WA 98498

I would love to volunteer with the Chambers Creek Trail project.

Jasmine Tjhung
8210 64th St Ct W, UP, WA 98467
(253) 212-7833 (cell)
Jassutea84@gmail.com

Fire access by trail. Storm water line broke below Oakbrook Golf Course.

Please renovate the Kobayashi house – the pavilion plan does not limit vandalism or solve parking issues. A caretaker at the site decreases vandalism and can be utilized as a trailhead resource. House can also generate rental income.

Koybishi (sic) Park

John and Nancieann Anderson
orcy@msn.com

Treat the entire area the same way the Nisqually Refuge is treated. It is nearly wilderness and should be preserved as such with the exception of a modest trail system. No dogs or horses. I read the complete Appendix D that deals with off-leash (sic) areas. AHBL wrote the analysis. A word search of the document turned up no “hits” on the word “bird”, only a couple on the words “animal” & “wildlife”. It hink the wildlife in the canyon should be better protected. Thanks.

Please include bicycles, horses, dogs

Steve Brown
tacomabike@yahoo.com

Re: proposal parking along Chambers Creek Rd West: (above and south of Fred Meyer) Diagram shows parking on north side of road, where not long ago trees and boulders were placed. Would it be better to put parking on south side to avoid crossing road? Room for 4-5 vehicles before steep slope starts.

Pearson
6708 B'port Way, Lakewood, WA

What prospective effects will this proposed Trail have on the Town of Steilacoom? Although UP/Lakewood/Pierce County are owners of this property, Steilacoom is a "neighbor". How have Steilacoom Town Leaders, including Planning Commission, been communicated with?

Source of revenue – for parking lot? Visitors Area?

Rebecca Morris
1006 Union Ave., Steilacoom, WA 98388

Why is this a trailhead – Chambers Gardens
Public access? Required as condition of development?
Why gated community – how would public get in/out?

Flipcharts

Kobayashi House:

- Proceed asap on open air concept/picnic shelter so that public can use this summer
- Proceed asap on restoring original house with caretakers living on site
- I like the picnic concept idea w/shelter
- I don't like the picnic concept idea due to vandalism & parking concerns
- Keep the house if you can, but the picnic concept is a nice second option

Proposed Trail & Parking:

- Protect neighborhoods (buffers)
- Save trees
- Limited parking hours
- Lighting
- Litter
- No lighting on trail
- Liability across private lands
- Emergency service access
- No private reserves @ public expense. Open the trail!

- Float trail – put in trail head and defined pull out a la Yakima River (carryable craft)
- Sight distance at CC Road
- Storm drainage from parking area
- Prevent and stop leaching below proposed parking area, drain the leaching areas?
- Durable paving or surface (pervious asphalt?)

Comments – Issues – Ideas:

- Make trails as dog friendly as possible
- Good signage re trail system
- Please no off-leash areas and keep a few trails off-limits to pets to not scare off wildlife
- No motorized vehicles please, quieter and safer
- Exciting plan for connecting trail
- Do not restore Kobayashi/family picnic development idea is great
- Expedite the building of the trail for fire safety of homes on ridge
- Put e-mail on sign-in sheets – easier to contact people \$ efficient
- Build trail on S. side only – restore N side for salmon habitat
- North end: access from 48th Street is between houses public access will disturb privacy, and invite vandalism. Also, I don't recommend the loop trail in wetlands – it would require more upkeep and disturb wildlife habitat including bird nesting.
- Fire dept. access for EMS medical emergencies?
- Trail markings for location
- Call boxes

**APPENDIX B
LETTERS OF SUPPORT**



Chambers Creek Foundation

9850 64th Street West
University Place, WA 98467
www.chamberscreekfoundation.org

**RESOLUTION
OF THE
BOARD OF DIRECTORS OF
THE CHAMBERS CREEK FOUNDATION**

Pursuant to the provisions of RCW 23B.08.210, the undersigned, representing the entire Board of Directors of the Chambers Creek Foundation (the "Foundation"), hereby consent to the following actions. This Consent shall have the same force and effect as a unanimous vote of the Board of Directors.

The first item brought before the Board of Directors at the April 2013 meeting was the request by Pierce County and the City of University Place that the Foundation become a supporting partner to the project known as the Chambers Creek Trail. The second request was to allow said governmental authorities to use the logo of the Chambers Creek Foundation in their marketing, planning and design presentations to signify the Foundation's role as a partner in the plans and discussions related to the Chambers Creek Trail project.

This request was brought before the entire Board of Directors of the Chambers Creek Foundation and, after discussion and upon motion duly made, seconded, and unanimously passed, the following resolution was adopted on August 6, 2013:

RESOLVED, that the Board approves the use of the Chambers Creek Foundation Logo to signify its role as a Supporting Partner in the plans and discussions related to improvements in the Chambers Creek Trail project.

Mission

The Foundation raises, manages, and allocates wide ranging resources to support and enhance the development of the recreational, scientific, environmental, educational and aesthetic elements of the award winning master plan for Chambers Creek Regional Park.

Appendix C

POTENTIAL FUTURE TRAIL LINKS

The Chambers Creek Trail has the ability to connect with other trail systems and community parks and schools in the area if trail links are extended. The following map indicates where trail links might be constructed to make these connections.

Soundview Trail

Grandview Trail

Meadow Park Golf Course

Leach Creek Trail

City of Tacoma

Town of Steilacoom

Steilacoom Golf Course

Steilacoom Park / Pierce College

Steilacoom High School

End Notes

- i Chambers Creek Properties Master Site Plan, Pierce County, 1997
- ii Linda Perez, "Judge Thomas M. Chambers, father of Western Washington Industry," Steilacoom Historical Museum Quarterly, XII #4 (Winter, 1983)
- iii Perry "Buzz" Brake, *From_Steilacoom_to_Tacoma.pdf* shmadocsandart.homestead.com/
- iv Steilacoom Historical Museum Association, www.steilacoomhistoricalphotos.com
- v University Place School District, <http://www.upsd.wednet.edu> Page 7 (2013)
- vi Richards Studio Collection, Series: D137615-14 02-11-1963
- vii Chambers Creek Properties Master Site Plan Final Environmental Impact Statement, Pierce County (2007)
- viii Pierce County Parks, Recreation and Open Space Plan, 2007 Pierce County
- ix University Place Resolution No 647
- x University Place Parks Recreation and Open Space Plan 1997, City of University Place
University Place Resolution No 150
- xi University Place Capital Strategy Citizen Survey 1993
- xii University Place Parks, Recreation and Open Space Plan Update, 2007, City of University Place
- xiii Washington State Recreation and Conservation Office <http://www.rco.wa.gov/grants/alea.shtml>
- xiv Washington State Department of Transportation Web Site
<http://www.wsdot.wa.gov/LocalPrograms/ProgramMgmt/STP.htm>
- xv Chambers Creek Foundation Background, <http://www.chamberscreekfoundation.org/page.php?id=35>