

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 – April 6, 2015
- 4. APPROVAL OF AGENDA
- 6:35 pm 5. PRESENTATIONS
 - Tree City USA – Ben Thompson, Department of Natural Resources
 - Arbor Day Proclamation
 - Parks Appreciation Day Proclamation
- 6:45 pm 6. PUBLIC COMMENTS - (At this time, citizens have three minutes to address the Council on any matter not scheduled for Public Hearing or Council Consideration. State law prohibits the use of this forum to promote or oppose any candidate for public office, or ballot measure. Public comments are limited to three minutes. Please provide your name and address for the record.)
- 6:50 pm 7. COUNCIL COMMENTS/REPORTS
- 6:55 pm 8. CITY MANAGER’S REPORT
 - Recreation Update – Adult Fitness Program
- 7:00 pm 9A- CONSENT AGENDA
 9B. 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. Adopt a resolution receiving a petition for vacation and setting a public hearing to consider the vacation of a portion of an unimproved alley connecting 31st Street West and 33rd Street West, situated behind lots fronting Tyee Drive West on the west and Vista Place on the east.
- COUNCIL CONSIDERATION – (The following item(s) will require Council action.)
- 7:05 pm 10. CIRQUE DRIVE OVERLAY BID AWARD
 - Staff Report
 - Public Comment
 - Council Consideration
- 7:25 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.)
- 7:30 pm 12. U.S. OPEN LEGISLATION – RECREATION VEHICLE PARKING REGULATION
- 8:00 pm 13. ZONING RESTRUCTURE

9:00 pm

14. ADJOURNMENT

***PRELIMINARY CITY COUNCIL AGENDA**

April 27, 2015
Special Council Meeting

May 4, 2015
Regular Council Meeting

May 20, 2015
Regular Council Meeting

June 1, 2015
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

APPROVAL OF MINUTES

**CITY OF UNIVERSITY PLACE
DRAFT MINUTES
Regular Meeting of the City Council
Monday, April 6, 2015
City Hall, Windmill Village**

1. CALL REGULAR MEETING TO ORDER

Mayor Pro Tem Figueroa called the Regular Meeting to order at 6:30 p.m.

2. ROLL CALL AND PLEDGE OR 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	Excused

Staff Present: City Manager Sugg, City Attorney Victor, Public Works Director Cooper, IT/Communications Manager Seesz and City Clerk Genetia.

Councilmember Worthington led the Pledge of Allegiance.

MOTION: By Councilmember Grassi, seconded by Councilmember Worthington, to excuse the absence of Mayor McCluskey.

The motion carried.

3. APPROVAL OF MINUTES

MOTION: By Councilmember Belleci, seconded by Councilmember Grassi, to approve the minutes of March 16, 2015 as submitted.

The motion carried.

4. APPROVAL OF AGENDA

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

The motion carried.

5. PUBLIC COMMENTS – The following individual provided comments: *Karen Kolley, 8612 29th Street West.*

6. COUNCIL COMMENTS/REPORTS

Councilmember Grassi reported that he and Councilmember Nye attended the Police Academy and encouraged the public to attend the fall academy. He also conveyed a message from a citizen regarding the barricade around the McGuire property.

Councilmember Belleci reported on Sunset Bible Church's grand opening. She provided information on how citizens can participate in the clean-up in preparation for the U.S. Open.

Councilmember Worthington expressed his concerns about how the House of Representative's budget proposals to remove cities' liquor taxes and the non-support for the Public Works Trust Fund would impact the City's ability to deliver services its citizens. Both issues are key foundations to the City's financial needs. The City relies on these revenues and programs to provide for basic services. He encouraged citizens to engage their legislative representatives and ask that they not support any proposal that would reduce them.

Councilmember Keel echoed Councilmember Worthington's comment and stated that the Association of Washington Cities (AWC) is discussing these issues. He also announced that Pierce Transit has hired its new CEO.

7. CITY MANAGER'S REPORT – None.

8. CONSENT AGENDA

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

- A.** Receive and File: Payroll for the period ending 03/15/15, signed and dated 03/27/15, check nos. 318333 through 318344, and wires in the total amount of Two Hundred Three Thousand Two Hundred Twenty-Three and 80/100 Dollars (\$203,223.80); Claims dated 03/27/15, signed 03/27/15, check nos. 51976071 through 51976151, in the total amount of Five Hundred Seventy-Eight Thousand Seven Hundred Seventy-Four and 50/100 Dollars (\$578,774.50).
- B.** Receive and File: 2014 Fourth Quarter Financial Report.
- C.** Authorize the City Manager to award the 2015-2016 Janitorial Maintenance contract to ABM Onsite Services in the amount of \$78,556.00 for the two years, and execute all necessary documents.
- D.** Authorize the payment of \$49,588.92 for the Rainier Communications Commission invoice for 2015 membership dues covering January 1, 2015 through December 31, 2015.
- E.** Authorize the purchase of easements in the amount of \$34,900.00 from Paul and Deidra Miller over a portion of parcels 0220101019 and 0220101038 for the Bridgeport Way Phase 5 project and authorize the City Manager to execute all necessary documents.

The motion carried.

9. MAYOR'S REPORT – Mayor Pro Tem Figueroa requested that the Council be copied on staff's response to the McGuire property inquiry. He also responded to the public comment regarding the perception of renaming the City to Chambers Bay.

COUNCIL CONSIDERATION

10. LEMONS BEACH ROAD DRAINAGE REPAIR PROJECT BID AWARD

Staff Report – Public Works Director Cooper recommended awarding the bid for the Lemons Beach Road Drainage Repair project to Reed Trucking & Excavating, Inc. who submitted the lowest responsive, responsible bid of the fifteen received by the City, in the amount of \$305,722.02.

This project includes installation of approximately 1,600 lineal feet of 12 to 18 inch storm drain pipe along with outfall rock protection, associated appurtenances and asphalt/landscaping restoration as well as erosion control, traffic control and utility conflict resolution.

Public Comment – None.

Council Consideration – **MOTION:** By Councilmember Belleci, seconded by Councilmember Grassi, to authorize the City Manager to award the Lemons Beach Road Drainage Improvement Project to Reed Trucking & Excavating, Inc. in the amount of \$305,722.02 and execute all necessary contract documents.

The motion carried.

11. CIRQUE DRIVE SIDEWALK PROJECT BID AWARD

Staff Report – Public Works Director Cooper recommended awarding the bid for the Cirque Sidewalk project to NPM Construction who submitted the lowest responsive, responsible bid of the five received by the City, in the amount of \$75,924.25.

This project provides for the construction of approximately 400 linear feet of curb, gutter, sidewalk and other work on the south side of Cirque Drive West from Orchard Street West to Hannah Pierce Road West.

Public Comment – None.

Council Consideration – **MOTION:** By Councilmember Belleci, seconded by Councilmember Keel, to authorize the City Manager to award the Cirque Drive Sidewalk project to NPM Construction in the amount of \$75,924.25 and execute all necessary contract documents.

The motion carried.

12. ADJOURNMENT

The meeting adjourned at 6:55 p.m. No other action was taken.

Submitted by,

Emy Genetia
City Clerk

CITY OF UNIVERSITY PLACE PROCLAMATION

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, the holiday called *Arbor Day* is now observed throughout the nation and the world; and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, provide oxygen and provide habitat for wildlife; and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas and beautify our community; and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal; and

WHEREAS, all citizens are encouraged to support efforts to protect our trees and to support our City's urban forestry program, and to plant trees to gladden the hearts and promote the well-being of present and future generations.

NOW, THEREFORE, the City Council of the City of University Place does hereby recognize and support Friday, April 24, 2015 to be

ARBOR DAY IN THE CITY OF UNIVERSITY PLACE

PROCLAIMED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, ON APRIL 20, 2015.

Denise McCluskey, Mayor

ATTEST:

Emy Genetia, City Clerk

CITY OF UNIVERSITY PLACE PROCLAMATION

WHEREAS, parks, playgrounds, nature trails, and open spaces make communities attractive and desirable places to live, work, play and visit; and

WHEREAS, parks are a place where people can reflect, re-energize or socialize; a place where everyone is welcome and a place that builds community; and

WHEREAS, parks, greenways, and open spaces provide a welcome respite from our fast paced, high-tech lifestyle while protecting and preserving our natural environment; and

WHEREAS, numerous jurisdictions, cities and organizations have joined together to create an event that encourages citizens to celebrate the value and enhanced quality of life that parks bring to our communities; and

WHEREAS, citizens of all ages have pledged to volunteer their time to clean-up and beautify parks and open space throughout Pierce County, Washington on April 25, 2015.

NOW, THEREFORE, the City Council of the City of University Place does hereby recognize and support Saturday, April 25, 2015 to be

PARKS APPRECIATION DAY

PROCLAIMED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, ON APRIL 20, 2015.

Denise McCluskey, Mayor

ATTEST:

Emy Genetia, City Clerk

APPROVAL OF CONSENT AGENDA

City of University Place

Voucher Approval Document

Control No.: 57	Agenda of: 04/20/15	PREPAY
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Claim of: Payroll for Pay Period Ending 04/20/2015

Check #	Date	Amount	Name	Check #	Date	Amount	Name
318358	04/20/15	277.05		318359	04/20/15	1,425.27	
					04/20/15	104,334.22	Direct Deposit
					EMPLOYEE NET	106,036.54	
318360	4/20/2015	17,748.79	- 106006, VANTAGEPOINT TRANSF				
318361	4/20/2015	3,718.55	- 106006 LOAN, VANTAGEPOINT				
318362	4/20/2015	5,833.41	- 304197, VANTAGEPOINT TRANSF				
318363	4/20/2015	3,989.40	- 800263, VANTAGEPOINT TRANSF				
318364	4/20/2015	683.21	- 304197 LOAN, VANTAGEPOINT TR				
318365	4/20/2015	1,885.00	HOWE TRUSTEE, DAVID M.				
318366	4/20/2015	250.00	NATIONWIDE RETIREMENT SOLUTION				
318367	4/20/2015	1,132.92	PACIFIC SOURCE ADMINISTRATORS				
Wire	4/20/2015	20,456.90	BANK OF AMERICA				
Wire	4/20/2015	22,284.66	WA STATE DEPT OF RETIREMENT SY				
Wire	4/20/2015	79.90	AFLAC INSURANCE				
Wire	4/20/2015	890.30	WA ST DEPT OF RETIREMENT SYS				
			BENEFIT/DEDUCTION AMOUNT			78,953.04	
			TOTAL AMOUNT			184,989.58	

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 (04/14/15)

Steve Sugg, City Manager

FINAL CHECK LISTING
CITY OF UNIVERSITY PLACE

Check Date: 04/15/15

Check Range: 51976152 – 51976229

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 original check was voided and a replacement check issued.

Vendor Name

Replacement Check #

Original Check #

Auditing Officer: _____ (Signature on file.)

Date: 04/14/15

Bank : bofa BANK OF AMERICA

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
51976152	4/15/2015	025179	ACCESS INFORMATION MANAGE0942739	3/31/2015	MAR15/OFFSITE RECORDS STO	640.73	640.73
		Voucher: 38557					
51976153	4/15/2015	001617	ACCOUNTEMPS INC 42660617	3/25/2015	WE 03-20-15/JUDY PRICE/TEMP	1,954.80	
		Voucher: 38558	42713988	4/1/2015	WE 03-27-15/JUDY PRICE/TEMP	1,905.93	3,860.73
51976154	4/15/2015	002661	AIR SYSTEMS ENGINEERING INC000201838	4/2/2015	2NDQTR15/HVAC MAINT/CIVIC B	4,061.75	
		Voucher: 38559	000201837	4/2/2015	2NDQTR15/HVAC MAINT/CITY H/	1,901.92	
			000201739	3/30/2015	HVAC REPAIR/SUITE A-2	328.74	6,292.41
51976155	4/15/2015	002075	AMERICAN REPROGRAPHICS CC54-605080	4/6/2015	POST/BROADCAST BID PROJ/CII	315.37	315.37
		Voucher: 38560					
51976156	4/15/2015	001818	APEX ENGINEERING PLLC 201551728	4/3/2015	STAKING OF SIDEWALK/CIRQUE	817.50	817.50
		Voucher: 38561					
51976157	4/15/2015	025803	ARNDT COMPANY, INC. 15046	3/26/2015	PILLARS/CITY ENTRANCE SIGN/	5,765.38	5,765.38
		Voucher: 38562					
51976158	4/15/2015	002333	BANK OF AMERICA 548001400009914	3/22/2015	MASTERCARD/03-22-15	18,990.11	18,990.11
		Voucher: 38563					
51976159	4/15/2015	024374	BATTERY SYSTEMS,INC. 3091365	4/2/2015	RETURN/BATTERY	-124.09	
		Voucher: 38564	3090680	4/2/2015	BATTERY/PW FLEET	141.62	
			3061699	3/5/2015	BATTERY/PW SHOP	124.78	
			3061705	3/5/2015	BATTERY/PW SHOP	82.69	225.00
51976160	4/15/2015	022628	BRISKE, KEVIN APR15/CNU23	4/3/2015	PER DIEM/CNU23 CONF/DALLAS	393.50	393.50
		Voucher: 38565					
51976161	4/15/2015	001187	BUNCE RENTAL, INC. 129510-1	3/30/2015	RENTAL/GAS AERATOR	50.37	50.37
		Voucher: 38566					
51976162	4/15/2015	025428	CAPITAL ONE COMMERCIAL/COS7003-7301-0003-1	3/26/2015	7003-7301-0003-1024/COSTCO	721.57	721.57
		Voucher: 38567					
51976163	4/15/2015	003155	CDW.GOVERNMENT, INC. TJ17088	3/23/2015	BARRACUDA BACKUP SRV 490 V	9,474.22	
		Voucher: 38568	TJ09868	3/23/2015	BARRACUDA SPAM/VIRUS FW 30	3,369.66	
			TP78236	4/4/2015	CISCO MERAKI MR18 AP~	1,136.34	
			TN39864	4/1/2015	STARTECH 1 PORT POE+ INJEC	128.55	14,108.77
51976164	4/15/2015	001152	CENTURYLINK 206-Z20-0051	3/20/2015	PHONES/CITY WIDE	2,247.89	
		Voucher: 38569	253-584-0775	4/1/2015	PHONE/KOBAYASHI	46.30	2,294.19
51976165	4/15/2015	001152	CENTURYLINK 1334584952	3/23/2015	PHONES/LONG DISTANCE & INT	1,562.03	1,562.03
		Voucher: 38570					

Bank : bofa BANK OF AMERICA

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
51976166	4/15/2015	001024 CITY TREASURER	100068203	4/1/2015	POWER/3715 BP WAY W	1,627.73	
	Voucher:	38571	100893686	3/15/2015	WATER/7509 36TH ST CT W	379.24	
			100052902	4/6/2015	WATER & POWER/3715 BP WAY W	310.03	
			100612293	4/2/2015	POWER/5103 BP WAY W	292.03	
			100156306	3/19/2015	POWER/5400 ALAMEDA AVE W	200.61	
			100125070	4/2/2015	POWER/5370 BP WAY W	79.07	
			100456986	4/2/2015	POWER/5918 HANNAH PIERCE F	45.60	
			100165190	3/26/2015	POWER/3761 BP WAY W	37.30	
			100737837	4/2/2015	POWER/5702 BP WAY W	25.43	
			100892486	4/2/2015	POWER/6400 BP WAY W	21.02	
			100892483	3/23/2015	POWER/5400 BP WAY W	19.66	
			100615001	3/25/2015	POWER/2247 EAST DAY ISLAND	2.66	3,040.38
51976167	4/15/2015	001140 CITY TREASURER	50004200	4/7/2015	DESIGN ENGINEERING/56TH-CIF	17,896.29	17,896.29
	Voucher:	38572					
51976168	4/15/2015	001140 CITY TREASURER	50004166	3/16/2015	DESIGN ENGINEERING/56TH-CIF	5,776.05	
	Voucher:	38573	90616542	4/1/2015	REISSUE HYDRANT USE PERMI	335.50	
			300026777	3/14/2015	LATE CHARGE	12.10	6,123.65
51976169	4/15/2015	025161 CITY TREASURER	115	1/31/2015	JAN15/UPTV CHANNEL GUIDE LI	92.70	
	Voucher:	38574	215	4/13/2015	FEB15/UPTV CHANNEL GUIDE LI	92.70	
			315	3/31/2015	MAR15/UPTV CHANNEL GUIDE L	92.70	278.10
51976170	4/15/2015	002060 CODE PUBLISHING COMPANY IN	49361	3/27/2015	CODE PUBLISHING/ORDINANCE	197.10	197.10
	Voucher:	38575					
51976171	4/15/2015	023782 COMPLETE OFFICE SOLUTIONS,	1201316-0	3/31/2015	TONER CARTRIDGES	373.03	
	Voucher:	38576	1195477-0	3/20/2015	MICR TONER CARTRIDGE	201.30	
			1198468-0	3/23/2015	MISC OFFICE SUPPLIES	194.28	
			1195440-0	3/16/2015	COPY PAPER	150.88	
			1198467-0	4/6/2015	17" ATTACHE	109.40	
			1190267-0	3/26/2015	SELF INKING STAMP~	79.86	
			1195431-0	3/16/2015	COPY PAPER	41.59	
			1196146-0	3/17/2015	ADDING MACHINE PAPER/POST	24.12	
			11955425-0	3/24/2015	MECHANICAL PENCILS~	9.54	
			1198471-0	3/24/2015	FINGERTIP MOISTENER/PEN RE	9.47	
			C1058243-0	3/19/2015	RETURN/TONER CARTRIDGE	-318.58	874.89
51976172	4/15/2015	002066 CONSOLIDATED ELECTR.DIST.C	(8541-788512	3/26/2015	HPS LAMPS	285.58	285.58
	Voucher:	38577					

Bank : bofa BANK OF AMERICA

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
51976173	4/15/2015	024347	COPIERS NORTHWEST, INC.	INV1178987	3/24/2015	MAR22-APR21/LEASE PAYMENT/	105.46
	Voucher:	38578		INV1181933	3/31/2015	BASE RATE & OVERAGE CHARG	59.95
51976174	4/15/2015	022207	CRAIG, MARIZA	APR15/CNU23	4/3/2015	PER DIEM/CNU23 CONF/DALLAS	393.50
	Voucher:	38579					393.50
51976175	4/15/2015	022207	CRAIG, MARIZA	REIMB	3/31/2015	REIMB/27TH ST ASSN LUNCH ME	12.75
	Voucher:	38580					12.75
51976176	4/15/2015	003099	DIAMOND COMMUNICATIONS, IN 15-127		3/23/2015	VARIOUS PROJECTS/LOW VOLT,	1,616.55
	Voucher:	38581					1,616.55
51976177	4/15/2015	001737	DON SMALL & SONS OIL DIST CC73582		3/20/2015	BULK FUEL/PW SHOP	2,388.40
	Voucher:	38582					2,388.40
51976178	4/15/2015	002790	ECKLUND, JOHN	APR15/CNU23	4/3/2015	PER DIEM/CNU23 CONF/DALLAS	393.50
	Voucher:	38583					393.50
51976179	4/15/2015	024894	FIGUEROA, JAVIER	MILEAGE	4/7/2015	BUSINESS MILEAGE/LOCAL GOV	30.59
	Voucher:	38584					30.59
51976180	4/15/2015	003063	FURNEYS NURSERY	I-78260	4/8/2015	MISC FLOWERS/PLANTS/PW DE	355.55
	Voucher:	38585		I-78013	3/12/2015	PLANTS/PARKS AND STREETS	1,117.72
51976181	4/15/2015	022100	GARY WHEELER CONSULTING	133	3/31/2015	MAR15/TOWN CENTER/CONSUL	1,100.00
	Voucher:	38586					1,100.00
51976182	4/15/2015	022268	GEMPLER'S	SC11160933	3/23/2015	BILINGUAL WARNING SIGNS/CUI	48.50
	Voucher:	38587					48.50
51976183	4/15/2015	025797	GEORESOURCES, LLC	16440	3/30/2015	GEOTECHNICAL SERVICES/MAR	488.75
	Voucher:	38588					488.75
51976184	4/15/2015	001212	GRAY & OSBORNE INC	14464.02-0000011	4/1/2015	ENGINEERING SVCS/SOUNDVIE	4,601.97
	Voucher:	38589		14464.01-0000013	4/1/2015	ENGINEERING SVCS/LEMONS B	166.43
51976185	4/15/2015	001858	GRAY LUMBER COMPANY	995551	3/24/2015	BUILDING MATERIALS/FENCE	1,900.32
	Voucher:	38590					1,900.32
51976186	4/15/2015	001222	HOME DEPOT CREDIT SERVICES6035-3225-0105-0		3/27/2015	MISC REPAIR & MAINTENANCE S	1,348.25
	Voucher:	38591					1,348.25
51976187	4/15/2015	001223	HUMANE SOCIETY OF TACOMA	IVC0001447	4/1/2015	APR15/BOARDING CONTRACT	100.00
	Voucher:	38592					100.00
51976188	4/15/2015	001374	INTERWEST METALS, INC.	90081	3/23/2015	TUBE STEEL & HR FLATBAR	107.42
	Voucher:	38593					107.42
51976189	4/15/2015	022801	KATE MCDERMOTT	033115	3/31/2015	JAN-MAR15/TALKING UP NEWSL	480.00
	Voucher:	38594		DIRECTORY	3/31/2015	2015 BUSINESS DIRECTORY CO	210.00
							690.00

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
51976190	4/15/2015	021616	KELLEY IMAGING SYSTEMS	16753386	3/27/2015	LEASE/SHARP MX-5111N COPIER	438.52	438.52
		Voucher: 38595						
51976191	4/15/2015	023454	KELLMAN, DAVID	JAN-FEB15	3/25/2015	VIDEOGRAPHY/CITY EVENTS	600.00	600.00
		Voucher: 38596						
51976192	4/15/2015	023289	KIDZ LOVE SOCCER	2015WI-F86	4/3/2015	KIDZ LOVE SOCCER/WINTER 20	3,705.00	3,705.00
		Voucher: 38597						
51976193	4/15/2015	002341	LABOR READY NORTHWEST, INC	19445129	3/20/2015	TEMP HELP/MOVE DESK~	150.32	150.32
		Voucher: 38598						
51976194	4/15/2015	001987	LAKEWOOD IRON WORKS	040915	4/9/2015	COPPER WALL CAPS & CLIPS	213.33	213.33
		Voucher: 38599						
51976195	4/15/2015	025806	LANDSCAPE STRUCTURES INC.	INV-014541	3/23/2015	PLAY STRUCTURE/HOMESTEAD	30,626.53	30,626.53
		Voucher: 38600						
51976196	4/15/2015	001352	MILES RESOURCES, LLC	245139	3/16/2015	HOT ASPHALT/STREET & STORM	854.58	
		Voucher: 38601		245054	3/16/2015	WASTE CLEAN N/R CONCRETE	38.64	893.22
51976197	4/15/2015	001378	MOUNTAIN MIST WATER	006066212	3/11/2015	#075361/BOTTLED WATER/CITY I	47.50	
		Voucher: 38602		006091888	3/25/2015	#075361/BOTTLED WATER/CITY I	44.00	
				006066210	3/11/2015	#068332/BOTTLED WATER/CM O	28.46	
				006066206	3/11/2015	#075361/BOTTLED WATER/PW SI	26.50	
				006066205	3/11/2015	#075361/BOTTLED WATER/REC I	21.25	
				006071839	3/13/2015	#031650/BOTTLED WATER/SR CE	16.00	
				006091895	3/25/2015	#066460/BOTTLED WATER/FITNE	14.31	
				006091881	3/25/2015	#075361/BOTTLED WATER/PW SI	12.50	
				006096165	3/27/2015	#031650/BOTTLED WATER/SR CE	7.25	
				006100718	3/27/2015	#065205/BOTTLED WATER/COUM	6.56	224.33
51976198	4/15/2015	001172	MULTICARE CENTERS	95577	4/1/2015	PRE-EMPLOYMENT PHYSICAL &	163.00	163.00
		Voucher: 38603						
51976199	4/15/2015	025794	OPEN GOV	1388	3/28/2015	2015 FEE TRANSPARENCY	4,500.00	4,500.00
		Voucher: 38604						
51976200	4/13/2015	022852	P & N QUALITY JANITORIAL SVC.	272	4/10/2015	APR15/JANITORIAL SERVICES	1,780.00	1,780.00
		Voucher: 38605						
51976201	4/15/2015	001277	PETERSEN BROTHERS INC	1503401	3/14/2015	GUARDRAIL/CIRQUE DRIVE	17,491.00	17,491.00
		Voucher: 38606						

Bank : bofa BANK OF AMERICA

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
51976202	4/15/2015	001109	PIERCE COUNTY BUDGET & FIN/AR168760	3/18/2015	JAN15 & FEB15/TRAFFIC SERVIC	3,034.61		
	Voucher:	38607	AR169198	3/26/2015	MAR15/I-NET CHARGES/AIR UPT	253.00		
			AR169172	3/26/2015	1STQTR15/GIS WIDE AREA NETV	144.00		
			AR168832	3/21/2015	MAR15/POLICE SERVICES	275,555.19		
			AR168709	3/16/2015	2015 BILLING FOR ONLINE SERV	22,725.00		
			AR168516	3/13/2015	1STQTR15/RAINIER COMMUNIC/	12,397.23		
			AR169135	3/25/2015	FEB15/ANIMAL CONTROL & SHE	9,316.87		
			AR168430	3/10/2015	FEB15/JAIL SERVICES	7,687.50	331,113.40	
51976203	4/15/2015	001588	PIERCE COUNTY SEWER	00566276	4/1/2015	SEWER/3715 BP WAY W	144.99	
	Voucher:	38608	00664685	4/1/2015	SEWER/4951 GRANDVIEW DR W	144.99		
			00000591	4/1/2015	SEWER/2534 GRANDVIEW DR W	62.34		
			00604682	4/1/2015	SEWER/2917 MORRISON RD W	45.10		
			01576712	4/1/2015	SEWER/3609 MARKET PL W/RET	32.28		
			01576721	4/1/2015	SEWER/3609 MARKET PL W/RET	32.28		
			01576739	4/1/2015	SEWER/3609 MARKET PL W/RET	32.28		
			01571443	4/1/2015	SEWER/7520 CIRQUE DR W	32.28		
			01512692	4/1/2015	SEWER/3555 MARKET PL W	17.26		
			01633279	4/1/2015	SEWER/1902 SEAVIEW AVE W	17.26	561.06	
51976204	4/15/2015	025814	PREMIER MEDIA GROUP, INC.	1003	3/18/2015	GRAPHIC DESIGN/US OPEN AD/!	250.00	250.00
	Voucher:	38609						
51976205	4/15/2015	025722	PROSTOCK ATHLETIC	BBL003923	3/30/2015	UNIFORMS & EQUIPMENT REC F	2,167.65	
	Voucher:	38610	BBL003909	1/14/2015	UNIFORMS & EQUIPMENT/REC I	521.29	2,688.94	
51976206	4/15/2015	025445	PUGET PAVING AND CONSTRUCT	1	4/10/2015	UP MAIN ST REDEVELOPMENT/F	151,973.16	151,973.16
	Voucher:	38611						
51976207	4/15/2015	001161	PUGET SOUND ENERGY CORP	300000009641	3/30/2015	GAS/3715 BP WAY W, #D2 & #A3	296.68	
	Voucher:	38612	200017087624	3/31/2015	GAS/2534 GRANDVIEW DR W	251.89		
			200000971479	3/26/2015	GAS/4910 BRISTONWOOD DR W	195.83		
			300000010987	3/30/2015	GAS/3715 BP WAY W, #E2	72.64		
			200014542258	3/30/2015	GAS/7450 MARKET SQ W	37.90	854.94	
51976208	4/15/2015	023883	RODARTE CONSTRUCTION INC.	12	3/27/2015	CONSTRUCTION/BP WAY W 3B F	287,500.72	287,500.72
	Voucher:	38613						
51976209	4/15/2015	002675	SAWDUST SUPPLY CO., INC.	129763	3/25/2015	GROCO/MARKET SQ	485.74	485.74
	Voucher:	38614						

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
51976210	4/15/2015	024457	SONSRAY MACHINERY LLC	W00979-08	4/3/2015	FLEET VEHICLE REPAIR/PW SHC	1,805.55
	Voucher:	38615		W01021-08	4/3/2015	FLEET VEHICLE REPAIR/PW SHC	1,555.06
				W00977-08	3/27/2015	REPAIR WINDSHIELD/PW EQUIP	583.49
				W00978-08	3/27/2015	INSPECT & SERVICE/PW EQUIPM	312.21
51976211	4/15/2015	002157	SPECTRA LABORATORIES	98294	3/31/2015	SOIL TESTING/LEACH CREEK P	260.00
	Voucher:	38616					4,256.31
51976212	4/15/2015	001426	SPECTRUM SIGN COMPANY, INC 17637		4/7/2015	CITY OF UP WELCOME SIGN	5,714.51
	Voucher:	38617					5,714.51
51976213	4/15/2015	003008	SPRAGUE PEST SOLUTIONS INC2505950		1/24/2015	PEST CONTROL/WINDMILL VILL/	98.46
	Voucher:	38618		2568012	4/6/2015	PEST CONTROL/WINDMILL VILL/	98.46
				2505965	1/24/2015	PEST CONTROL/SR CENTER	43.76
				2545425	3/23/2015	PEST CONTROL/SR CENTER	43.76
51976214	4/15/2015	025578	SPRAY CONSTRUCTION INC.	249	3/31/2015	REPLACE TRANSITIONS/SR CTR	355.55
	Voucher:	38619					355.55
51976215	4/15/2015	002613	SUPERIOR LINEN SERVICE,INC.	64395	4/8/2015	OFFICE MAT RENTAL/PW SHOP	93.76
	Voucher:	38620		61399	3/25/2015	OFFICE MAT RENTAL/PW SHOP	86.27
51976216	4/15/2015	025638	SWERVE FLEET TRAINING	031815	3/18/2015	FLEET DRIVER TRAINING/4-23-1	269.00
	Voucher:	38621					269.00
51976217	4/15/2015	001496	TACOMA RUBBER STAMP, INC.	I-540573-1	3/19/2015	BADGES/DEVELOPMENT SERVIC	367.92
	Voucher:	38622		I-540978-1	3/19/2015	BADGE CASES	77.69
51976218	4/15/2015	002097	TACOMA SCREW PRODUCTS INC30654079		3/31/2015	SOCKET PIN CAP SCREW/FOUN	7.67
	Voucher:	38623					7.67
51976219	4/15/2015	002823	THOMPSON ELECTRICAL CONST0215-7022CG		2/5/2015	REROUTE SERVICE RISER/STRE	1,639.63
	Voucher:	38624		0315-7227CG	3/25/2015	REPAIR CROSSWALK/37TH & GF	259.99
				0315-7273CG	3/24/2015	REROUTE POWER/STORAGE CC	225.36
51976220	4/15/2015	001148	UNITED STATES POSTAL SERVICMAY-JUN15		4/7/2015	PERMIT#235/BULK MAIL/MAY-JUI	2,950.00
	Voucher:	38625					2,950.00
51976221	4/15/2015	025336	US BANK	745000006	4/6/2015	CUSTOMER #745000006/MAR15/	22.00
	Voucher:	38626					22.00
51976222	4/13/2015	024567	VALLANTYNE, GLENN	APR15/ACCIS	4/13/2015	PER DIEM & LODGING/ACCIS CC	465.14
	Voucher:	38627					465.14
51976223	4/15/2015	024991	VALLEY ATHLETICS	6595	3/24/2015	FIELD MARKING PAINT AND OTH	1,225.01
	Voucher:	38628					1,225.01
51976224	4/15/2015	025813	VAN SCYOC, C. JAMES	REFUND	4/2/2015	REFUND/OVERPAID/ANIMAL LIC	10.00
	Voucher:	38629					10.00

Bank : bofa BANK OF AMERICA

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
51976225	4/15/2015	001032	WA STATE	2015030087	4/1/2015	MAR15/ANALOG PHONE LINES/C	197.41	197.41
		Voucher: 38630						
51976226	4/15/2015	022590	WA STATE DEPT OF TRANSPORTRE-313-ATB50317	3/17/2015	INPECTION & TESTING/BPW IMP	166.05		
		Voucher: 38631	RE-313-ATB50317	3/17/2015	GEN PROJ MANAGEMENT/BPW I	66.13		
			RE-313-ATB50317	3/17/2015	INSPECTION/CIRQUE SAFE ROU	34.70	266.88	
51976227	4/15/2015	001345	WA STATE TREASURER	1STQTR15	4/7/2015	1STQTR15/BUILDING CODE FEE	220.50	220.50
		Voucher: 38632						
51976228	4/15/2015	024399	WELLS FARGO FINANCIAL LEAS	5002013811	3/19/2015	APR15-MAY14/RENT/LEXMARK F	95.07	
		Voucher: 38633	5002024301	3/23/2015	APR19-MAY18/LEXMARK PRINTE	95.00	190.07	
51976229	4/15/2015	001781	WILLIAMS OIL FILTER SVC, INC.	155146	3/31/2015	PARTS/FLEET REPAIRS	27.58	27.58
		Voucher: 38634						
Sub total for BANK OF AMERICA:							957,445.16	

78 checks in this report.

Grand Total All Checks: 957,445.16

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

Proposed Council Action:

Adopt a resolution receiving a petition for vacation and setting a public hearing to consider the vacation of a portion of an unimproved alley connecting 31st Street West and 33rd Street West, situated behind lots fronting Tyee Drive West on the west and Vista Place on the east.

Agenda No: 9B
Dept. Origin: Engineering
For Agenda of: April 20, 2015
Exhibits: Resolution
Petition for Street ROW Vacation

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

Expenditure Required: \$0.00	Amount Budgeted: \$0.00	Appropriation Required: \$0.00
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SUMMARY / POLICY ISSUES

The City has received a petition signed by owners of at least two-thirds (2/3) of the property abutting an unimproved alley connecting 31st Street West, and 33rd Street West, situated behind lots fronting Tyee Drive West on the west, and Vista Place West on the east, located within the City, requesting that the same be vacated.

State law requires that a hearing on such vacation shall be set by Resolution, with the date of such hearing being not more than sixty (60) days nor less than twenty (20) days after the date of passage of such Resolution. Staff recommends that a public hearing be scheduled for June 1, 2015 on this matter.

RECOMMENDATION / MOTION

MOVE TO: Adopt a resolution receiving a petition for vacation and setting a public hearing to consider the vacation of a portion of an unimproved alley connecting 31st Street West and 33rd Street West, situated behind lots fronting Tyee Drive West on the west and Vista Place on the east.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, RECEIVING A PETITION FOR VACATION AND SETTING A PUBLIC HEARING TO CONSIDER THE VACATION OF A PORTION OF AN UNIMPROVED ALLEY CONNECTING 31st STREET WEST AND 33rd STREET WEST, SITUATED BEHIND LOTS FRONTING TYEE DRIVE WEST ON THE WEST, AND VISTA PLACE WEST ON THE EAST

WHEREAS, the City of University Place has received a petition signed by owners of at least two-thirds (2/3) of the property abutting an unimproved alley connecting 31st Street West and 33rd Street West, situated behind lots fronting Tyee Drive West on the west and Vista Place West on the east, located within the City, requesting that the same be vacated; and

WHEREAS, pursuant to State law, a hearing on such vacation shall be set by Resolution, with the date of such hearing being not more than sixty (60) days nor less than twenty (20) days after the date of passage of such Resolution; and

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

1. Public Hearing Scheduled. A public hearing is hereby scheduled on the vacation of a portion of the property abutting an unimproved alley connecting 31st Street West and 33rd Street West, situated behind lots fronting Tyee Drive West on the west and Vista Place West on the east, located within the City, legally described as shown on the document attached hereto marked as Exhibit "A" and incorporated herein by this reference, at 6:30 p.m. on the first day of June, 2015, at the City of University Place Council Chambers, 3715 Bridgeport Way West, University Place, Washington, 98466 with all persons wishing to speak to the vacation at the public hearing being invited to attend.

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

ADOPTED BY THE CITY COUNCIL ON APRIL 20, 2015.

Denise McCluskey, Mayor

ATTEST:

Emelita Genetia, City Clerk

APPROVED AS TO FORM:

Steve Victor, City Attorney



CITY OF UNIVERSITY PLACE

PETITION TO THE CITY COUNCIL FOR STREET RIGHT-OF-WAY VACATION

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

MAR 06 2015

DEPARTMENT SERVICES
CITY OF UNIVERSITY PLACE

SECTION I. INSTRUCTIONS:

To complete this Petition, please carefully read all sections; complete the information requested in Section III; append attachments required in Section V; read, sign and date the Certification in Section VII. Please type or print legibly with black or blue ink pen. The City Clerk can assist in determining the appropriate fee to submit with the Petition. This Petition form must be completed with information for all property owners seeking the street right-of-way vacation from the City.

Then, file the completed Petition, together with the requisite fee and all required attachments with the City of University Place City Clerk.

Disclosure Requirements: This application will be made available for public inspection in accordance with RCW 42.17, unless information given herein falls within an exception therein enumerated.

SECTION II - PURPOSE, DEFINITIONS, GENERAL INFORMATION AND PROCEDURES:

Purpose: The purpose of this Petition is to request vacation of the City of University Place's interest in publicly-owned property within the City limits and to implement the procedures, notice requirements and fees to do so, established by UPMC Chapter 13.15. Authority for UPMC Chapter 13.15 is granted by RCW Chapter 35.79 and RCW 35A.47.020.

Definitions: A street or alley "vacation" means that the public is letting go of, or "vacating" the public interest in a property. After a street or an alley is vacated, the public no longer has a right to use the property for access.

Who may Petition for Vacation: The owners of an interest in any real property abutting upon any street or alley of the City who desire to vacate the street or alley, or any part thereof, may petition the City Council.

Procedure:

1. Submit Petition, together with required attachments and appropriate fee.
2. *Eligible Petition.* Upon receipt of the Petition, the City Clerk will make a determination as to whether the Petition has been signed by the owners of more than two-thirds of the property owners abutting the part of the street or alley to be vacated. The City Clerk will then forward the Petition and required documents to the Director for further review and action. If the Petition has been signed by two-thirds of such owners, the Petition will then be forwarded to the City Council which will, by Resolution, fix a time when the Petition will be heard and determined by the City Council (or committees of the City Council). The hearing will be not more than 60 days nor less than 20 days after the date of adoption of the Resolution.
3. *Department Report.* The Director will prepare a report concerning the proposed vacation of road, which report will address criteria listed in UPMC 13.15.080 to be considered by the City Council in determining whether to vacate the street or alley, and such other information deemed appropriate by the department. In preparation of the report, the Director will solicit comments from police, fire and other City departments and other governmental agencies which may be affected by the right-of-way vacation, as well as from utilities operating within the City. The report will be submitted to the City Council (or the City Council committee hearing the matter), as well as to the Petitioner(s) not less than five days before the hearing.
4. *Notice.* Upon passage of the Resolution fixing the time for hearing the Petition or proposal for vacation, the City Clerk will give notice to the time, place and purpose of the hearing, as set forth in RCW 35.79.020. Pursuant to UPMC 13.15.090, the City Clerk will further: (A) Publish written notice once in the City's official newspaper; (B) Post a placard in a conspicuous place at each end of the street or alley sought to be vacated; and (C) Mail written notice to all Petitioner(s) at the address(es) on the Petition and all owners of property abutting the street or alley proposed to be vacated, as shown on the records of the Pierce County Assessor. In addition, notice will be given to the owners of property which lie within 300 feet beyond the street or alley to be vacated, measuring in both directions from the area to be vacated. The Director will send the same written notice to the Petitioner(s) at the address(es) on the Petition.
5. *Protest.* If 50 percent or more of the owners of the abutting property file written objections with the City Clerk to a City Council Resolution setting a hearing to vacate a street or alley prior to the time of the hearing, the City shall not proceed with the Resolution.
6. *Compensation for Vacated Public Property pursuant to UPMC 13.15.110.*
 - A. When a vacation of public property has been initiated by Petition, the owners of the property abutting the area to be vacated will pay the City, prior to the effective date of the Ordinance vacating the area, a sum equal to one-half of the appraised value of the area vacated, plus the full cost of physical closure and road repairs as set by the City Council in the vacation Resolution, as requested by the Director. However, if the area vacated was acquired at public expense, the owners of property abutting the area vacated will pay the City a sum equal to the full appraised value of the area to be vacated.

B. A conveyance of other property which is acceptable to the City may be made in lieu of the required payment. When the conveyance is made in fee for purposes other than street purposes, the full appraised value of the land conveyed will be credited to the required payment. If the value of the in-lieu parcel is less than the required payment, the Petitioner(s) will pay the difference to the City. When the value of the in-lieu parcel exceeds the required payment, the City will pay the difference to the Petitioner(s).

7. *Appraisals.* The Director may determine the appraised value of the area to be vacated based upon an appraisal from a state-certified real estate appraiser who has an MAT or SRA designation from the Appraisal Institute. To obtain such appraisal, the Director will present to the Petitioner(s) or their representative a list of three such certified and designated appraisers from which the Petitioner(s) or their representative will select one appraiser. The Petitioner(s) will pay for the appraisal. If the Director is not satisfied with the appraisal, he or she may order a second appraisal from a state-certified real estate appraiser who has an MAT or SRA designation from the Appraisal Institute. In that event, the City will pay for the second appraisal. The Director will use the appraisal having the highest value for the area to be vacated. The Director will use the same procedure to determine the fair market value or full appraisal value of any real property proposed to be granted or dedicated to the City in lieu of cash payment under UPMC 13.15.110.

8. *Payment of Compensation of Conveyance.* After determining the appraised value of the street or alley to be vacated, pursuant to UPMC 13.5.130, the Director will notify the Petitioner(s) or their representative of the compensation amount. The Petitioner(s) will deliver payment to the Director who will transmit it to the City's Finance Department for deposit in the street fund and will make a written report of the payment to the City Council. If the Petitioner(s) have been authorized to deliver an instrument granting or dedicating a parcel or parcels of land to the City in lieu of cash payment, pursuant to UPMC 13.15.110, the Director, at the Petitioners' expense, may obtain either a policy of title insurance insuring title of the property in the City or a certificate of title as to the title thereof and deliver such policy or certificate to the City Council.

9. *Hearing.* The City Council (or City Council committee) will consider the Petition for Vacation at a public hearing and will make a determination as to the City's vacation of the street or alley.

SECTION III – PETITIONER INFORMATION:

A. Name, Address and Telephone Number of Each Petitioner:

NAME: Stefan Gehring
Address: 3209 Tyee Dr W
U.P., WA 98466
Telephone: (253) 606-5176

NAME: _____
Address: _____

Telephone: _____

NAME: _____
Address: _____

Telephone: _____

NAME: _____
Address: _____

Telephone: _____

B. Designated Petitioner to be the City's Contact Person:

Stefan Gehring

SECTION III – PETITIONER INFORMATION:

A. Name, Address and Telephone Number of Each Petitioner:

NAME: John R. Corwin
Address: 3148 VISTA PL. W.
Telephone: 253-525-2410

NAME: David Palmer
Address: 3142 Vista Pl. W.
Telephone: 253-564-4654

NAME: _____
Address: _____
Telephone: _____

NAME: _____
Address: _____
Telephone: _____

B. Designated Petitioner to be the City's Contact Person:

SECTION IV - PUBLIC PROERTY TO BE VACATED:

Please see Section V below pertaining to required Petition Attachments. Receipt of the true legal description of the property to be vacated within the City of University Place, County of Pierce, State of Washington, including all affected parcel numbers, is a condition of the Petition process.

SECTION V - REQUIRED ATTACHMENTS TO PETITION:

Please submit the following with this Petition for Street Right-of-Way Vacation:

- A. A survey containing an exact legal description of the portion of road to be vacated, prepared and sealed by a professional land surveyor, registered in the State of Washington. The survey shall indicate the date and method the right-of-way was originally acquired;
- B. A vicinity map showing the general area of the proposed vacation;
- C. A plat map prepared and sealed by a professional land surveyor, registered in the State of Washington, indicating the specific parcels abutting the proposed street or alley to be vacated; and
- D. An exact legal description of the portion of road to be vacated prepared and sealed by a professional land surveyor, registered in the State of Washington;
- E. Materials requested under A, B, C and D of this section pertaining to any other property proposed as a conveyance in lieu of cash payment for the vacated public property;
- F. The name and address of all property owners for properties which lie within three hundred feet of the street or alley to be vacated.
- G. Appropriate fee (see Section VI, below).

SECTION VI - REQUIRED FEES:

Pursuant to UPMC 13.15.050, every Petition for the vacation of any street or alley, or any part thereof, shall be accompanied by a fee in an amount established by Resolution of the City to defray the administrative costs incurred in processing the Petition and publishing, posting and mailing notices, plus any consulting costs incurred by the City during the review process. Please contact the City Clerk to ascertain the current fee to accompany a Petition to City Council for Street Right-of-Way Vacation.

SECTION VII – CERTIFICATION:

I hereby certify that:

1. I have read all sections of this Petition; have read and completed all of Section III; and have appended all Attachments to this Petition as required by Section V.

2. The above information is true and correct and was given candidly without misrepresentation.

DATED this 13th day of January, 2015, at University Place, Washington.



Signature of Petitioner
Printed Name of Petitioner: Stefan Gehring
Date: 1/13/15

Signature of Petitioner
Printed Name of Petitioner: _____
Date: _____

Signature of Petitioner
Printed Name of Petitioner: _____
Date: _____

Signature of Petitioner
Printed Name of Petitioner: _____
Date: _____

COUNCIL CONSIDERATION

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

Proposed Council Action:

Authorize the City Manager to award the Cirque Drive Overlay project to Lakeridge Paving in the amount of \$457,938.00 and execute all necessary contract documents.

Agenda No: 10
Dept. Origin: Engineering
For Agenda of: April 20, 2015
Exhibits: Bid Tabulation Sheet

Concurred by Mayor: _____
Approved by City Manager: _____
Approved as to form by City Atty.: _____
Approved by Finance Director: _____
Approved by Department Head: _____

Expenditure Required: \$457,938	Amount Budgeted: \$700,000	Appropriation Required: \$0.00
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SUMMARY / POLICY ISSUES

The bid opening for the Cirque Drive Overlay project was held on April 16, 2015. Four (4) bids were received and are summarized in the table below. Lakeridge Paving has submitted the lowest responsive, responsible bid in the amount of \$457,938.00. This project includes an overlay of approximately 8000 lineal feet of Cirque Drive between Grandview Drive and Bridgeport Way W and updates of ADA ramps.

This project is 86.5% funded through a grant from the Washington State Department of Transportation and the local match is programmed into the adopted City budget.

ALTERNATIVES CONSIDERED

Company	Total Bid
<i>Lakeridge Paving</i>	<i>\$457,938.00</i>
Miles Resources	\$478,884.00
Tucci & Sons	\$490,679.00
Puget Paving	\$586,990.00
<i>Engineers Estimate</i>	<i>\$ 690,432.00</i>

RECOMMENDATION / MOTION

MOVE TO: Authorize the City Manager to award the Cirque Drive Overlay project to Lakeridge Paving in the amount of \$457,938.00 and execute all necessary contract documents.

City of University Place
 Cirque Dr W Overlay
 Bid Analysis for Thursday April 16, 2015 Bid Opening

Item	Plan	Engineer's Estimate	Lakeridge Paving	Miles Resources	Tucci & Sons	Puget Paving							
No.	Item Description Schedule A	Quantity	Unit	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
1	Mobilization	1	LS	\$62,766.50	\$ 62,766.50	\$ 52,500.00	\$ 52,500.00	\$ 44,600.00	\$ 44,600.00	\$ 52,000.00	\$ 52,000.00	\$ 103,400.50	\$ 103,400.50
2	Project Temporary Traffic Control	1	LS	\$100,000.00	\$ 100,000.00	\$ 41,250.00	\$ 41,250.00	\$ 40,220.00	\$ 40,220.00	\$ 55,000.00	\$ 55,000.00	\$ 60,000.00	\$ 60,000.00
3	Removal of Curb & Gutter	178	LF	\$10.00	\$ 1,780.00	\$ 10.00	\$ 1,780.00	\$ 30.00	\$ 5,340.00	\$ 16.00	\$ 2,848.00	\$ 20.00	\$ 3,560.00
4	Removal of Sidewalk	250	SY	\$20.00	\$ 5,000.00	\$ 18.00	\$ 4,500.00	\$ 20.00	\$ 5,000.00	\$ 11.00	\$ 2,750.00	\$ 20.00	\$ 5,000.00
5	Sawcutting	400	LF	\$5.00	\$ 2,000.00	\$ 2.25	\$ 900.00	\$ 5.00	\$ 2,000.00	\$ 3.00	\$ 1,200.00	\$ 3.00	\$ 1,200.00
6	Crushed Surfacing Top Course	357	TN	\$40.00	\$ 14,280.00	\$ 35.00	\$ 12,495.00	\$ 32.00	\$ 11,424.00	\$ 48.00	\$ 17,136.00	\$ 50.00	\$ 17,850.00
7	Planning Bituminous Pavement	2728	SY	\$5.00	\$ 13,640.00	\$ 4.25	\$ 11,594.00	\$ 3.90	\$ 10,639.20	\$ 4.00	\$ 10,912.00	\$ 9.50	\$ 25,916.00
8	Incl. Haul	100	SY	\$100.00	\$ 10,000.00	\$ 80.00	\$ 8,000.00	\$ 45.00	\$ 4,500.00	\$ 160.00	\$ 16,000.00	\$ 35.00	\$ 3,500.00
9	HMA 1/2" PG 64-22	3910	TN	\$100.00	\$ 391,000.00	\$ 70.00	\$ 273,700.00	\$ 73.90	\$ 288,949.00	\$ 69.00	\$ 269,790.00	\$ 78.00	\$ 304,980.00
10	Cement Concrete Curb & Gutter	218	LF	\$50.00	\$ 10,900.00	\$ 29.50	\$ 6,431.00	\$ 30.00	\$ 6,540.00	\$ 38.00	\$ 8,284.00	\$ 30.00	\$ 6,540.00
11	Monument Cases	21	EA	\$300.00	\$ 6,300.00	\$ 300.00	\$ 6,300.00	\$ 450.00	\$ 9,450.00	\$ 350.00	\$ 7,350.00	\$ 300.00	\$ 6,300.00
12	Cement Concrete Sidewalk	287	SY	\$100.00	\$ 28,700.00	\$ 58.00	\$ 16,646.00	\$ 90.00	\$ 25,830.00	\$ 91.00	\$ 26,117.00	\$ 85.00	\$ 24,395.00
13	Traffic Signal Loop Replacement	1	LS	\$6,000.00	\$ 6,000.00	\$ 5,600.00	\$ 5,600.00	\$ 5,000.00	\$ 5,000.00	\$ 5,400.00	\$ 5,400.00	\$ 6,500.00	\$ 6,500.00
14	Permanent Signing	1	LS	\$1,000.00	\$ 1,000.00	\$ 1,500.00	\$ 1,500.00	\$ 2,750.00	\$ 2,750.00	\$ 1,000.00	\$ 1,000.00	\$ 1,800.00	\$ 1,800.00
15	Paint Line, Incl RPM's	10000	LF	\$1.00	\$ 10,000.00	\$ 0.15	\$ 1,500.00	\$ 0.25	\$ 2,500.00	\$ 0.15	\$ 1,500.00	\$ 0.16	\$ 1,600.00
16	Painted Wide Line	15000	LF	\$1.00	\$ 15,000.00	\$ 0.19	\$ 2,850.00	\$ 0.25	\$ 3,750.00	\$ 0.20	\$ 3,000.00	\$ 0.23	\$ 3,450.00
17	Plastic Crosswalk Line	668	SF	\$5.00	\$ 3,340.00	\$ 4.00	\$ 2,672.00	\$ 4.00	\$ 2,672.00	\$ 4.00	\$ 2,672.00	\$ 4.50	\$ 3,006.00
18	Plastic Stop Bar	105	SF	\$5.00	\$ 525.00	\$ 4.00	\$ 420.00	\$ 4.00	\$ 420.00	\$ 4.00	\$ 420.00	\$ 4.50	\$ 472.50
19	Plastic Bicycle Lane Symbol	12	EA	\$150.00	\$ 1,800.00	\$ 100.00	\$ 1,200.00	\$ 100.00	\$ 1,200.00	\$ 100.00	\$ 1,200.00	\$ 110.00	\$ 1,320.00
20	Plastic Traffic Arrow	20	EA	\$70.00	\$ 1,400.00	\$ 55.00	\$ 1,100.00	\$ 55.00	\$ 1,100.00	\$ 55.00	\$ 1,100.00	\$ 60.00	\$ 1,200.00
21	Minor Changes	1	FA	\$5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
TOTAL					\$ 690,431.50		\$ 457,938.00		\$ 478,884.20		\$ 490,679.00		\$ 586,990.00

STUDY SESSION

Memo

DATE: April 16, 2015

TO: City Council

FROM: Steve Victor, City Attorney
David Swindale, Director, Planning and Development Services

CC: Steve Sugg, City Manager

SUBJECT: Relaxation of RV Parking Rules During U.S. Open - Third Study Session

BACKGROUND

The U.S. Open Championship will occur from June 15th through 21st in University Place. This is the first time that the Championship has been held in the state of Washington, and the estimated 30,000 attendees per day coming and going for the seven days of the Championship will essentially double the population of University Place during the event, which is entirely surrounded by residential neighborhoods.

In response to valid resident concerns about impacts to the community as a result of the Championship, the City Council has enacted temporary restrictions on on-street parking and closing streets in the vicinity of the Chambers Bay Golf Course to facilitate safe transportation, secure our residents' access to and from their homes during the seven-day event, and reduce the congestion from event traffic and parking that could hinder emergency response times.

The USGA's own transportation plan is also designed to reduce impact on the surrounding neighborhoods, by allowing no on-site parking in Chambers Bay, and requiring ticket holders to drive to remote parking areas for security screening and then transportation to the event by shuttle.

As work was underway on the temporary parking regulations, staff identified a potential need for interim RV regulations as well. In light of resident interest in the U.S. Open, staff originally recommended a temporary relaxation of the normal rules during the 2015 U.S. Open in June of this year to allow residents to have family and friends visit in RVs during the event.

The University Place Municipal Code currently limits Recreational Vehicle (RV) parking to one RV per parcel. The RV must be kept in a side or rear yard and must be parked on a hard surface. The Code does allow for the temporary parking and habitation of one RV per parcel for up to 5 days without a permit and up to 14 days with a permit. The RV must be parked on private property and occupied by a non-University Place

resident visiting the resident of the parcel where the RV is parked. Habitation of a recreational vehicle in the public right-of-way is prohibited.

The original staff recommendation was that in residential zones, one recreational vehicle may be parked on the parcel and inhabited in June, 2015, without a permit and could be parked in the front yard of the house in those neighborhoods where street parking is temporarily restricted. The RVs would be required to be parked off street, and power required to be provided from the residence. The use of generators or the running of motors to provide power or to charge batteries would be prohibited to reduce neighborhood noise impacts.

During two prior City Council study sessions on this issue, a resident addressed Council regarding allowance of more than 6 RVs per acre, and Councilmembers inquired about RV parking on commercial property. As a result of these inquiries and discussions, staff have developed the following alternatives for Council consideration. Because the question regarding commercially zoned property can be addressed through the existing Special Event Permit Code, we will address it separately.

Before detailing the potential alternatives, it is important to note that allowing for the creation of large RV paddocks in U.P., which may include trailered vehicles, is potentially inconsistent with both the USGA's transportation and security planning, as well as the Council's previously enacted temporary residential parking restrictions, all of which aim to limit the impacts of the event on the residential neighborhoods that surround the event site.

COMMERCIALLY ZONED PARCELS

Owners may make application under the existing Special Event Permit Code to host an RV event. All details such as numbers of RVs, noise, traffic, power, sanitation, security and fire safety would be addressed through the normal permit process.

RESIDENTIALLY ZONED PARCELS

The original staff recommendations regarding residential property included a limitation on residents charging fees for RV parking. Because such a limitation is impractical to enforce it is not included in any of the alternatives below.

RESIDENTIAL ALTERNATIVE ONE

For all residentially zoned parcels, one recreational vehicle may be parked on the parcel and inhabited in June, 2015, without a permit and could be parked in the front yard of the house in those neighborhoods where street parking is temporarily restricted. The RVs would be required to be parked off street, and power required to be provided from the residence. The use of generators or the running of motors to provide power or to charge batteries would be prohibited to reduce neighborhood noise impacts.

RESIDENTIAL ALTERNATIVE TWO

For residentially zoned parcels with a house on them - one recreational vehicle or travel trailer for each 7,260 square feet of lot area (6 per acre) may be parked on the parcel and inhabited from June 13 -23, 2015. The RVs would be required to be parked off street, with a setback of not less than eight (8) feet from all neighboring property lines and power is required to be provided from the residence. The use of generators or the running of motors to provide power or to charge batteries would be prohibited to reduce neighborhood noise impacts.

RESIDENTIAL ALTERNATIVE THREE

For all residentially zoned parcels - An unlimited number of RVs may be parked on the parcel and inhabited from June 13 -23, 2015, without the need for a Special Event Permit. The RVs would be required to be parked off street, with a setback of not less than eight (8) feet from all neighboring property lines and power is required to be provided from the residence. The use of generators or the running of motors to provide power or to charge batteries would be prohibited to reduce neighborhood noise impacts.

PLANNING & DEVELOPMENT SERVICES DEPARTMENT
STAFF REPORT TO THE CITY COUNCIL
April 20, 2015

Comprehensive Plan Map Amendment

Subject: The City Council will study a proposal to amend the City's Comprehensive Plan Map to designate broad categories of allowed land uses as opposed to more the specific designation categories now in place.

Background: Council Members Worthington and Figueroa submitted a legislative proposal to modify the type of land use designations used in the City's Comprehensive Plan Map to categories of uses within which several specific zoning districts could be located, rather than having a particular land use designation linked to each zoning district as it is today. The Land use policies under each category would then provide characteristics such as traffic volume, distance to arterial, proximity to other uses/ zones and other criteria by which zoning districts could be determined. This is a common approach found in cities in the state of Washington and other areas.

PROCEDURE: Amendments to the Comprehensive Plan require adoption of an ordinance by the City Council. The City Council shall not adopt a Comprehensive Plan amendment without first conducting a public hearing and considering a recommendation by the Planning Commission.

The City's Comprehensive Plan was developed and adopted after significant study and public participation. The principles, goals and policies contained therein shall therefore be granted substantial weight when considering a proposed amendment. Therefore, the burden of proof for justifying a proposed amendment rests with the applicant, whether privately initiated or City initiated, who must demonstrate how the request is consistent with and/or relates to the following approval criteria:

1. The proposed change will further and be consistent with the goals and policies of the University Place Comprehensive Plan;
2. Whether the capacity to provide adequate services is diminished or decreased;
3. Where an amendment to the Comprehensive Plan map is proposed, the proposed designation is adjacent to property having a similar or compatible designation, or other conditions are present to ensure compatibility with surrounding properties;
4. Assumptions upon which the Comprehensive Plan is based are found to be invalid;

5. A determination of sufficient change or lack of change in conditions or circumstances has occurred since the adoption of the latest amendment to the Comprehensive Plan that dictates the need for a proposed amendment;
6. If applicable, a determination that a question of consistency exists between the Comprehensive Plan and Chapter 36.70A RCW, the County-Wide Planning Policies for Pierce County, and Vision 2040: Growth and Transportation Strategy for the Puget Sound Region; and
7. The proposed amendment advances the public interest

GROWTH MANAGEMENT ACT (GMA): The GMA requires that the Land Use Element of the Comprehensive Plan designate the general distribution and general location and extent of uses of land. To comply, the City has adopted a Comprehensive Plan Map and designation descriptions in the Land Use Element. To implement the comprehensive plan designations, the City has also adopted a Zoning Map. The Comprehensive Plan Map and Zoning Map are nearly identical, resulting in a cumbersome amendment process.

EXHIBITS: The following exhibits are attached to assist the City Council with their study:

- A. Legislative Proposal
- B. Current Comprehensive Plan Map
- C. Current Zoning Map
- D. Planning Commission Proposed Comprehensive Plan Map
- E. Planning Commission Proposed Zoning Map
- F. Option 1 Combine Mixed Use, and Commercial Designations
- G. Option 2 Combine Mixed Use and Commercial Designations into Commercial
- H. Option 3 Combine Mixed Use and Commercial Designations into Mixed Use
- I. UPMC 19.25 Uses and Zone Classification Tables amended October 2013

DISCUSSION: The Comprehensive Plan Maps and Zoning Map were one in the same, until they were separated by Ordinance 434 adopted on December 6, 2004. The separation was made for two reasons. First, to reduce the City's liability associated with the City Council acting in a quasi-judicial capacity, and second to simplify the process of amending the Zoning Map to promote economic development.

While the City Council at the time was interested in reducing the number of Comprehensive Plan Designations, the Council wanted to retain control over the types of land uses that would be allowed in specific zones and the Zoning Map remained nearly identical to the Comprehensive Plan Map. The following pros and cons of simplifying the Comprehensive Plan Map and the amendment process were considered at the time and are still relevant. Each Pros and Cons can be considered both ways.

PROS and CONS:

Changing the zone of a specific parcel to allow a use not otherwise allowed would not require a Comprehensive Plan Map Amendment by the City Council unless the new zone was not within a corresponding Comprehensive Plan Map Designation.

Comprehensive Plan Map amendments can only be conducted once a year limiting the ability to act quickly on a desirable proposal. A rezone could be processed at any time during the year and at multiple times.

Comprehensive Plan Amendments must demonstrate how the request is consistent with and/or relates to the following approval criteria:

The proposed change will further and be consistent with the goals and policies of the University Place Comprehensive Plan;

Whether the capacity to provide adequate services is diminished or decreased;

Where an amendment to the Comprehensive Plan map is proposed, the proposed designation is adjacent to property having a similar or compatible designation, or other conditions are present to ensure compatibility with surrounding properties;

Assumptions upon which the Comprehensive Plan is based are found to be invalid;

A determination of sufficient change or lack of change in conditions or circumstances has occurred since the adoption of the latest amendment to the Comprehensive Plan that dictates the need for a proposed amendment;

If applicable, a determination that a question of consistency exists between the Comprehensive Plan and Chapter 36.70A RCW, the County-Wide Planning Policies for Pierce County, and Vision 2040: Growth and Transportation Strategy for the Puget Sound Region; and

The proposed amendment advances the public interest.

These criteria would no longer apply.

A Comprehensive Plan Map Amendment application fee is \$4,126.20

Changing the zone of a specific parcel to allow a use not otherwise allowed would require a rezone considered and approved or denied by the Hearing Examiner. The Council would have less control of where and what land uses are allowed.

A rezone does not require a hearing or recommendation by the Planning Commission.

A rezone requires a specific land use proposal and comprehensive plan map amendment does not.

To approve a rezone all the following criteria must be met in order for an application to be approved. The applicant must demonstrate the following:

- a. The proposed rezone is in the best interest of the residents of the City;
- b. The proposed rezone is appropriate because either:
 - i. Conditions in the immediate vicinity of the subject property have so significantly changed since the property was given its present zoning that, under those changed conditions, a rezone is within the public interest; or
 - ii. The rezone will correct a zone classification or zone boundary that was inappropriate when established;
- c. The proposed rezone is consistent with the Comprehensive Plan;
- d. The proposed rezone is consistent with all applicable provisions of UPMC Title [19](#), including any specific design criteria;
- e. The proposed rezone bears a substantial relation to the public health, safety, and welfare;
- f. The site plan of the proposed project is designed to minimize all significant adverse impacts on other properties;
- g. The site plan is designed to minimize impacts upon the public facilities, services and utilities;
- h. The proposal is not inconsistent with the surrounding area;
- i. If applicable, that there is a means of developing, preserving, and maintaining open space;
- j. That all conditions necessary to lessen any impacts of the proposed use can be monitored and enforced.

A Zoning Map Amendment application fee is \$4,126.20

Both are required when a Comprehensive Plan Map amendment is required for a total of \$8,252.40.

Both Amendments require a State Environmental Policy Act Checklist. The checklist fee needs to be paid only once. The checklist fee is \$1,375.40

PLANNING COMMISSION RECOMMENDATION: On October 1, 2014 the Planning Commission held a public meeting to study a similar proposal. The proposal was rejected in favor of maintaining more control over the change of land uses in the City.

**EXHIBIT A
LEGISLATIVE PROPOSAL**

LEGISLATIVE PROPOSAL

PROPOSAL:

Modify the type of land use designations used in the City of University Place Comprehensive Plan to be categories of uses within which several specific zoning districts could be located, rather than having a particular land use designation linked to each zoning district as it is today. The land use policies under each category would then provide characteristics (such as traffic volume, distance to arterials, proximity to other uses/zones and other criteria) by which zoning districts could be determined. This is a common approach found in cities in the state of Washington and other areas.

REASON FOR THE PROPOSAL: *(Why is this request necessary?)*

There are two primary reasons:

- 1) By allowing several zones within a land use designation it is possible to have limited rezoning of property within land use categories without having to amend the Comprehensive Plan, thereby reducing time in the rezone process. This improves economic development and the City's competitiveness in some situations.
- 2) A change in approach resolves legal ambiguity because currently the Comprehensive Plan acts like a regulation (identical to zoning regulations) instead of a policy document on which regulations (zoning) are based.

BACKGROUND INFORMATION: *(Provide background information to assist in understanding the legislative history or rationale for the legislation, including information on existing Code/Policy.)*

The Comprehensive Plan is a document which designates the nature and intensity of development in each area of the City. Under State law, the Comprehensive Plan may not be amended more often than once per year. The City's Zoning Map records the zoning of each parcel of land in the City. State law does not limit how often the City's zoning map may be amended.

In many Washington cities, the Comprehensive Plan designations of nature and intensity of uses may encompass more than one of the zoning classifications included in the Zoning Map. This means that changes among zoning classifications on the Zoning Map, which are all included within a broader Comprehensive Plan designation, may be made more frequently, and outside the annual Comprehensive Plan amendment process. Changes to the Zoning Map that would also require a change to the Comprehensive Plan designations would still occur only once per year.

Currently, University Place's Comprehensive Plan designations and Zoning Map classifications are nearly identical. This means that nearly every change to the zoning of a parcel on the Zoning Map, however minor, must go through the full Comprehensive Plan amendment process, and the City may only rezone parcels once in each year, typically at the end of the year.

FISCAL IMPACT:

The City will have staff time and some material cost associated with the project. The work is anticipated to have a duration of 12-18 months of steady but not constant effort. If implemented, the change may result in greater efficiency as minor rezones are separated from the Comprehensive Planning process.

DESIRED OUTCOME:

The City will have a zoning system that will better serve it over time so that incremental changes can be made without seeking a long and expensive Comprehensive Plan amendment process. The City will also have a Comprehensive Plan and land use element that will better withstand close legal scrutiny.

RESOURCES REQUIRED:

Planning Commission time, Planning staff time, Council review and consideration time, over approximately a 12-month period.

Submitted by:


(Signature)

March 5th, 2015
(Date)

I have read, understand and fully support the above proposal.


(Signature)

03/05 / 2015
(Date)

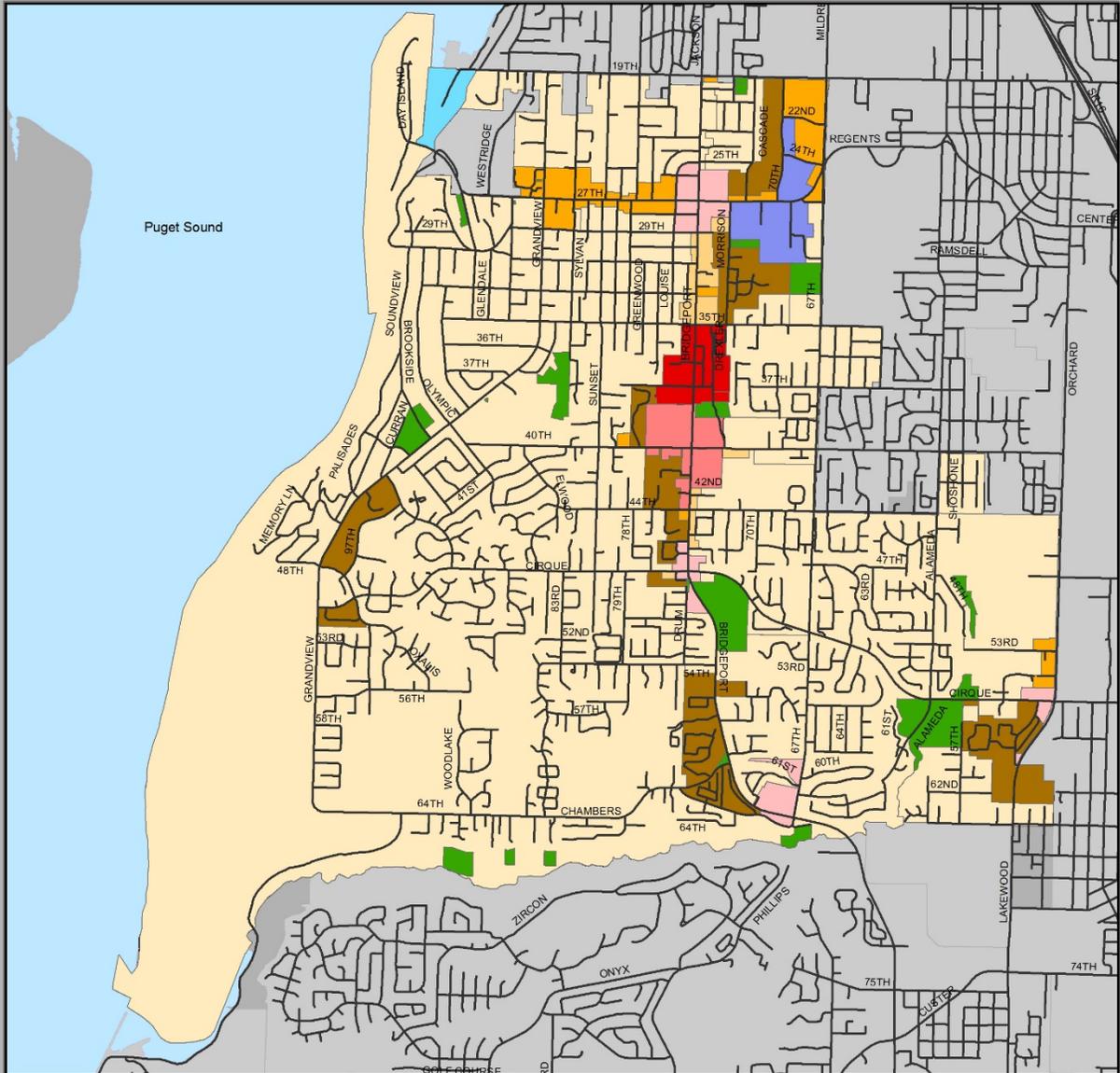
Date Submitted: 03/09/15

Date Reviewed: 3/10/15

Agenda Date: 4/6/15

EXHIBIT B CURRENT COMPREHENSIVE PLAN MAP

City of University Place Comprehensive Plan Map



- | | | | |
|------------------------------|-------------------------|--------------------------------|--------------------|
| Low Density Residential | Mixed Use | Community Commercial | Parks & Open Space |
| Moderate Density Residential | Mixed Use - Maritime | Town Center | |
| Mixed Use - Office | Neighborhood Commercial | Light Industrial-Business Park | |



University Place
Planning and Development Services

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EXHIBIT C CURRENT ZONING MAP

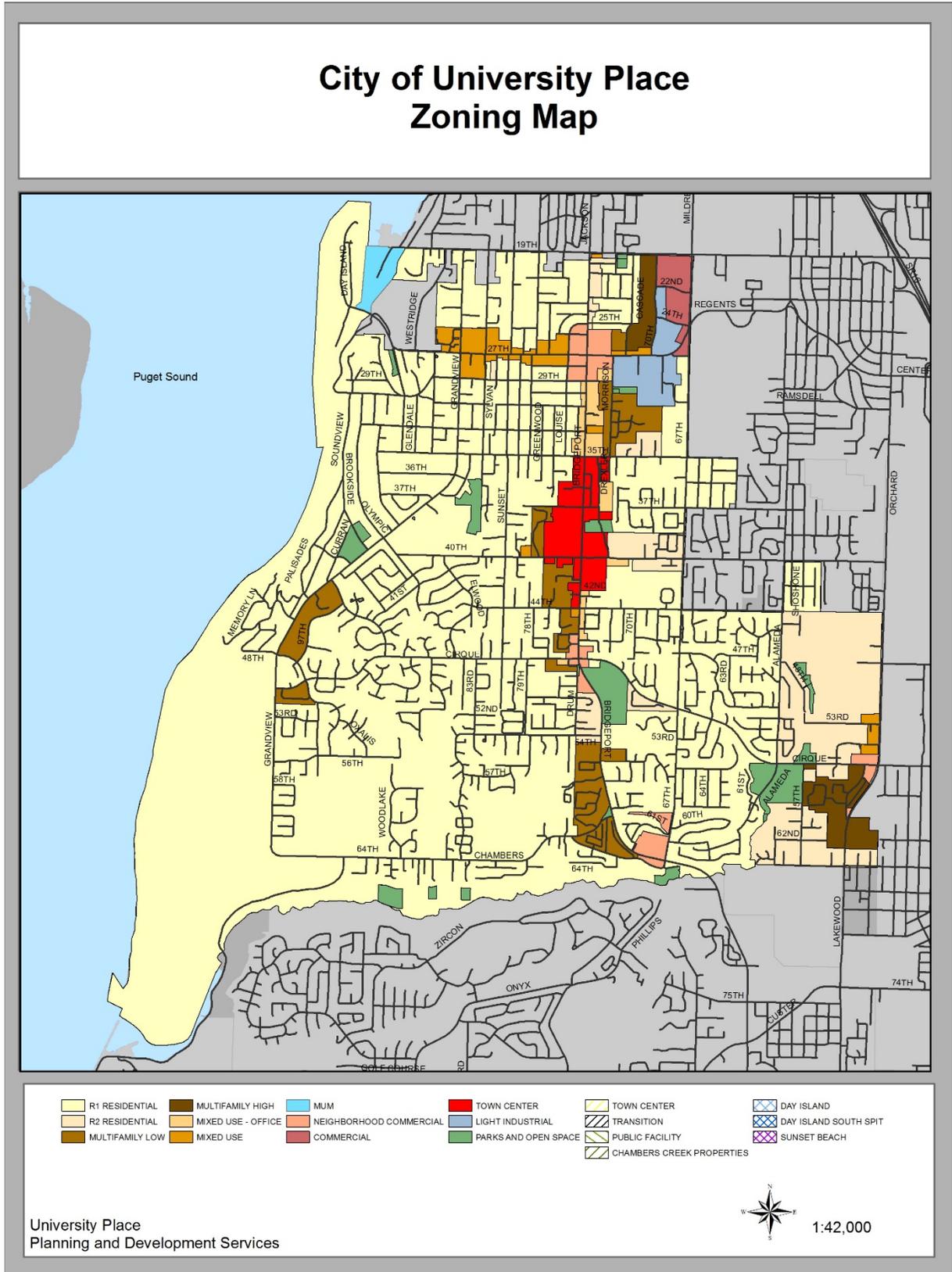
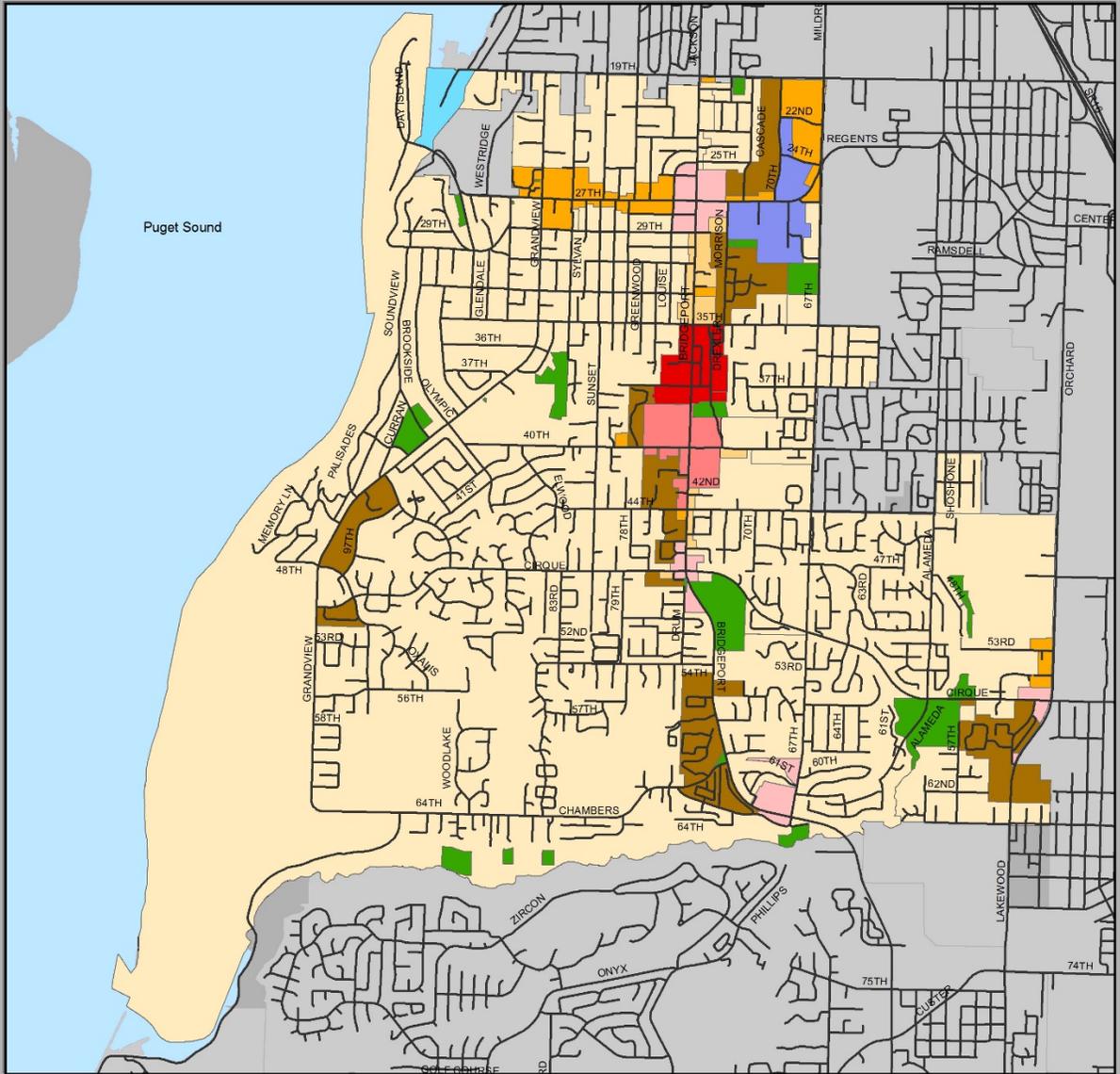


EXHIBIT D PLANNING COMMISSION PROPOSED PLAN MAP

City of University Place 2015 Planning Commission Proposed Comprehensive Plan Map



- | | | |
|--|---|--|
|  Low Density Residential |  Mixed Use |  Community Commercial |
|  Moderate Density Residential |  Mixed Use - Maritime |  Town Center |
|  Mixed Use - Office |  Neighborhood Commercial |  Light Industrial-Business Park |
| |  Parks & Open Space | |



University Place
Planning and Development Services

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EXHIBIT E PLANNING COMMISSION PROPOSED ZONING MAP



EXHIBIT G - OPTION 2 COMBINE MIXED USE AND COMMERCIAL INTO COMMERCIAL

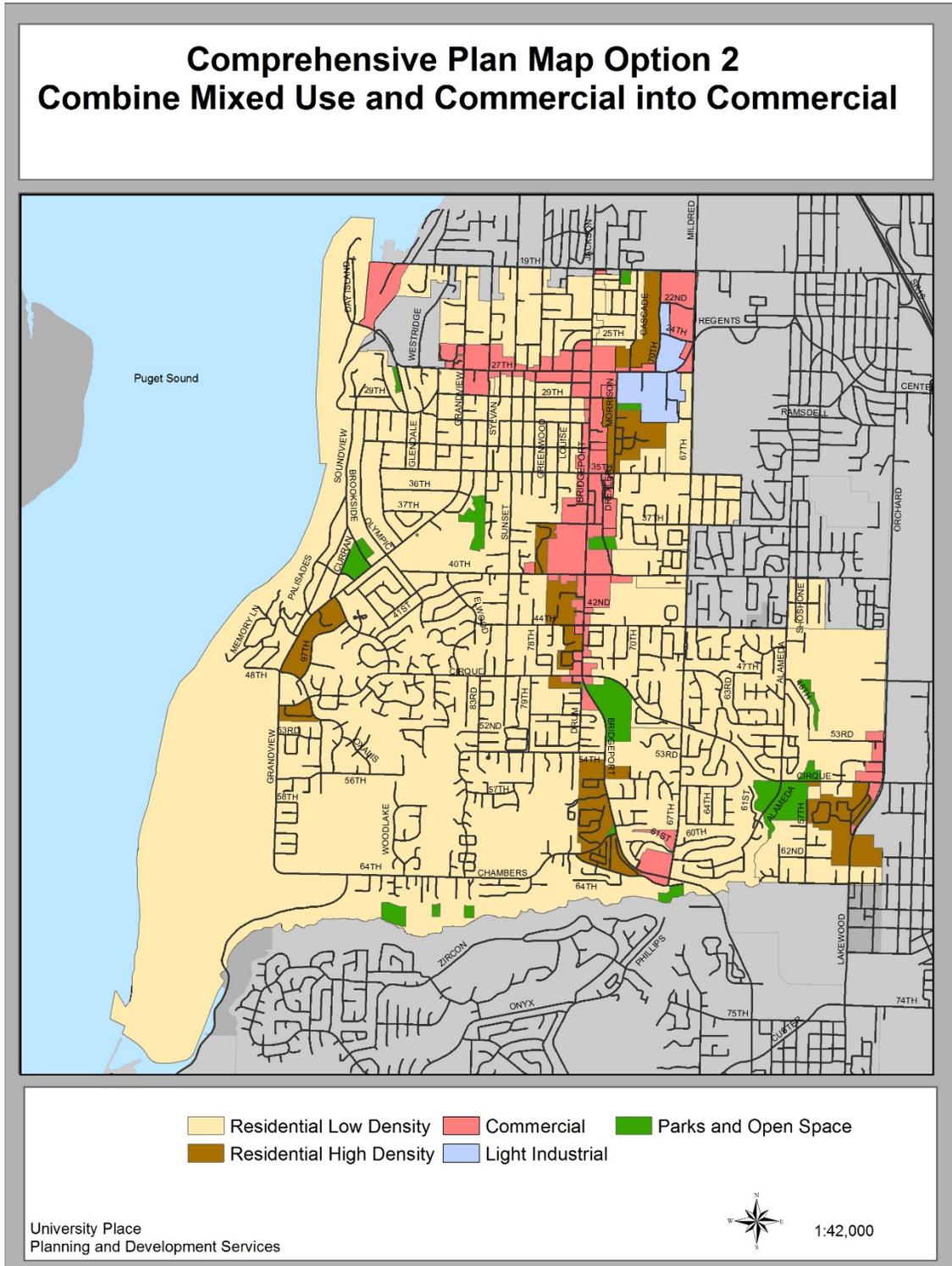


EXHIBIT G - OPTION 3 COMBINE MIXED USE AND COMMERCIAL INTO MIXED USE

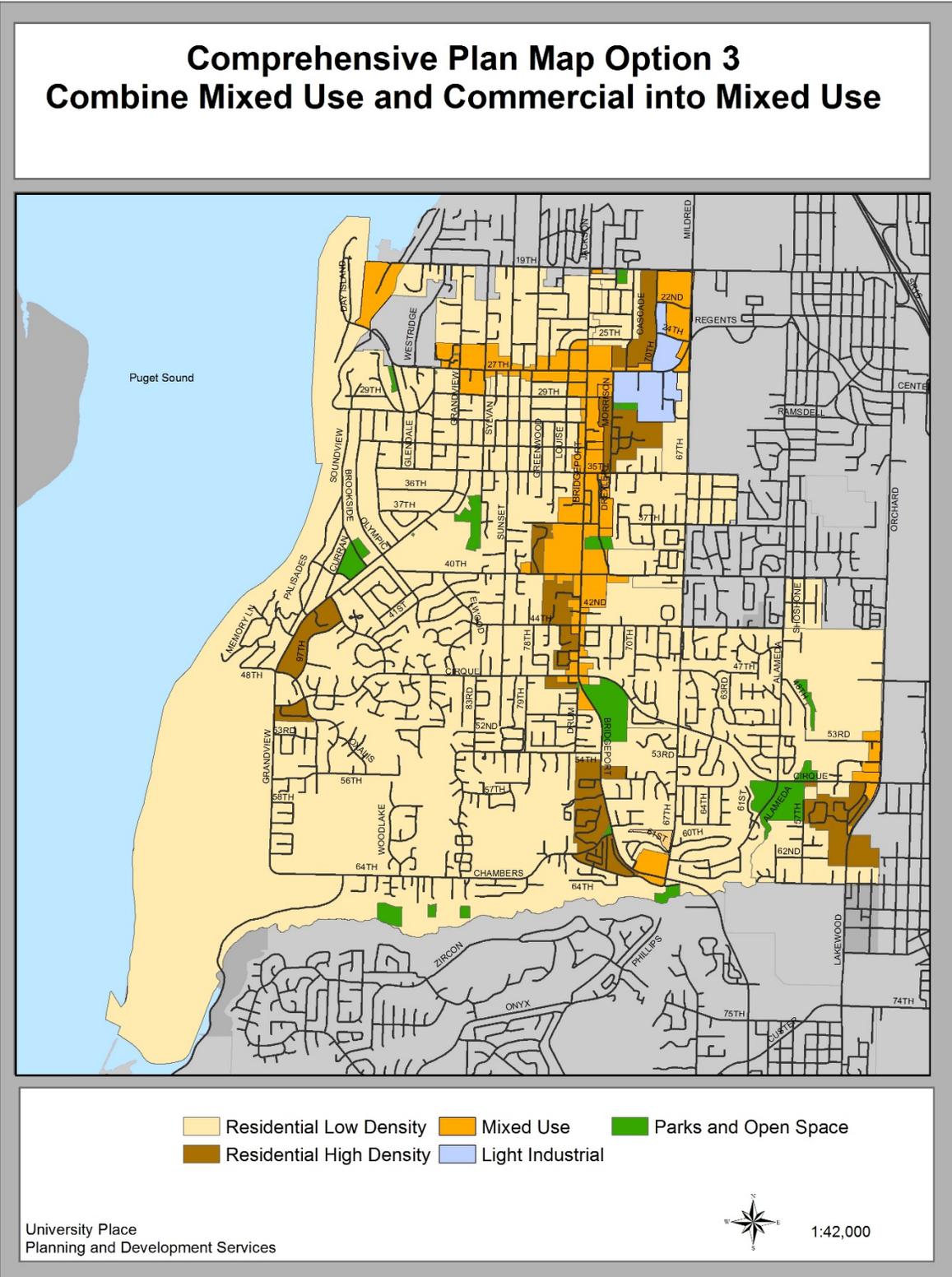


EXHIBIT I
UPMC 19.25 USES AND ZONE CLASSIFICATION TABLES

Chapter 19.25

USES AND ZONE CLASSIFICATION TABLES

Sections:

19.25.010	Purpose.
19.25.020	Use tables – Interpretations.
19.25.030	Exempt uses.
19.25.040	Residential use category – Descriptions.
19.25.050	Civic/recreation/education use category – Descriptions.
19.25.060	Utilities use category – Descriptions.
19.25.070	Essential public facilities use category – Descriptions.
19.25.080	Resource use category – Descriptions.
19.25.090	Commercial use category – Descriptions.
19.25.100	Industrial use category – Descriptions.
19.25.110	Use tables.
19.25.120	Use table notes.

19.25.010 Purpose.

The purpose of this chapter is to identify which uses may be allowed within zoning districts in the City.

(Ord. 607 § 1 (Exh. A), 2012; Ord. 589 § 1 (Exh. A), 2011; Ord. 443 § 1 (Exh. A), 2005; Ord. 394 § 1, 2003; Ord. 307 § 2, 2001).

19.25.020 Use tables – Interpretations.

A. Use Categories, Types and Levels. Uses are grouped into eight major categories: residential, civic, utilities, essential public facilities, office/business, commercial, industrial, and resource. Each use category includes a number of use types. Each use type may contain one or more levels. Each level indicates uses based on intensity or characteristics of the use. These use categories, types, and levels are shown on the use tables at the end of this chapter.

B. Typical Uses within Use Types. The description of the use types and associated levels in this chapter contain examples of usual and customary uses. These uses are intended to be typical and are not intended to represent all possible uses.

C. Prohibited Uses. If a use is not included in a use category, use type or level or the use is listed in the use table followed by blanks under every zone, the use is prohibited. In accordance with this chapter, the Director shall make the final determination. Appeals shall be processed in accordance with Chapter 22.05 UPMC.

D. Organization of Uses. In this chapter, uses are organized into use categories, use types and levels, which represent typical uses.

Example:

Commercial Use Category

Lodging Use Type

Level 2. Hotels as a typical use

E. Any use may have accessory uses subordinate to the permitted use.

F. Interpretation by Director. Where there is a question regarding the inclusion or exclusion of a particular proposed use within a particular use category, use type, or use type level, the Director shall have the

authority to make the final determination. The Director's determination in these instances may be appealed according to UPMC Title 22, Administration of Development Regulations.

G. Establishing Use. The use of a property is defined by the activity for which the building or lot is intended, designed, arranged, occupied, or maintained. A property may have uses that fall into one or more categories or use types. When more than one use category or use type level apply to one property, each use shall be classified separately.

H. Accessory Uses. Accessory uses are described and regulated in Chapter 19.30 UPMC, Accessory Uses and Structures.

I. Temporary Uses. Temporary uses are described and regulated in Chapter 19.35 UPMC, Temporary Uses/Temporary Housing Units.

J. Number of Uses Permitted. In all regulatory zones there shall be no limit as to the number of principal uses allowed on a lot; provided, that:

1. Each principal use is permitted in the zone classification;
2. Each principal use meets all pertinent regulatory requirements; and
3. No more than one single-family detached dwelling unit or one two-family dwelling unit shall be permitted as a principal use on any individual lot in R1 or R2 zones except as specifically provided in Chapter 19.70 UPMC, General Development Standards, and Chapter 19.85 UPMC, Discretionary Land Use Permits.

(Ord. 607 § 1 (Exh. A), 2012; Ord. 589 § 1 (Exh. A), 2011; Ord. 514 § 2, 2008; Ord. 443 § 1 (Exh. A), 2005; Ord. 394 § 1, 2003; Ord. 371 § 3, 2003; Ord. 307 § 2, 2001).

19.25.030 Exempt uses.

Unless otherwise stated, the provisions of this title shall not apply to the following uses:

- A. On-site and community septic systems;
- B. Stormwater conveyance systems which include features such as gutters, pipelines, culverts, manholes, weirs, manmade and natural channels, water quality filtration systems and drywells;
- C. Electrical distribution lines and poles less than 40 feet high and under 55 kilovolts;
- D. Sewerage and water conveyance systems which include underground or flush-with-the-ground features, including but not limited to pipes and manholes;
- E. Water, oil, and natural gas distribution pipelines;
- F. Natural gas distribution lines (as opposed to transmission lines) and necessary appurtenant facilities and hookups;
- G. 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);
- H. Streets and linear trails when located in existing rights-of-way; and
- I. Fertilizer applications and biosolids applications at or below agronomic rates.

(Ord. 636 § 2 (Exh. A), 2014; Ord. 607 § 1 (Exh. A), 2012; Ord. 589 § 1 (Exh. A), 2011; Ord. 443 § 1 (Exh. A), 2005; Ord. 394 § 1, 2003; Ord. 307 § 2, 2001).

19.25.040 Residential use category – Descriptions.

The residential use category includes permanent or transient living accommodations for individuals, families or people with special needs. The residential category has been separated into the following types based upon distinguishing features such as type of structure; number, age and special needs of individuals who reside in the structure; and State and local licensing requirements.

A. Adult Family Home. Adult family home use type means an attached single- or two-family dwelling unit in which a person or persons provide personal care, special care, room, and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services. (Chapter 70.128 RCW.) An adult family home shall not serve as a Level II group home.

B. Assisted Living Facilities. Assisted living facilities use type is a living situation with dwelling units and/or rooms where services such as prepared meals, personal care, supervision of self-administered medication, recreation, and/or transportation are provided. The scope of services provided in assisted living facilities may vary, but it must, at least, provide prepared meals in a group setting and offer transportation services. Assisted living facilities with dwelling units must meet the density requirements of the underlying zone. Assisted living facilities with only “rooms” are not subject to the density requirements of the underlying zone. An assisted living facility shall not serve as a Level II group home.

1. Level 1. Assisted living facilities:

- a. Located on an arterial street;
- b. On two or fewer acres;
- c. Is limited to two stories in height;
- d. Maintains an architectural character similar to typical single-family and two-family residences including pitched roofs, modulated facades to divide the structure into smaller visual units, and architectural detailing (e.g., at windows and doors, ornamental use of building materials); and
- e. Maintains 20-foot minimum side yard setbacks.

2. Level 2. Assisted living facilities:

- a. Located on an arterial street;
- b. On more than two acres;
- c. Is limited to two stories in height;
- d. Maintains an architectural character similar to typical single-family and two-family residences including pitched roofs, modulated facades to divide the structure into smaller visual units, and architectural detailing (e.g., at windows and doors, ornamental use of building materials); and
- e. Maintains 20-foot minimum side yard setbacks; and
- f. Has a minimum 20 percent of open space including setbacks.

3. Level 3. Assisted living facilities with none of the above restrictions.

C. Bed and Breakfast. Bed and breakfast use type is a dwelling unit within which no more than four guest bedrooms are available for paying guests. The number of guests is limited to no more than eight at any one time. A bed and breakfast shall not serve as a group home.

D. Level I group home use type includes group homes for the physically/mentally challenged, foster homes, and women’s shelters and other groups protected by the Fair Housing Act or Washington’s law against discrimination. Group homes are living accommodations for related or unrelated individuals with

special needs. Individuals may be provided with a combination of personal care, social or counseling services and transportation.

Level II: See this chapter.

E. Caretaker unit use type means a single detached single-family home or modular home used exclusively as the residence for a caretaker or watchperson and their family.

F. Mobile Home. Mobile home use type refers to factory-assembled single-wide or double-wide structures which are equipped with the necessary service connections, and serve as living accommodations for a family.

G. Mobile/Manufactured Home Park. Mobile home park use type refers to developments maintained under single or multiple ownership with unified control, where two or more spaces or pads are provided solely for the placement of mobile or manufactured homes which serve as living accommodations for families. Mobile home parks do not include mobile home subdivisions or recreational vehicle parks.

H. Multifamily Housing. Multifamily use type refers to three or more joined dwelling units or two or more single- or two-family dwelling units on an individual lot that provide living accommodations for families.

I. Nursing Home. Nursing home use type refers to multi-unit or multi-bed facilities licensed or approved to provide living accommodations, health care, and medical supervision for 24 or more consecutive hours. A nursing home is not a "hospital." Nursing homes with dwelling units must meet the density requirements of the underlying zone. Nursing homes with only "rooms" are not subject to the density requirements of the underlying zone.

1. Level 1. Nursing homes:

- a. Located on an arterial street;
- b. On two or fewer acres;
- c. No taller than two stories;
- d. Maintains an architectural character similar to typical single-family and two-family residences including pitched roofs, modulated facades to divide the structure into smaller visual units, and architectural detailing (e.g., at windows and doors, ornamental use of building materials); and
- e. Maintains 20-foot minimum side yard setbacks.

2. Level 2. Nursing homes:

- a. Located on an arterial street;
- b. On more than two acres;
- c. Is no taller than two stories;
- d. Maintains an architectural character similar to typical single-family and two-family residences including pitched roofs, modulated facades to divide the structure into smaller visual units, and architectural detailing (e.g., at windows and doors, ornamental use of building materials); and
- e. Maintains 20-foot minimum side yard setbacks; and
- f. Has minimum 20 percent of open space including setbacks.

3. Level 3. Nursing homes with none of the above restrictions.

J. Single-Family Attached Housing. Single-family attached use type refers to a building containing a single dwelling unit that occupies space from the ground to the roof and attached to other dwellings by common walls which may be located on side lot lines. Each dwelling unit is on its own lot.

1. Level 1. Single-family attached with up to two attached units.

2. Level 2. Single-family attached exceeding two attached units.

K. Single-Family/Two-Family Housing. Single-family/two-family housing use type refers to residential dwelling units, providing living accommodations for individual families, that are either not attached to another dwelling unit by any means or are attached in pairs of two. Single-family and two-family dwelling units include stick-built and modular homes. A two-family housing structure is commonly known as a “duplex.”

(Ord. 607 § 1 (Exh. A), 2012; Ord. 589 § 1 (Exh. A), 2011; Ord. 443 § 1 (Exh. A), 2005; Ord. 394 § 1, 2003; Ord. 371 § 2, 2003; Ord. 307 § 2, 2001).

19.25.050 Civic/recreation/education use category – Descriptions.

Civic use category includes facilities or services that are strongly associated with public need or social importance, such as certain educational, cultural, medical, protective, and governmental uses.

A. Administrative Government Services. Administrative government services use type refers to the executive, legislative, judicial, administrative and regulatory activities of local, State, Federal, and international governments that may perform public services and work directly with citizens. Typical uses include human and social service offices, public health offices, and government offices such as City Hall.

B. Animal Control. Animal control use types are facilities such as dog pounds or the humane society where unwanted animals are kept.

C. Cemetery. Cemetery use type is land used or intended to be used for the burial of human dead including accessory uses such as chapels and mortuaries. Off-site mortuaries/offices may be considered accessory if under the same ownership and within 100 feet of the principal cemetery use.

D. Community Center. Community center use type means an institution used for civic or recreational purposes, operated by a governmental or nonprofit organization providing direct services to people on the premises rather than carrying out only administrative functions, and open to the general public on an equal basis. Activities in a community center may include classes and events sponsored by nonprofit organizations, community programs for the elderly, and other similar uses. This term includes “senior centers.”

E. Community Club. Community club use type means an institution used for athletic, social, civic or recreational purposes operated by a nonprofit organization with membership open to the general public on an equal basis. An example is a Boys and Girls Club.

F. Courthouse. Courthouse use type means a facility used by any public agency, political subdivision or unit of local government that has responsibility for and jurisdiction to process and provide for the handling of administration of justice, including court offices, court rooms and facilities for processing civil and/or criminal cases and related functions.

G. Cultural Services. Cultural services use type means nonprofit institutions displaying or preserving objects of interest in one or more of the arts and sciences. This classification includes libraries, museums, educational centers, performing arts theaters, and galleries.

H. Day Care Centers. Day care centers use type refers to the use of a building or any portion thereof for the care of over 12 individuals needing supervision and care on a less than 24-hour basis. The term shall also include facilities commonly known as “day care facilities,” “day care centers,” and “preschools.” Also see UPMC 19.70.040, Day care facilities.

I. Education. Education use type refers to educational services provided by public, private or parochial institutions. It also includes specialized instructional courses provided by private instructors.

1. Level 1. Primary and secondary educational facilities such as kindergarten, junior high schools, and high schools.
2. Level 2. Trade (or vocational) school shall mean a post-secondary institution that trains persons for qualification in specific trades or occupations, i.e., mechanics, construction, electronics, plumbing, chefs, upholstery, bartending.
3. Level 3. Higher educational facilities such as community colleges, public and private colleges and universities.
4. Level 4. Specialized instruction school means an establishment engaged in providing specialized instruction in a designated field of study, rather than a full range of courses in unrelated areas, including, but not limited to, art, dance, music, cooking, driving, gymnastics/tumbling, martial arts.

J. Hospital. Hospital use type means an institution which provides accommodations, facilities and services over a continuous period of 24 hours or more, for observation, diagnosis and care of individuals who are suffering from illness, injury, deformity or abnormality or from any condition requiring obstetrical, medical or surgical services. This definition includes heliports associated with hospitals but excludes nursing homes and group homes.

1. Level 1. Without heliport.
2. Level 2. With heliport.

K. Holding Cell. Temporary holding facility accessory to a public safety (police) facility only. Individuals are generally held for a period of less than 24 hours.

L. Postal Services. Postal services use type refers to mailing services provided by the United States Postal Service and includes branch post offices, contract stations, terminals and distribution centers. Also see commercial use category, business services use type, and industrial use category, warehouse and distribution use type for courier and parcel delivery.

1. Level 1. Postal facilities serving neighborhoods, such as contract stations or branch offices.
2. Level 2. Postal facilities, including warehousing and distribution.

M. Private Clubs and Lodges. Private clubs and lodges use type means an institution used for athletic, social or recreational purposes and operated by a private or nonprofit organization, the use of which is generally restricted to members and their guests. Examples include, but are not limited to, the Elks Club, American Legion, union halls, and sports clubs.

N. Public Safety Services. Public safety services refers to public safety and emergency services such as police and fire protection services provided by a public agency, political subdivision or unit of local government, including, but not limited to, municipal corporation, special purpose districts, local service districts, or agency of the State of Washington or of the United States that has responsibility for fire suppression or for law enforcement or police protection services.

O. Recreation, Public. Recreation, public use type refers to publicly owned recreational areas and recreation facilities. Typical uses include neighborhood parks, community parks, regional parks, waterfront parks, open space, performance theater/center, arboretums, small or special landscaped areas, community gardens, and swimming pools. Also see commercial category, amusement and recreation use type for other types of recreation.

1. Level 1 – Neighborhood and Community Parks and Open Space. Neighborhood parks range in size from approximately three to 40 acres. Typical uses include but are not limited to ball fields,

sports courts, tot lots, trails, passive open space, community centers, concessions, and park maintenance facilities. Open space may be unlimited in size and may or may not have public access.

2. Level 2 – Regional Parks. Regional parks exceed 40 acres in size, and may include uses typical in Neighborhood and Community Parks and larger facilities such as golf courses.

3. Level 3 – Linear Trails. Linear trails are long, narrow parks used for walking, jogging, and bicycling. (Linear trails are exempt when located in existing rights-of-way, see UPMC 19.25.030, Exempt uses.)

P. Recreation, Nonprofit. Recreation nonprofit use type refers to nonprofit recreational areas and recreation facilities. Typical uses include neighborhood parks, waterfront parks, small or special landscaped areas, and community gardens. Also, see commercial category for other types of private recreation. This does not include neighborhood parks and open spaces approved in conjunction with a subdivision approved in accordance with Chapter 58.17 RCW.

1. Level 1 – Neighborhood Parks and Open Space. Neighborhood parks range in size up to 10 acres. Open space may be unlimited in size and may or may not have public access.

2. Level 2 – Regional Parks. Regional parks exceed 40 acres in size, and may include golf courses.

3. Level 3 – Linear Trails. Linear trails are long, narrow parks used for walking, jogging and bicycling. (Linear trails are exempt when located in existing rights-of-way; see UPMC 19.25.030, Exempt uses.)

Q. Religious Assembly. Religious assembly use type refers to religious services involving public assembly such as that which customarily occurs in churches, synagogues, or temples. Accessory uses to churches are those that provide services to members and other individuals including but not limited to bookstores, cafeteria, day care, educational classes, and limited retail of only church-related materials.

1. Level 1. Religious assembly with seating for 250 or fewer persons within the principal place of assembly.

2. Level 2. Religious assembly with seating for greater than 250 persons within the principal place of assembly.

3. Level 3. Religious assembly, on an arterial street, with seating for greater than 250 persons within the principal place of assembly.

R. School Auxiliary Services. School auxiliary services use type refers to facilities that provide services to all or most school and school facilities in a school district as opposed to an individual school. Services may include but are not limited to transportation, school maintenance and cleaning, facility development, nutrition, printing, warehousing and security.

S. Transportation. Transportation use type refers to the provision of public or semi-public transportation services. Typical uses include parking garages, park-and-ride lots, commercial parking lots, bus shelters, bus stations, bus transfer centers, ferry docks, and other types of public and quasi-public transportation facilities.

1. Level 1. Transportation uses serving residential neighborhoods such as bus shelters.

2. Level 2. Transportation uses serving communities and regions, such as passenger rail stations, parking facilities, weigh stations, bus stations, and transfer centers.

T. Utility or Public Maintenance Facilities. Utility or public maintenance facilities use type refers to facilities for open and enclosed storage and maintenance of vehicles, equipment, or related materials used in a utility or public facility activity.

1. Level 1. Facilities with a building of less than 1,000 square feet, without outdoor storage of equipment, materials, or vehicles.

2. Level 2. Facilities with a building of more than 1,000 square feet, or with outdoor storage.

(Ord. 610 § 1 (Exh. A), 2012; Ord. 607 § 1 (Exh. A), 2012; Ord. 589 § 1 (Exh. A), 2011; Ord. 443 § 1 (Exh. A), 2005; Ord. 394 § 1, 2003; Ord. 307 § 2, 2001).

19.25.060 Utilities use category – Descriptions.

Utilities use category refers to facilities serving the public by means of an integrated system of collection, transmission, distribution and processing facilities through more or less permanent physical connections between the plant of the serving entity and the premises of the customer. Included are systems for the delivery of natural gas, electricity, telecommunication services, for the collection of stormwater and for the collection and disposal of sewage and refuse.

A. Communication and Personal Wireless Telecommunication Facilities. Communication and personal wireless telecommunication facilities type refers to facilities used in the transmission of information by wire, radio, optical cable, electromagnetic, or other similar means. Communication facilities include central office switching units, unattended remote switching units, and unattended telecommunications radio relay stations. Personal wireless telecommunication facilities include facilities for the transmission and reception of radio or microwave signals used for communication, cellular phone, personal communications services, enhanced specialized mobile radio, and any other wireless services licensed by the FCC and unlicensed wireless services.

1. Level 1. Building-mounted wireless facilities.

2. Level 2. Structure-mounted wireless facilities.

3. Level 3. Towers 60 feet or less in height, unattended remote switching units and unattended telecommunications radio relay stations.

4. Level 4. Towers over 60 feet and less than 110 feet in height and central office switching units.

B. Electrical Facilities. Electrical facilities use type refers to aboveground electrical transmission lines of an operating voltage of 55 kV or greater, and aboveground substations and switching stations. Also see UPMC 19.25.030, Exempt uses.

C. Electrical Generation Facilities. Electrical generation facilities use type refers to facilities that generate or co-generate electric energy for on-site use only.

D. Natural Gas Facilities. Natural gas facilities use type refers to facilities engaged in the distribution and storage of natural gas. Natural gas gate stations, natural gas storage facilities and interim propane storage systems fall within this use type.

1. Level 1. Interim propane storage facilities.

2. Level 2. Natural gas storage for transportation.

3. Level 3. Natural gas gate stations.

E. Recycling Collection Sites. Dumpsters labeled and used for collection of cardboard, aluminum, tin, glass, newspaper, mixed paper and glass.

F. Sewage Collection Facilities. Sewage collection facilities use type refers to facilities used to collect sewage, including but not limited to waste-water transfer facilities, odor control structures, pump stations and lift stations (also see UPMC 19.25.030, Exempt uses.)

G. Stormwater Facilities. Stormwater facilities use type includes a conveyance, system of conveyances, and stormwater control facilities (including roads with drainage systems, catch basins, curbs, and gutters), ditches, manmade channels, storm drains, retention/detention facilities and infiltration facilities which are designed or used for collection, storage, conveyance and treatment of stormwater.

1. Level 1. Diversion structures, and pump and lift stations.
2. Level 2. Detention/retention ponds and constructed wetlands.
3. Level 3. Stormwater pond facilities that are also developed to allow uses such as parks, recreational, educational and research structures and activities known as stormwater multiple use facilities.

H. Water Supply Facilities. Water supply facilities use type refers to water purification facilities, water storage facilities, wellheads, and pump stations.

1. Level 1. Wellheads, pump stations, or water purification facilities not exceeding 1,000 square feet of building area nor exceeding the building height for the zone; water storage facilities not exceeding a 1,000 square foot footprint nor exceeding the building height for the zone.
2. Level 2. Water purification facilities exceeding 1,000 square feet of building area or exceeding the building height for the zone; water storage facilities exceeding 1,000 square feet of building area or exceeding the building height for the zone.

(Ord. 607 § 1 (Exh. A), 2012; Ord. 589 § 1 (Exh. A), 2011; Ord. 443 § 1 (Exh. A), 2005; Ord. 394 § 1, 2003; Ord. 307 § 2, 2001).

19.25.070 Essential public facilities use category – Descriptions.

Essential public facilities uses are those uses typically difficult to site. All essential public facilities shall be subject to review in accordance with Chapter 19.40 UPMC.

A. Correctional Institutions. Correctional institutions use type means a facility operated by a government agency, designed, staffed and used for the incarceration of persons for the purposes of punishment, correction and rehabilitation following arrest or conviction of an offense.

B. Level II Group Home. Level II group home includes all group homes other than those defined as Level I group homes. Level II group homes include, but are not limited to, facilities where one or more individuals reside for the purposes of incarceration, sex offender housing including secure community transition facilities, or drug or alcohol abuse treatment for a person or persons currently using alcohol or drugs. Level II group homes do not include facilities protected by Washington's law against discrimination, the Fair Housing Act or Fair Housing Act amendments. A Level II group home is considered an essential public facility and subject to review in accordance with Chapter 19.40 UPMC. The group homes use type refers to living accommodations for related or unrelated individuals with special needs. Individuals may be provided with a combination of personal care, social or counseling services and transportation.

C. Organic Waste Processing Facilities. Organic waste processing facilities use type refers to any solid waste facility specializing in the controlled decomposition of organic solid waste and which requires a solid waste permit under Chapter 70.95 RCW. Typical uses include MSW composting facilities, composting facilities, and soil treatment facilities.

1. Level 1. Soil treatment facility.
2. Level 2. Composting facility designed to handle more than 40 cubic yards.
3. Level 3. MSW composting facility.

D. Recycling Processor. Recycling processor use type refers to any large-scale buy-back recycling business or other industrial activity which specializes in collecting, storing and processing any waste,

other than hazardous waste or municipal garbage, for reuse and which uses heavy mechanical equipment to do the processing. Examples include facilities where commingled recyclables are sorted, baled or otherwise processed for transport off site.

E. Sewage Treatment Facilities. Sewage treatment facilities use type refers to facilities used to treat any liquid or waterborne waste of domestic origin or a combination of domestic, commercial or industrial origin, and which by its design requires the presence of an operator for its operation, including alternative treatment works and package treatment plants. Also included are all of the various types of associated equipment, structures, and operations as they are currently constructed and operating or will result from technology, including, but not limited to, administrative offices, storage, laboratories, headworks, sedimentation basins, clarifiers, digesters, and biosolid handling including piping, filters, pumps, together with public walkways, recreational and educational uses, and parking lots. It shall not include any facility used exclusively by a single-family residence, septic tanks with subsoil absorption, industrial pretreatment facilities, or privately owned treatment plants.

F. Waste Disposal Facilities. Waste disposal facilities use type refers to permanent disposal sites for solid waste. Typical uses include wood waste, inert/demolition waste, municipal solid waste, special waste and biosolids landfills, and waste-to-energy facilities.

1. Level 1. Inert landfills.
2. Level 2. Inert landfills as accessory uses to mineral extraction sites.
3. Level 3. Wood waste or demolition landfills.
4. Level 4. Special waste-to-energy facilities designed to burn more than 12 tons per day.
5. Level 5. MSW landfills, special waste landfills (including ash landfills, any landfill for special waste not previously identified and biosolids landfills), and MSW waste-to-energy facilities.

G. Waste Transfer Facilities. Waste transfer facilities use type refers to solid waste facilities where solid waste is collected or subjected to interim processing before being transported to a permanent disposal site. Typical uses include recycling collection sites, drop box transfer stations, transfer stations, recyclables recovery facilities, waste separation recovery facilities, moderate risk waste facilities, and tire piles.

1. Level 1. Drop box transfer stations.
2. Level 2. Transfer stations, waste separation recovery facilities, and moderate-risk waste facilities.

(Ord. 607 § 1 (Exh. A), 2012; Ord. 514 § 2, 2008; Ord. 443 § 1 (Exh. A), 2005; Ord. 394 § 1, 2003; Ord. 307 § 2, 2001).

19.25.080 Resource use category – Descriptions.

Resource use category includes the production or sale of plant and animal products or the sale of products associated with resource-based industry.

A. Agricultural and Horticultural Sales. Agricultural and horticultural sales use type refers to uses which involve the sales of agricultural products or supplies, including feed, grain, fertilizers, and farming equipment.

1. Level 1. Agricultural and horticultural sales uses which involve the sale of goods such as produce, shrubbery, plants, eggs, wine, and dairy products in a farmers' market format. Examples include produce stands, horticultural nurseries, and wineries.
2. Level 2. Agricultural sales which primarily involve the sales of agricultural equipment.

B. Limited Horse Boarding. Limited horse boarding refers to uses involving boarding horses for recreational purposes and providing feed, shelter, and nonveterinary care. Horses may only be boarded at the density allowed in Chapter 19.70 UPMC.

C. Crop Production. Crop production use type refers to uses which involve the raising and harvesting of row crops, field crops or tree crops on an agricultural or commercial basis, including packing, primary processing and storage facilities. Examples include vegetable crops, fruit trees, and horticultural nurseries.

D. Fishery Enhancement. Fisheries enhancement use types are intended to enhance and protect the fish resource. Examples include hatcheries, fish ladders and fish counting stations.

(Ord. 607 § 1 (Exh. A), 2012; Ord. 443 § 1 (Exh. A), 2005; Ord. 394 § 1, 2003; Ord. 307 § 2, 2001).

19.25.090 Commercial use category – Descriptions.

Commercial activities include the provision of services, including offices, and the sale, distribution, or rental of goods that benefit the daily needs of the public, which are not otherwise classified as civic or industrial activities. The commercial use category has been separated into the following types based upon distinguishing features such as nature of business activity and type of goods or products sold or serviced. Any store or variety of stores exceeding 50,000 square feet shall be considered a commercial centers use type.

A. Administrative and Professional Offices. Administrative and professional offices use type refers to offices, private firms or organizations providing professional or administrative services to individuals or businesses. Typical uses include employment services, property management services, title companies, law offices, engineering/surveying consulting firms, architecture and landscape architecture firms, advertising and public relations firms, medical and dental offices, chiropractic offices, dental labs, diagnostic testing services, advertising agencies, travel agencies, talent agencies, insurance offices, real estate offices, investment brokers, financial planners, banking services, offices for nonprofit and quasi-public agencies, and other business offices customarily associated with professional or administrative office services. This category excludes veterinary clinics/animal hospitals.

1. Level 1. Administrative and professional offices with no drive-through facilities.
2. Level 2. Banking services that include drive-through facilities.
3. Level 3. Drive-through facilities associated with nonbanking uses.

B. Animal Hospitals Facilities/Veterinary Clinics. Veterinary clinics/animal hospitals facilities use types are uses where small animals receive veterinary services that may include medical and surgical treatment. (See also subsection (M) of this section, Kennel.)

1. Level 1. Small animal veterinary services with boarding of animals incidental to the veterinary function and limited to animals receiving care. All boarding shall be within a fully enclosed portion of the building with walls and windows to significantly reduce noise impacts. Grooming is allowed.
2. Level 2. Veterinary services with boarding of animals incidental to the veterinary function and up to five animals not receiving care is allowed. Outdoor boarding is permitted. Grooming is allowed.

C. Adult Entertainment Establishment. "Adult entertainment establishment" shall mean any commercial premises which is one of the following: adult motion picture theaters, adult drive-in theaters, adult bookstores, adult cabarets, adult video stores, adult retail stores, adult massage parlors, adult sauna parlors or adult bathhouses.

D. Amusement and Recreation. Amusement and recreation use type refers to establishments or places of business primarily engaged in the provision of sports, entertainment, or recreational services to the public or members for commercial purposes. Examples include video arcades, billiard parlors, bowling alleys,

ice or roller skating rinks, performance theaters/centers (not movie theaters), miniature golf courses, golf driving ranges, and outdoor performance centers.

E. Beauty Salon. Beauty salon use type provides service related to hair, skin, nail and cosmetology care. This includes barber shops.

F. Building Materials. Building materials use type refers to establishments primarily engaged in selling lumber and other building materials, paint, glass, hardware, and wallpaper. Establishments primarily selling these products for use exclusively by businesses or to other wholesalers or primarily selling plumbing, heating and air-conditioning equipment, and electrical supplies are classified in the wholesale trade use type, commercial use category.

1. Level 1. Establishments primarily engaged in the retail sale of basic hardware lines, such as tools, builders' hardware, paint, and glass. Retail sales of nursery, lawn and garden supplies, and lumber may be an accessory use to hardware stores. Utilization of outdoor areas for display and storage purposes may occur as an accessory use. The combination of total floor area and outdoor storage and display area is 30,000 square feet or less.

2. Level 2. Establishments primarily engaged in selling lumber and a general line of building material. General line of building materials may include rough and dressed lumber, flooring, molding, doors, frames, roofing, siding, shingles, wallboards, paint, brick, tile, and cement. Utilization of outdoor areas for display or storage purposes may occur as an accessory use. The combination of total floor area and outdoor storage and display area typically ranges between 30,000 square feet and 80,000 square feet.

G. Business Services. Business services use type refers to uses primarily engaged in providing services to business establishments on a contract or fee basis. Examples include courier services, parcel delivery services, fax services, telegraph services, reproduction services, commercial art and photography services, stenographic services, and janitorial services.

H. Commercial Centers. Commercial centers use type refers to any lot or combination of lots with a variety of stores, offices, mixed use residential dwellings and services allowed in the zone where the center is located, integrated into a complex utilizing common parking facilities. A variety of goods are sold or services provided at these centers ranging from general merchandise to specialty goods and foods. Commercial centers can be grouped into two levels:

1. Level 1. Any store or commercial center containing a variety of stores with a cumulative floor area over 50,000 square feet and up to 200,000 square feet.

2. Level 2. Any commercial center containing a store or variety of stores with a cumulative floor area greater than 200,000 square feet.

I. Eating and Drinking Establishment. Eating and drinking establishment use type refers to establishments that sell prepared food and liquor, and may provide music. Examples include espresso stands, fast food restaurants, full service restaurants, taverns, and cocktail lounges.

1. Level 1. Establishments without drive-through facilities.

2. Level 2. Establishments with drive-through facilities.

3. Level 3. Establishments that serve alcoholic beverages, including brew pubs.

4. Level 4. Delicatessen only, as accessory to a commercial development. Limited to 1,000 square feet of gross floor area with or without beer and wine beverage service.

5. *Repealed by Ord. 455.*

J. Food Stores. Food stores use type refers to stores primarily engaged in the retail sale of a variety of canned and dry foods, fresh fruits and vegetables, or meats, poultry, and fish, and may include a variety of disposable nonfood products. Examples include meat and fish markets, vegetable markets, retail bakeries, dairy stores, and grocery stores.

1. Level 1. Total floor area up to 30,000 square feet.
2. Level 2. Total floor area over 30,000 square feet and up to 200,000 square feet.

K. Garden Center (Includes Nursery). Garden center use type refers to establishments primarily engaged in the retail sale of lawn and garden supply goods and equipment. This includes nursery, lawn and garden supplies, and garden tools. Nurseries that focus on the retail sales of plants are also included in this category. Utilization of outdoor areas for display and storage purposes may occur as an accessory use.

L. Health Club. Health club use type means a facility engaged in operating physical fitness facilities and may include facilities such as cardiovascular machines, weight training equipment, swimming pools and racquetball courts (also known as athletic clubs, fitness centers).

M. Kennel. Kennel use type means a place where six or more adult cats and/or dogs are temporarily boarded for compensation whether or not for training. An adult cat or dog is one that has reached the age of seven months.

N. Limited Accessory Retail. Limited accessory retail use type are uses in the mixed use – office zone only that are directly associated with an allowed office use or which are retail services that provide a direct service to tenants of an office building. Examples include the limited sales of glasses and optical supplies as part of an optometrist's office or stand-alone card shop/gift shop. Limited accessory retail uses are limited by their size (see use tables in UPMC 19.25.110).

O. Lodging. Lodging use type refers to establishments that provide lodging services. Examples include hotels and motels. Recreational vehicle parks are specifically excluded from this definition. See residential use for bed and breakfasts.

P. Marina, Existing. Existing marina use type means a commercial facility that provides moorage and related sales and maintenance services to pleasure and/or commercial vessels and to houseboats and/or private clubs with moorage and associated facilities and activities in existence as of the effective date of the ordinance codified in this section.

Q. Mini Casinos. Mini casinos use type shall be defined as a "social card game" per RCW 9.46.0282 and means a card game that constitutes gambling and is authorized by the Commission under RCW 9.46.070. Authorized card games may include a house-banked or a player-funded banked card game. No one may participate in the card game or have an interest in the proceeds of the card game who is not a player or a person licensed by the Commission to participate in social card games. There shall be two or more participants in the card game who are players or persons licensed by the Commission. The card game must be played in accordance with the rules adopted by the Commission under RCW 9.46.070, which shall include but not be limited to rules for the collection of fees, limitation of wagers, and management of player funds. The number of tables authorized shall be set by the Commission but shall not exceed 15 total and separate tables per establishment.

R. Movie Theaters, Indoor. Movie theater, indoor use type means an establishment primarily engaged in the indoor exhibition of motion pictures.

S. Mobile, Manufactured, and Modular Homes Sales. Mobile, manufactured, and modular homes sales use type refers to those establishments that store and sell premanufactured homes. The primary purpose is to provide sites for marketing and distribution, not construction.

T. Motor Vehicles and Related Equipment Sales/Rental/Repair and Services. Motor vehicles and related equipment sales/rental/repair and services use type refers to establishments or places of business engaged in the sales, leasing or service of automobiles, trucks, motorcycles, recreational vehicles, and boats; or heavy equipment and supplies related to motor vehicles; and self-moving or commercial moving services.

1. Level 1. Gasoline service stations, battery exchange stations and Level 3 electric vehicle charging stations together with accessory automobile repair and convenience shopping, and car wash with a one- car capacity.
2. Level 2. Automotive repair shops and automobile car washes for vehicles not exceeding three tons. Typical uses include general repair shops, transmissions and engine rebuild shops, muffler shops, glass repair shops, automobile upholstery services, car washes, lube/oil shops, and auto parts stores which offer installation services.
3. Level 3. On-site rental of automobiles, trucks not exceeding three tons of vehicle weight where not more than 20 vehicles are available for rent at any time.
4. Level 4. On-site sales, lease, or rental of automobiles and trucks not exceeding three tons of vehicle weight, and recreational vehicles. Other activities include automobile body repair and painting facilities.
5. Level 5. Sales, leasing, or rental of heavy truck and heavy equipment exceeding three tons of vehicle weight, supplies intended for outdoor use and truck service stations. Typical uses include truck shops primarily designed for the service and fueling of heavy trucks and tractor trailer sales.
6. *Repealed by Ord. 455.*

U. Pawn Shop. Pawn shop use type is an establishment engaged in whole or in part in the business of loaning money on the security of pledges of personal property, or deposits or conditional sales of personal property, or the purchase or sale of personal property. Pawn shops shall be permitted only at a ratio of one shop per each 40,000 population within the City limits (meaning the second pawn shop is allowed at 40,001, etc.).

V. Personal Services. Personal services use type refers to uses primarily engaged in providing services to individuals. These services meet the needs on a daily, weekly, monthly, or less frequent basis. Examples include coin-operated laundries, dry cleaning drop-off/pick-up establishments, dry cleaners, shoe repair, clothing alterations, tanning salons, tattoo parlors, pet washes and grooming, photographic studios, carpet and upholstery cleaners. Also see subsection (X) of this section, rental and repair services use type, for other services.

1. Level 1. Total floor area does not exceed 2,500 square feet and use does not involve outdoor storage of vehicles.
2. Level 2. Total floor area exceeds 2,500 square feet or use involves outdoor storage of delivery or service vehicles.

W. Pet Day Care. Pet day care includes establishments where pets are cared for and boarded for periods less than 24 hours. Boarding for more than 24 hours is considered a kennel. Establishments that offer pet washing and grooming with no pet day care is a personal service.

X. Rental and Repair Services. Rental and repair services use type refers to establishments primarily engaged in the provision of repair services or closely related uses. Typical uses include upholstery shops, appliance repair shops, small engine and power tool rental and repair such as lawn mowers and chainsaws, vacuum cleaner repair, medical equipment rental and repair services, rental furnishings, and instrument repair services. Refer to motor vehicles and related equipment sales/rental/repair and services use type for automotive repair. Also see personal services use type for clothing alterations.

1. Level 1. Establishments that do not involve outdoor storage.
2. Level 2. Establishments that involve outdoor storage of equipment.

Y. Sales of General Merchandise. Sales of general merchandise use type refers to establishments that sell general merchandise including apparel and accessories, pharmaceuticals, antiques, optical goods, jewelry, pet supplies, auto parts without installation services, furniture and home furnishings including appliances, computers and electronics. Also see building materials use type for establishments primarily engaged in selling lumber and other building materials, paint, glass, wallpaper or hardware, and also garden center use type for nursery stock and lawn and garden supplies.

1. Level 1. Total floor area up to 30,000 square feet.
2. Level 2. Total floor area over 30,000 square feet.
3. Level 3. Pharmacies that include drive-through facilities.
4. Level 4. Drive-through facilities associated with sales of general merchandise uses other than pharmacies.

Z. Video Rental. Video rental use type is a store that rents prerecorded videotapes, discs, or similar materials such as video games to the public for a limited period of time. Some limited sales may occur.

AA. Wholesale Trade. Wholesale trade use type refers to establishments primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional, or professional business users; to other wholesalers; or acting as agents or brokers and buying for or selling merchandise to such individuals or companies. Typical wholesale trade establishments include wholesale merchants or jobbers and cooperative buying associations. Typical wholesale trade businesses are electrical distributors, plumbing supplies, heating and air-conditioning equipment supplies, lumber and construction materials supplies, professional and commercial equipment supplies.

1. Level 1. Establishments with total floor area of 10,000 square feet or less and indoor storage only.
2. Level 2. Establishments with total floor area of more than 10,000 square feet and with indoor or outdoor storage.

(Ord. 607 § 1 (Exh. A), 2012; Ord. 599 § 1 (Exh. B), 2011; Ord. 597 § 1 (Exh. A), 2011; Ord. 514 § 2, 2008; Ord. 455 § 1 (Exh. A), 2005; Ord. 443 § 1 (Exh. A), 2005; Ord. 394 § 1, 2003; Ord. 307 § 2, 2001).

19.25.100 Industrial use category – Descriptions.

Industrial use categories include the on-site production, processing, storage, movement, servicing, or repair of goods and materials. The industrial use types typically have one or more of the following characteristics: create substantial odor or noise, frequent deliveries, heavier truck traffic, employ relatively large numbers of people, and/or create visual impacts incompatible with residential development.

A. Bulk Fuel Dealers. Bulk fuel dealers use type refers to establishments that sell fuels to businesses and households for transportation, heating, and business purposes. Fuel dealers store or sell materials that are flammable, explosive, or toxic. Examples include heating oil dealers, liquefied petroleum gas dealers, coal, wood, or other fuel dealers.

B. Buy-Back Recycling Center. Buy-back recycling center use type refers to any small-scale business without processing which collects, receives or buys recyclable materials from household, commercial or industrial sources for the purpose of sorting, grading, or packaging recyclables for subsequent shipment and marketing.

C. Contractor Yards. Contractor yards use type refers to an area for construction or contracting business offices and the interior or outdoor storage, repair or maintenance of heavy equipment, vehicles, and construction supplies and materials.

D. Food and Related Products. Food and related products use type refers to uses which involve the processing, manufacturing, storage and packaging of food materials, raw milk, and ice. Examples include bakeries which distribute products to many retail outlets; creameries and other dairy products manufacturing without on-site dairy animals; soft drink bottling plants; feed and cereal mills; flour mills; vegetable oil manufacturing; refining or storage; yeast plants; starch, glucose and dextrin manufacturing; dry pet food, lard, pickles, sauerkraut, and vinegar manufacturing; sugar refining; breweries and distilleries. This use type may include processing and packaging of red meats, fowl and/or fish, provided the facility complies with all State, Federal and local health regulations, all processing is conducted indoors, and there is no emission of noxious odors or noise. This use type does not include the slaughtering or boarding of live animals or poultry.

E. Industrial Services and Repair. Industrial services and repair use type refers to uses involving the repair of medium- and large-sized products, e.g., boats, and trucks exceeding three tons of vehicle weight; uses providing large-scale or bulk services to commercial and industrial businesses but not directly to the consumer, e.g., bulk laundries, linen supply, dry cleaning plants, other laundry and garment services; and industrial services related strictly to industrial uses, e.g., assaying and towing services, physical and biological research testing laboratories, and industrial wastewater treatment facilities and janitorial services.

F. Limited Manufacturing. Limited manufacturing use type refers to uses that involve intermediate processing of semi-processed material into a consumer good and to uses that involve the assembly of semi-processed and/or intermediate processed products into a consumer good. This does not include the processing of raw materials. This use type includes but is not limited to:

1. Clothing and fabricated products;
2. Finished products made entirely or mainly of wood for use in construction;
3. Instruments for measuring, testing, analyzing, and controlling;
4. Optical instruments and lenses;
5. Surveying and drafting instruments;
6. Medical instruments and equipment;
7. Photographic equipment;
8. Watches and clocks;
9. Supplies associated with the previous products; and
10. Electronic computer hardware components and related equipment.

G. Motion Picture/Television and Radio Production Studios. Motion picture/television and radio production studios use type refers to uses engaged in the production and distribution of motion pictures, production and distribution of television segments, radio and television production of commercial spots, and other related activities.

H. Printing, Publishing and Related Industries. Printing, publishing and related industries use type refers to uses engaged in printing by one or more common processes, such as letterpress, lithography, or screen; services for the printing trade, such as bookbinding and plate making; and publishing newspapers, books and periodicals.

I. Salvage Yards. Salvage yards use type refers to uses that involve the salvage of wrecked vehicles, vehicle parts and appliances, and the storage of vehicles for purpose of wholesale trade.

1. Level 1. Hulk hauling – Where no storage of vehicles is permitted.
2. Level 2. Salvage yards/uses dealing with storage facilities for motor vehicles in which all vehicles are stored within enclosed building(s).

J. Storage. Storage use type refers to businesses engaged in the storage of items for personal and business use. Business activities other than rental of storage spaces are prohibited. Examples of personal storage uses include mini-warehousing, public parking areas, and boat storage yards. For maintenance or repair of recreational vehicles or boats, see also UPMC 19.25.090(T), the motor vehicles and related equipment sales/rental/repair and services use type.

K. Vehicle Impound Yards. Vehicle impound yards use type refers to uses dealing with impound facilities for motor vehicles.

L. Warehousing, Distribution and Freight Movement. Warehousing, distribution and freight movement refers to storage of manufactured or processed products for one or more businesses either within a building serviced by loading docks, or in secure outdoor storage areas. Such facilities typically transport product by truck or rail. Examples include grocery chain distribution centers, parcel delivery distribution centers, storage of fabricated concrete blocks, and finished lumber storage yards.

(Ord. 607 § 1 (Exh. A), 2012; Ord. 514 § 2, 2008; Ord. 443 § 1 (Exh. A), 2005; Ord. 394 § 1, 2003; Ord. 307 § 2, 2001).

19.25.110 Use tables.

A. The following use tables indicate which uses are permitted in which zones. Zones are shown across the horizontal axis and use category and type are shown down the vertical axis.

B. Zone Acronyms. The following acronyms are used in the use tables in place of zone names:

R1	Single-Family Residential
R2	Two-Family Residential
MF-L	Multifamily Residential – Low Density
MF-H	Multi-Family Residential – High Density
POS	Parks and Open Space
MU-O	Mixed Use – Office
NC	Neighborhood Commercial
TC	Town Center
TC-O	Town Center – Overlay
MU	Mixed Use
C	Commercial
LI-BP	Light Industrial – Business Park

C. Symbols. The following symbols are employed in the use tables:

1. A blank cell on the table indicates that the use type is not allowed in the zone listed at the top of the column.
2. A "P" in a cell on the table indicates that the use type is permitted subject to applicable standards in this code in the zone listed at the top of the column.
3. A "C" in a cell on the table indicates that the use type is permitted subject to the conditional use provisions specified in UPMC 19.85.020, Conditional use permits.
4. A "D" in a cell on the table indicates that the use type is permitted subject to design review under the provisions specified in UPMC 19.85.050, Administrative design review.
5. An "A" in a cell on the table indicates that the use type is permitted subject to administrative review under the provisions specified in UPMC 19.85.010, Administrative use permits.
6. A number accompanying a "P," "C," "D" or "A" in a cell refers to the level of the use type allowed in the zone listed at the top of the column. If a letter is not accompanied by a number, all levels of that use type are permitted, subject to appropriate review. The description of levels for each use type is contained in this chapter.

Residential Use Types and Zone Classification Table

USE TYPES	ZONE CLASSIFICATIONS									
RESIDENTIAL USES	R1	R2	MF	POS	MU-O (14)	NC	TC (15)	MU (14)	C (14)	LI-BP
Adult family home (6 or fewer)	P	P	P		P	P		P		
Assisted living facility		P1, C2	P3		P3		P3	P3		
Bed and breakfast (2)	P	P	P		P	P				
Caretaker unit				P						
Level I group home	P	P	P		P			P		
Mobile/manufactured home (3)			P							
New manufactured home (4)	P	P	P							
Mobile home park			C							
Multifamily housing			D (16)		D (5)		D (5)	D (5)		
Nursing home		P1, C2	P3		P3		P3	P3		
Single-family housing (attached)	P1	P1	P2		P2	P2		P2		
Single (detached) and two-family housing	P	P	P							
Small lot housing	D (17)	D (17)								

See notes in UPMC 19.25.120.

Civic and Recreation Use Types and Zone Classification Table

USE TYPES	ZONE CLASSIFICATIONS									
CIVIC AND RECREATION USES	R1	R2	MF	POS	MU-O	NC	TC	MU	C	LI-BP
Administrative government services				P	P	P	P	P	P	P
Animal control (animals kept)										C
Existing cemeteries/mortuaries	C	C								
Community centers	C	C	C	P	P	P	P	P	P	P
Community clubs	C	C	C	P	P	P	P	P	P	P
Courthouse							C			
Cultural services (museums, libraries)				P	C	P	P	P	P	
Day care centers (exceeds 12)	C	C	P		P	P	P	P	P	C
Education	P1	P1	P1		P1	P1 (6), 4, C2	P1 (6), 4, C2, 3	P1 (6), 4, C2, 3	C1, 3, P2, 4	P4
Hospitals/24-hour medical clinics					P, C2	P, C2	P, C2	P, C2	P, C2	C
Holding cells							P1	P1		C
Postal services						P1	P1	P1	P1	P1, 2
Private clubs and lodges						P	P	P	P	
Public safety services	C	C	C		P	P	P	P	P	P
Recreation – Public	P1, 3, C2	P1, 3, C2	P1, 3, C2	P1, 2, 3	P1, 3, C2	P1, 3, C2	P1, 3, C2	P1, 3, C2	P1, 3, C2	P1
Recreation – Nonprofit		C	C			C	C	C	C	
Religious assemblies	P1, C3	P1, C3	P1, C3		P1, C2	P	P	P	C	P1
Transportation	P1	P1	P1		P1, C2	P1, C2	P1, C2	P1, C2	P1, C2	P1
Utility and public maintenance facilities				P1, 2			P1, C2	P1, C2	P1, C2	P

See notes in UPMC 19.25.120.

Utilities/Essential Public Facilities/Resources Use Types and Zone Classification Table

USE TYPES	ZONE CLASSIFICATIONS									
UTILITIES	R1	R2	MF	POS	MU-O (14)	NC	TC (15)	MU (14)	C (14)	LI-BP
Wireless telecommunications facilities (7)	C1, 2, 3	C1, 2, 3	C1, 2, 3, 4	P	C1, 2, 3, 4	C1, 2, 3, 4	C1, 2, 3, 4	P1, A2, 3, C4	P1, A2, 3, C4	P1, A2, 3, C4
Electric facilities	C	C	C		P	P	P	P	P	P
Electrical generation, accessory, on site only										
Natural gas facilities	P1	P1	P1		P1, 2	P1, 2		P1, 2	P1, 2	P
Recycling collection sites	P	P	P	P (18)	P	P	P	P	P	P
Sewage collection facilities	P	P	P		P	P	P	P	P	P
Storm water facilities	P	P	P	P	P	P	P	P	P	P
Water supply facilities	P1, C2	P1, C2	P1, C2		P1, C2	P1, C2	P1, C2	P1, C2	P1, C2	P1, C2
ESSENTIAL PUBLIC FACILITIES (8)	R1	R2	MF	POS	MU-O (14)	NC	TC (15)	MU (14)	C (14)	LI-BP
Level II group homes			C		C			C		C
Organic waste processing facilities										C
Correctional institutions										C
Recycling processors										
Sewage treatment facilities										
Waste disposal facilities										
Waste transfer facilities										C1, 2, 3
RESOURCE USES	R1	R2	MF	POS	MU-O (14)	NC	TC (15)	MU (14)	C (14)	LI-BP
Agricultural sales						P	P	P	P	
Crop production	P	P	P							
Fish enhancement										
Limited horse boarding	P	P								

See notes in UPMC 19.25.120.

Commercial Use Types and Zone Classification Table

USE TYPES	ZONE CLASSIFICATIONS										
	R1	R2	MF	POS	MU-O (14)	NC	TC (15)	TC-O	MU (14)	C (14)	LI-BP
COMMERCIAL USES											
Administrative and professional offices					P1	P1, 2, 3	P1, 2	P1	P1, 2, 3	P1, 2, 3	P1
Veterinary clinics/animal hospitals					C1	P1	P1	P1	P1	P1	P
Adult entertainment											C (9)
Amusement and recreation (private)						P	P	P	P	P	P
Beauty salon/barber					P (10)	P	P	P	P	P	
Building materials (11)						P1	P1, C2	P1, C2	P1, C2	P1, C2	P
Business support services					P	P	P	P	P	P	P
Commercial centers						C	P1, C2 (12)	P1, C2 (12)	C	C	
Eating and drinking establishment					P4	P1, 2, 3	P1, 2, 3	P1, 3	P1, 3, C2	P1, 2, 3	P1, 3 (19)
Food stores (11)						P1, C2	P	P	P1, C2	P	
Garden center (11)						P	P1	P1	P1	P	C
Health club (a.k.a. fitness center)						P	P	P	P	P	C
Kennels										C	P
Limited accessory retail (MU-O only)					P (13)						
Lodging – Hotels and motels (no RV)						C	P	P	P	P	
Marinas, existing only	P										
Mini casinos											
Movie theaters (indoor only)						P	P	P		P	
Mobile, manufactured, and modular home sales											C
Vehicle sales, repair, service						P1, 2			P1, C2	P1, 2	P1, 2, C3, 4
Pawn shops										P	C
Personal services (other)					P1 (10)	P1, C2	P1, C2	P1, C2	P1, C2	P1, C2	P

Pet day care						P		P	P	P	P
Rental and repair						P1, C2			P1, C2	P1, C2	P
Sales of general merchandise (11)						P1, 3, 4, C2	P1, 3, C2	P1, C2	P1, 3, 4, C2	P1, 3, 4, C2	P1, C2
Tattoo parlors										C	
Video rental						P	P	P	P	P	P
Wholesale trade (11)									C1	C1	P1, C2

See notes in UPMC 19.25.120.

Light Industrial Use Types and Zone Classification Table

USE TYPES	ZONE CLASSIFICATIONS									
LIGHT INDUSTRIAL USES	R1	R2	MF	POS	MU-O	NC	TC	MU	C	LI-BP
Bulk fuel dealers										C
Buy-back recycling										
Contractor yards									C1	P
Food and related products										P
Industrial services and repair										C
Limited manufacturing										P
Motion picture, TV and radio production studios									C1	P
Printing, publishing and related industries										P
Salvage yards										P1, C2
Storage units										P
Vehicle impound yards										P
Warehousing, distribution and freight movement										C1

See notes in UPMC 19.25.120.

(Ord. 607 § 1 (Exh. A), 2012; Ord. 599 § 1 (Exh. A), 2011; Ord. 589 § 1 (Exh. A), 2011; Ord. 574 § 1 (Exh. A), 2010; Ord. 559 § 3 (Exh. A), 2009; Ord. 524 § 1 (Exh. A), 2008; Ord. 514 § 2, 2008; Ord. 455 § 1 (Exh. A), 2005; Ord. 443 § 1 (Exh. A), 2005; Ord. 394 § 1, 2003; Ord. 371 § 3, 2003).

19.25.120 Use table notes.

(1) *Repealed by Ord. 455.*

(2) Breakfast is the only meal served.

(3) In approved mobile/manufactured home parks only.

(4) Permitted subject to standards in UPMC 19.70.120.

(5) Only permitted in conjunction with a permitted commercial use and subject to compliance with the design standards and guidelines for the Town Center zone per Chapter 19.52 UPMC or the design standards for the Mixed Use, Mixed Use – Office, and Commercial zones per Chapter 19.50 UPMC.

(6) Kindergarten and primary school only.

(7) Allowed in R1 and R2 zones only in conjunction with selected nonresidential uses in accordance with UPMC Title 23.

(8) Subject to essential public facility review.

(9) Subject to adult entertainment siting criteria.

(10) Permitted only at 1,000 square feet gross floor area or less.

(11) Establishments over 80,000 square feet are considered commercial centers.

(12) Commercial centers greater than 200,000 square feet are permitted outright in the Town Center overlay zone subject to the Town Center overlay design standards.

(13) Retail uses that are related to a use in an office building are limited to 750 square feet each. Total retail uses in a building shall not exceed 20 percent of the building's leasable square footage.

(14) Certain categories of development, including new construction on vacant land, major redevelopment and major improvement, are subject to administrative design review approval to ensure compliance with the design standards and guidelines in Chapter 19.50 UPMC.

(15) Certain categories of development, including new construction on vacant land, major redevelopment and major improvement, are subject to administrative design review approval to ensure compliance with the design standards and guidelines in Chapter 19.52 UPMC.

(16) Allowed in MF-L and MF-H zones subject to compliance with multifamily design standards and guidelines per Chapter 19.53 UPMC.

(17) Allowed in R1 and R2 zones subject to compliance with small lot design standards and guidelines per Chapter 19.53 UPMC.

(18) Recycling collection receptacles in the parks and open space zone shall not exceed a maximum capacity of 20 cubic yards.

(19) Eating and drinking establishments in the light industrial/business park zone are only permitted north of 24th Street.

(Ord. 607 § 1 (Exh. A), 2012; Ord. 589 § 1 (Exh. A), 2011; Ord. 574 § 1 (Exh. A), 2010; Ord. 559 § 3 (Exh. A), 2009; Ord. 524 § 1 (Exh. A), 2008; Ord. 514 § 2, 2008; Ord. 455 § 1 (Exh. A), 2005; Ord. 443 § 1 (Exh. A), 2005; Ord. 394 § 1, 2003; Ord. 371 § 3, 2003).