UNIVERSITY PLACE CITY COUNCIL
Regular Council Meeting Agenda
Monday, October 5, 2015, 6:30 p.m.

Note: Times are approximate and subject to change.

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 – September 21, 2015

4. APPROVAL OF AGENDA

6:35 pm **5. PUBLIC COMMENTS** – (At this time, citizens have three minutes to address the Council on any matter not scheduled for Public Hearing of 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.)

6:40 pm **6. COUNCIL COMMENTS/REPORTS**

6:45 pm **7. CITY MANAGER'S REPORT**

6:50 pm **8A- CONSENT AGENDA**
8B. 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 for 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 directing the Planning Commission to study and recommend amendments to the Comprehensive Plan and Zoning Code to modify the Use Designations used in the Comprehensive Plan to be categories of uses within which several specific zoning districts could be located.

COUNCIL CONSIDERATION – (The following item(s) will require Council action.)

6:55 pm **9. PUBLIC HEARING: COMPREHENSIVE PLAN UPDATES**
- **Staff Report**
- **Public Comment**

7:20 pm **10. NEWSPAPER CONTRACT**
- **Staff Report**
- **Public Comment**
- **Council Consideration**

7:40 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.)

7:45 pm **12. DEVELOPMENT REGULATIONS UPDATE**

8:30 pm **13. REGIONAL GROWTH CENTER SUBAREA PLAN AD-HOC ADVISORY COMMITTEE**

9:00 pm **14. RESOLUTION IN OPPOSITION TO CITY OF TACOMA PROPOSITION NO. 3**

9:30 pm **15. ADJOURNMENT**

*PRELIMINARY CITY COUNCIL AGENDA

October 19, 2015
Regular Council Meeting

November 2, 2015
Regular Council Meeting

November 16, 2015
Regular Council Meeting

December 7, 2015
Regular Council Meeting

Preliminary City Council Agenda subject to change without notice*
Complete Agendas will be available 24 hours prior to scheduled meeting.
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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, September 21 2015
City Hall, Windmill Village

1. CALL REGULAR MEETING TO ORDER

Mayor McCluskey called the Regular Meeting to order at 6:30 p.m.

2. ROLL CALL AND PLEDGE OF ALLEGIANCE

Roll call was taken by the Deputy City Clerk as follows:

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

Staff Present: City Manager Sugg, City Attorney Victor, Planning and Development Services Director Swindale, Principal Planner Boers, Police Chief Blair, Executive Director/ACM Craig, Human Resources Manager Petorak, Payroll & Benefits Supervisor Hands, Communications/I.T. Manager Seesz, and Communications Specialist Kleber, Deputy City Clerk Nicholas.

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

The motion carried.

Councilmember Grassi led the Pledge of Allegiance.

3. APPROVAL OF MINUTES

MOTION: By Councilmember Belleci, seconded by Mayor Pro Tem Figueroa, to approve the minutes of September 8, 2015 and September 14, 2015 as submitted.

The motion carried.

4. APPROVAL OF AGENDA

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

The motion carried.

5. PRESENTATIONS

Welcome and Introduction of Col. Ryan III – Commander, 16th Combat Aviation Brigade – Mayor McCluskey, thanked Cpt. Paulsboe for his exemplary service to the City/16th CAB partnership. She introduced the new commander, Col. Ryan and the new public affairs officer, Cpt. Harris.

At 6:45 p.m., the City Council took a fifteen minute break. The regular meeting reconvened at 7:00 p.m.

National Preparedness Month – Mayor McCluskey presented a proclamation to Christine Badger, Emergency Management Coordinator of West Pierce Fire and Rescue, recognizing the month of September as National Preparedness Month.

Wellness Committee Recognition – Mayor McCluskey recognized Payroll Supervisor Hands, Human Resources Manager Petorak and Communications Manager Seesz for volunteering to serve on the City's Wellness Committee and thanked them for their efforts in making the Wellness program a success.

NATOA Award Recognition - Mayor Pro Tem Figueroa recognized the UPTV crew for their 2015 award-winning programs. The City received three National Association of Telecommunications Officers and Advisors awards, including a first place award for the 27th Street Safe Routes to School program.

6. PUBLIC COMMENTS – *Karen Kolley, 8612 29th Street West*.

7. COUNCIL COMMENTS/REPORTS

Councilmember Worthington reported that Pierce County's draft Solid Waste Management Plan is projected to be available for public comment in early 2016. He acknowledged the Wellness Committee's efforts that resulted in a positive impact on employee's health as well as a two percent savings in health benefit costs. He also updated Council on his Association of Washington Cities (AWC) Legislative Committee meeting and requested that Council establish an agenda to develop its own 2016 legislative priorities.

Mayor Pro Tem Figueroa supported efforts to develop Council's 2016 legislative priorities and requested that Council review AWC's legislative agenda to consider if it aligns with Council's priorities and adopt a resolution to support the outcome of Council's review.

Councilmember Grassi thanked residents for their contributions to the Patrons of Beautification program enabling the City to plant twelve thousand daffodils.

Councilmember Belleci recognized Councilmember Grassi for his years of diligent and continued advocacy for the City's beautification program and appealed to the City's residents for continued support.

Mayor Pro Tem Figueroa thanked Councilmember Belleci for recognizing Councilmember Grassi and contributed Councilmember Grassi's leadership to the success of the City's beautification program.

8. CITY MANAGER'S REPORT

City Manager Sugg reported that the 44th Street Safe Routes to School project between Bridgeport and 67th is nearing completion next month, and he detailed approximately seven million dollars' worth of additional projects that are ready to go out to bid this fall.

9. CONSENT AGENDA

Mayor Pro Tem Figueroa requested Item 9C be pulled for separate consideration.

MOTION: By Councilmember Belleci, seconded by Councilmember Worthington, to approve the Consent Agenda as amended:

A. Receive and File: Payroll for the period ending 08/31/15, signed and dated 09/11/15, in the total amount of Two Hundred Eighty Thousand Seven Hundred Eleven and 38/100 Dollars ($280,711.38); Claims dated 08/28/15, signed 09/11/15, check no. 51976923 in the total amount of Six Thousand Four Hundred Thirty-Two and 57/100 Dollars ($6,432.57). Claims dated 09/15/15, signed 09/11/15, check nos. 51976924 through 51976979, in the total amount of Three Hundred Eighty-Eight Thousand Nine Hundred Fifty and 92/100 Dollars ($388,950.92).

B. Receive and File: American Business Women's Day Proclamation.

C. Adopt a resolution approving an agreement between the City of University Place and University Place School District for a School Resource Officer. **(Pulled for separate consideration.)**

The motion carried.

At the request of Mayor Pro Tem Figueroa, Police Chief Blair explained to the audience how the terms of the School Resource Officer Agreement benefit both the City and the School District.

MOTION: By Councilmember Belleci, seconded by Councilmember Grassi, to adopt a resolution approving an Agreement between the City of University Place and University Place School District for a School Resource Officer. **(RESOLUTION NO. 790)**

The motion carried.

10. MAYOR'S REPORT

Mayor McCluskey reported that she and Councilmember Belleci participated in a boot camp challenge at Whole Foods Market, she and Mayor Pro Tem Figueroa attended the ribbon cutting for Rainier Medical Weight Loss & Wellness, and upon invitation she spoke at the new Citylights Church. She announced the upcoming UP for Arts concert and its fundraising efforts to purchase a baby grand piano for the Atrium. Mayor McCluskey also announced that she will be attending the Pacific Northwest – China: Trade & Investment Summit in conjunction with the Chinese president's visit to the State.

At 7:49 p.m., the City Council concluded the business meeting and after taking a short break reconvened to study session at 7:56 p.m.

STUDY SESSION

11. LAND USE DESIGNATION RESOLUTION

Planning and Development Services Director Swindale summarized the legislative proposal submitted by Councilmembers Worthington and Figueroa. Their goal is to shorten some of the Comprehensive Plan amendment processes by modifying the land use designations to more broad categories of uses within which several specific zoning districts could be located rather than having a land use designation linked to each zoning district as it is today.

Council discussed the proposal's impact to single family livability, economic development, and the existing quasi-judicial process.

Mayor McCluskey requested that the proposed resolution directing the Planning Commission to review and recommend amendments to the Comprehensive Plan, based on the legislative proposal, be placed on the agenda of the next council meeting.

12. COMPREHENSIVE PLAN UPDATES

Planning and Development Services Director Swindale brought forward proposed Comprehensive Plan Update amendments with revisions made based on Council's suggestions from the August 17, 2015 Study Session. Councilmembers obtained clarification on their questions and had no objections to the proposed amendments and revisions.

At 9:00 p.m., a motion was made and carried to extend the meeting to 9:15 p.m.

13. ADJOURNMENT

The meeting adjourned at 9:09 p.m. No other action was taken.

Submitted by,

Debora Nicholas
Deputy City Clerk

APPROVAL OF CONSENT AGENDA

City of University Place

Voucher Approval Document

Control No.:5 Agenda of: 09/21/15 **PREPAY**

Claim of: Payroll for Pay Period Ending 09/15/15

Check #	Date	Amount		Check #	Date	Amount	
318504	09/18/15	190.75					
					09/18/15	107,176.34	DIRECT DEPOSIT
				EMPLOYEE NET		**107,367.09**	
318505	09/18/15	17,292.88	- 106006, VANTAGEPOINT TRANSF				
318506	09/18/15	2,978.64	- 106006 LOAN, VANTAGEPOINT				
318507	09/18/15	5,583.41	- 304197, VANTAGEPOINT TRANSF				
318508	09/18/15	25.00	- 705544, VANTAGEPOINT TRANSF				
318509	09/18/15	3,795.67	- 800263, VANTAGEPOINT TRANSF				
318510	09/18/15	456.23	- 304197 LOAN, VANTAGEPOINT TR				
318511	09/18/15	1,885.00	HOWE TRUSTEE, DAVID M.				
318512	09/18/15	250.00	NATIONWIDE RETIREMENT SOLUTION				
318513	09/18/15	1,028.76	PACIFIC SOURCE ADMINISTRATORS				
WIRE	09/19/14	17,597.09	DEPT. OF LABOR AND INDUSTRIES				
WIRE	09/19/14	21,110.17	BANK OF AMERICA				
WIRE	09/19/14	25,894.61	WA STATE DEPT OF RETIREMENT SY				
WIRE	09/19/14	79.90	AFLAC INSURANCE				
WIRE	09/19/14	890.30	WA ST DEPT OF RETIREMENT SYS				
			BENEFIT/DEDUCTION AMOUNT			98,867.66	
			TOTAL AMOUNT			**206,234.75**	

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 (09/29/15)

Steve Sugg, City Manager

AGENDA

FINAL CHECK LISTING
CITY OF UNIVERSITY PLACE

Check Date: 09/30/15

Check Range: 51976980- 51977057
and Wire #: 92215, 16398997

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: (09/29/15)

AGENDA

Bank : bofa BANK OF AMERICA

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
92215	9/22/2015	001126	BANK OF AMERICA	092215	9/22/2015	DT8 DUPLICATE LOOSE SNAP SI	66.00	66.00
	Voucher:	39388						
16398997	9/24/2015	002072	WA STATE DEPT OF REVENUE	AUG15	9/24/2015	AUG15/B&O TAX	782.10	782.10
	Voucher:	39456						
51976980	9/22/2015	025833	LAKERIDGE PAVING COMPANY LI	2	8/12/2015	CIRQUE DRIVE OVERLAY PROJE	136,198.10	136,198.10
	Voucher:	39420						
51976981	9/24/2015	003068	PURCHASE POWER	8000-9090-0909-2	9/1/2015	LATE FEE	30.82	30.82
	Voucher:	39434						
51976982	9/30/2015	025715	ABM JANITORIAL SERVICES	8446300	9/1/2015	SEP15/JANITORIAL SERVICES	3,831.65	3,831.65
	Voucher:	39383						
51976983	9/30/2015	002661	AIR SYSTEMS ENGINEERING INC	000204051	9/2/2015	HVAC REPAIR/WMV BLDG E	452.37	452.37
	Voucher:	39384						
51976984	9/30/2015	001004	ALARM WORKS NW	5285	9/1/2015	SEP15/ALARM MONITORING	358.00	358.00
	Voucher:	39385						
51976985	9/30/2015	001818	APEX ENGINEERING PLLC	201552333	9/8/2015	SURVEY & ENGINEERING/AMEN	5,797.50	
	Voucher:	39386		201552338	9/8/2015	ALTA SURVEY LOT 1	1,072.50	6,870.00
51976986	9/30/2015	002080	ASPHALT PATCH SYSTEMS, INC.	39305	2/5/2015	CONCRETE CUTTING/27TH ST	511.99	
	Voucher:	39387		39357	8/27/2015	ASPHALT CUTTING/27TH ST	465.50	977.49
51976987	9/30/2015	022175	BARRETT, BILL	REIMB	9/9/2015	REIMB/WALL PLAQUES/ORCHAR	43.80	43.80
	Voucher:	39389						
51976988	9/30/2015	002167	BASELINE ENGINEERING INC	14880	8/27/2015	STAKING OF EASEMENT LINE/GI	1,068.45	1,068.45
	Voucher:	39390						
51976989	9/30/2015	022647	BATTERIES PLUS	245-366101	9/9/2015	EQUIPMENT BATTERIES/PW SH(	328.17	328.17
	Voucher:	39391						
51976990	9/30/2015	022104	BENNETT, ROBERT	REIMB	9/4/2015	REIMB/CORE PO BOX RENEWAL	205.00	
	Voucher:	39392		REIMB	9/3/2015	REIMB/PIES/SUPPLIES/CIDER S(	114.12	
				REIMB	9/8/2015	REIMB/WHEEELS/CIDER PRESS	30.60	349.72
51976991	9/30/2015	025842	BUDGET SEWER	2	9/11/2015	CULVERT REPAIR/CRYSTAL CRE	41,071.38	41,071.38
	Voucher:	39393						
51976992	9/30/2015	001152	CENTURYLINK	253-564-1992	9/11/2015	PHONES/SR CENTERS	246.80	
	Voucher:	39394		253-566-9558	9/14/2015	PW PUMP CALLOUT LINE	39.27	286.07
51976993	9/29/2015	025888	CHRISTOPHER, LINDA	REFUND	9/24/2015	PARTIAL REFUND/SR CENTER/M	137.50	137.50
	Voucher:	39395						

Bank : bofa BANK OF AMERICA (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
51976994	9/30/2015	003056	CITY OF LAKEWOOD	MC-00062	9/9/2015	AUG15/COURT SERVICES	14,215.42	14,215.42
	Voucher:	39396						

Bank : bofa BANK OF AMERICA (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
51976995	9/30/2015	001024	CITY TREASURER	100669141	9/10/2015	WATER/3500 GRANDVIEW DR W	752.91	
	Voucher:	39397		100358203	9/11/2015	POWER/7150 CIRQUE DR W	743.75	
				100333844	9/17/2015	WATER/4951 GRANDVIEW DR W	479.90	
				100668519	9/16/2015	WATER/5600 ALAMEDA AVE W	386.00	
				100597956	9/10/2015	POWER/8715 4OTH ST W	385.08	
				100083325	9/17/2015	POWER/4910 BRISTONWOOD DI	374.48	
				100388431	9/9/2015	WATER/3003 MORRISON RD W	348.46	
				100032203	9/8/2015	POWER & WATER/2534 GRANDV	312.02	
				100672402	9/8/2015	WATER/2200 GRANDVIEW DR W	275.78	
				100668517	9/16/2015	WATER/4300 BP WAY W	214.32	
				100057089	9/9/2015	POWER/2700 BP WAY W	154.39	
				100156306	9/16/2015	POWER/5400 ALAMEDA AVE W	135.43	
				100808956	9/14/2015	WATER/8005 27TH ST W	134.37	
				100808955	9/8/2015	WATER/8235 27TH ST W	123.09	
				100672520	9/8/2015	POWER/2208 GRANDVIEW DR W	109.34	
				100080586	9/17/2015	POWER/4951 GRANDVIEW DR W	107.66	
				100895151	9/2/2015	POWER/7901 CIRQUE DR W	91.13	
				100808957	9/8/2015	WATER/7607 27TH ST W	89.15	
				100569668	9/14/2015	POWER/2610 SUNSET DR W	84.62	
				100737063	9/17/2015	POWER/2715 ELWOOD DR W	83.22	
				100488528	9/9/2015	POWER/6701 REGENTS BLVD W	71.65	
				100895144	9/15/2015	POWER/8300 CIRQUE DR W	63.52	
				100077129	9/8/2015	POWER/2701 GRANDVIEW DR W	39.35	
				100820972	9/8/2015	POWER/2700 SUNSET DR W	33.33	
				100357178	9/10/2015	POWER/2620 BP WAY W	29.38	
				100176036	9/8/2015	POWER/2695 GRANDVIEW DR W	25.48	
				100125363	9/9/2015	POWER/6817 27TH ST W	24.52	
				100401273	9/8/2015	POWER/8420 20TH ST W	21.86	
				100129708	9/17/2015	POWER/2702 ELWOOD DR W	19.68	
				100109710	9/10/2015	POWER/8902 40TH ST W	9.19	
				100360178	9/10/2015	POWER/3900 GRANDVIEW DR W	8.63	
				100360066	9/10/2015	POWER/3850 GRANDVIEW DR W	8.63	
				100360059	9/10/2015	POWER/3800 GRANDVIEW DR W	8.63	
				100615001	9/22/2015	POWER/2247 E DAY ISLAND BLV	2.78	5,751.73

Bank : bofa BANK OF AMERICA (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
51976996	9/30/2015	001140	CITY TREASURER	90647411	9/9/2015	AUG15/HYDRANT STANDBY & C(	227.04	227.04
	Voucher:	39398						
51976997	9/30/2015	002171	CITY TREASURER	90642794	8/18/2015	MAY-JUL15/REPAIR & MAINT/FLE	3,282.67	3,282.67
	Voucher:	39399						
51976998	9/30/2015	025161	CITY TREASURER	130297	9/7/2015	DTA RECEIVERS/CITY HALL	12.21	
	Voucher:	39400		129335	9/7/2015	DTA RECEIVERS/SR CENTER	8.27	20.48
51976999	9/30/2015	024565	COMCAST	849835010094487	9/15/2015	AUG25-SEP24/ INTERNET/CITY H	140.79	
	Voucher:	39401		849835010094436	9/10/2015	SEP19-OCT18/INTERNET/PW SH	137.56	
				849835010094441	9/10/2015	SEP19-OCT18/ INTERNET/SR CE	97.56	
				849835010073570	9/10/2015	MODEMS/REMOTE SURVEILLAN	80.84	
				849835010073571	9/10/2015	MODEMS/REMOTE SURVEILLAN	80.84	537.59
51977000	9/30/2015	023782	COMPLETE OFFICE SOLUTIONS,	1257675-0	9/1/2015	TONER CARTRIDGES	174.52	
	Voucher:	39402		1257658-0	9/1/2015	MISC OFFICE SUPPLIES/DEV SE	28.13	
				1254157	8/24/2015	SOFTALK PHONE REST	14.63	217.28
51977001	9/30/2015	024347	COPIERS NORTHWEST, INC.	INV1253764	8/31/2015	BASE RATE & OVERAGE CHARG	127.34	
	Voucher:	39403		INV1260259	9/10/2015	AUG9-SEP8/OVERAGE CHARGE:	58.40	185.74
51977002	9/30/2015	001307	DAILY JOURNAL OF COMMERCE,	3304608	9/3/2015	BID AD/GARAGE PAINTING	612.30	612.30
	Voucher:	39404						
51977003	9/30/2015	002431	DIANE DEMARS	SEP15	9/18/2015	SEP15/YOGA/COURSE #9345, #9	1,038.80	1,038.80
	Voucher:	39405						
51977004	9/30/2015	001737	DON SMALL & SONS OIL DIST CC	82152	8/13/2015	BULK FUEL/PW SHOP	3,333.95	
	Voucher:	39406		83288	9/3/2015	BULK FUEL/PW SHOP	2,340.80	5,674.75
51977005	9/29/2015	001071	FEDEX OFFICE	550600008512	8/3/2015	ACCT #0000131312/LAMINATION	105.12	105.12
	Voucher:	39407						
51977006	9/30/2015	001727	FENCE SPECIALIST INC	0026538	9/3/2015	MATERIALS/FENCE REPAIR/22NI	304.31	
	Voucher:	39408		0026397	8/18/2015	MATERIALS/FENCE REPAIR/GRA	65.25	369.56
51977007	9/30/2015	025660	FERGUSON WATERWORKS	0476751	8/21/2015	STORM DRAINAGE PIPE/27TH S	1,205.05	
	Voucher:	39409		0478198	8/26/2015	STORM DRAINAGE PIPE/27TH S	305.71	1,510.76
51977008	9/30/2015	001212	GRAY & OSBORNE INC	14464.04-0000014	8/18/2015	ENGINEERING SVS/33RD & TAH(	4,533.22	4,533.22
	Voucher:	39410						
51977009	9/30/2015	001406	GUARDIAN SECURITY GROUP IN	69437	9/11/2015	FILE DOOR STRIKE PLATE/PW S	110.77	110.77
	Voucher:	39411						
51977010	9/30/2015	002220	HANDS, LISA	REIMB	9/22/2015	REIMB PARKING/WFOA CONF/TA	35.00	35.00
	Voucher:	39412						

Bank : bofa BANK OF AMERICA (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
51977011	9/30/2015	025429	HARBOR GREENS UP LLC	5	9/21/2015	BOX LUNCHES/DINNER/COUNCI	68.85	68.85
	Voucher:	39413						
51977012	9/30/2015	002563	HERTZ EQUIPMENT RENTAL COF	28199247-001	8/28/2015	EXCAVATOR RENTAL/STORM DR	1,908.95	1,908.95
	Voucher:	39414						
51977013	9/30/2015	001221	HOLROYD COMPANY, INC.	273874	8/20/2015	CRUSHED ROCK/STORM DRAIN/	1,777.57	1,777.57
	Voucher:	39415						
51977014	9/30/2015	024438	JAYMARC - AV	2244	8/25/2015	SPEECHLINE TABLE STAND	235.22	235.22
	Voucher:	39416						
51977015	9/30/2015	001072	KLOSOWSKI, DEBBIE	REIMB	9/2/2015	REIMB/FOOD & COUPONS/CIDEI	173.97	173.97
	Voucher:	39417						
51977016	9/30/2015	001960	KROGER - FRED MEYER STORES	700070	9/12/2015	CUSTOMER # 700070/MISC PUR(	197.51	197.51
	Voucher:	39418						
51977017	9/30/2015	021981	KUKER-RANKEN INC.	INV-013620	9/8/2015	1/4" X 2" MAG NAILS/100/BOX	54.65	54.65
	Voucher:	39419						
51977018	9/30/2015	001797	LOWE'S BUSINESS ACCOUNT/GE	874-3507-900095-	9/17/2015	MISC REPAIR & MAINTENANCE S	355.84	355.84
	Voucher:	39421						
51977019	9/30/2015	025609	MATERIALS TESTING & CONSUL	15999	9/10/2015	CONSTRUCTION TESTING & INS	271.00	271.00
	Voucher:	39422						
51977020	9/30/2015	024217	MAYES TESTING ENGINEERS,IN(	0815T14263	8/31/2015	TESTING & INSPECTION SERVIC	675.00	675.00
	Voucher:	39423						
51977021	9/30/2015	025883	MCDANIELS, HELEN	REFUND	9/23/2015	REFUND/#9008 - TASTE OF EDM(	58.00	58.00
	Voucher:	39424						
51977022	9/30/2015	001891	MICROFLEX INC	00021974	9/18/2015	TAX AUDIT PROGRAM	1,656.10	1,656.10
	Voucher:	39425						
51977023	9/30/2015	001352	MILES RESOURCES, LLC	250070	9/1/2015	HOT ASPHALT/VARIOUS STREET	2,094.39	
	Voucher:	39426		249751	8/24/2015	HOT ASPHALT/VARIOUS STREET	405.74	2,500.13
51977024	9/30/2015	023413	NORTHEND TRUCK EQUIP.,INC.	1031666	9/8/2015	FABRICATION & INSTALLATION/F	16,685.69	16,685.69
	Voucher:	39427						
51977025	9/30/2015	001096	NORTHWEST CASCADE, INC.	3023323	8/14/2015	INSPECT GREASE TRAP/SR CEN	185.43	185.43
	Voucher:	39428						
51977026	9/30/2015	001096	NORTHWEST CASCADE, INC.	2-1338922	9/5/2015	PORTA POTTY RENTAL/SKATE P.	144.00	
	Voucher:	39429		2-1338898	9/6/2015	PORTA POTTY RENTAL/CURRAN	124.00	268.00
51977027	9/30/2015	021638	PACIFICSOURCE ADMIN, INC.	0000242330	9/21/2015	SEP15/ADMIN FEES	70.00	70.00
	Voucher:	39430						

Bank : bofa BANK OF AMERICA (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
51977028	9/30/2015	001109	PIERCE COUNTY BUDGET & FIN/	CI-206673	9/4/2015	JUL15/TRAFFIC MAINTENANCE	24,365.76	
	Voucher:	39431		CI-206930	9/11/2015	AUG15/SPECIAL OVERTIME	16,907.32	
				CI-207016	9/18/2015	AUG15/JAIL SERVICES	12,825.50	
				CI-206442	8/31/2015	JUL15/SPECIAL OVERTIME	9,513.32	
				CI-206936	9/14/2015	AUG15/ANIMAL CONTROL & SHE	9,405.20	
				CI-206690	9/8/2015	AUG15/RECORDING FEES	356.00	73,373.10
51977029	9/30/2015	024698	PIERCE COUNTY SECURITY, INC.	298572	9/2/2015	#9205/AUG15/SECURITY/CIRQUE	150.00	
	Voucher:	39432		298629	9/2/2015	#9206/AUG15/SECURITY/KOBAY/	150.00	
				298028	9/2/2015	#010461/AUG15/SECURITY/SUNF	146.00	446.00
51977030	9/30/2015	001114	PITNEY BOWES GLOBAL FIN. SV(	OCT15	9/28/2015	OCT15/ACCT19533470/POSTAGE	1,000.00	1,000.00
	Voucher:	39433						
51977031	9/30/2015	024976	REED, MARCIA	REFUND	9/18/2015	REFUND/OVERPAID/PET LICENS	11.50	11.50
	Voucher:	39435						
51977032	9/30/2015	021634	ROBBLEES TOTAL SECURITY, IN(	88229	8/28/2015	VANDAL CAMERA	428.15	428.15
	Voucher:	39436						
51977033	9/30/2015	001328	SHELL FLEET CARD SERVICES	8147100120509	9/24/2015	81-471-0012-0/SHELL	95.52	95.52
	Voucher:	39437						
51977034	9/30/2015	001312	SHOPE CONCRETE PRODUCTS	9958934	8/24/2015	STORM DRAIN PARTS/27TH ST F	1,961.27	1,961.27
	Voucher:	39438						
51977035	9/30/2015	025815	SIGNATURE LANDSCAPE SERVI(	96016	9/1/2015	SEP15/LANDSCAPE MAINTENAN	10,080.25	
	Voucher:	39439		95332	8/21/2015	INSTALL PLANTS & BOULDERS/M	8,139.36	
				96123	8/31/2015	REMOVE ROSA RUGOSA FROM	888.33	19,107.94
51977036	9/30/2015	024109	SITTS & HILL ENGINEERS, INC.	16475-04	8/12/2015	ELWOOD/44TH TOPOGRAPHIC S	2,545.00	2,545.00
	Voucher:	39440						
51977037	9/30/2015	023844	SOLURI ARCHITECTURE	1508	9/8/2015	UP RETAIL CONCEPT DESIGN	12,328.95	12,328.95
	Voucher:	39441						
51977038	9/30/2015	003008	SPRAGUE PEST SOLUTIONS INC	2686430	9/2/2015	PEST CONTROL/WINDMILL VILL/	98.46	
	Voucher:	39442		2686431	9/3/2015	PEST CONTROL/SENIOR CENTE	43.76	142.22
51977039	9/30/2015	025782	STAN PALMER CONSTRUCTION,	3	9/18/2015	CONSTRUCT/44TH ST W SAFE R	194,584.47	194,584.47
	Voucher:	39443						
51977040	9/30/2015	002613	SUPERIOR LINEN SERVICE,INC.	96824	9/9/2015	OFFICE MAT RENTAL/PW SHOP	89.00	89.00
	Voucher:	39444						
51977041	9/30/2015	001496	TACOMA RUBBER STAMP, INC.	I-552395-1	8/21/2015	SQUARE INCH PLASTIC MATERI/	76.02	76.02
	Voucher:	39445						

Bank : bofa BANK OF AMERICA (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
51977042	9/30/2015	002823	THOMPSON ELECTRICAL CONST	0915-7770CG	9/9/2015	ELECTRICAL REPAIR/WIRE THEF	1,177.68	1,177.68
	Voucher:	39446						
51977043	9/30/2015	001636	THOMSON REUTERS - WEST	832453915	9/1/2015	AUG15/WEST INFORMATION CH/	634.06	634.06
	Voucher:	39447						
51977044	9/30/2015	021733	UNIFIED OFFICE SERVICES	208241	9/17/2015	MISC OFFICE SUPPLIES/CM OFF	148.49	148.49
	Voucher:	39448						
51977045	9/30/2015	025376	UNIVERSAL FIELD SERVICES, IN	39983	8/31/2015	ROW ACQUISITION & APPRAISAI	1,136.93	
	Voucher:	39449		39982	8/31/2015	BRIDGEPORT WAY PHASE 5 RO/	868.86	2,005.79
51977046	9/30/2015	001151	UNIVERSITY PLACE SCHOOL DIS	F22370	8/17/2015	JULI5/EVERGREEN USE/CAMP U	3,000.00	
	Voucher:	39450		F22369	8/17/2015	JUL15/CJH GYM USE/BASKETBA	300.00	3,300.00
51977047	9/30/2015	001153	VERIZON WIRELESS,LLC.	9751592509	9/1/2015	SEP15/CELL PHONES/CITY WIDE	1,360.69	
	Voucher:	39451		9752245105	9/12/2015	CELL PHONES/PW & PARKS MAI	708.87	2,069.56
51977048	9/30/2015	025889	VORISE, KITTIE	REFUND	9/24/2015	REFUND/#9215 - MARINERS GAM	44.00	
	Voucher:	39452		REFUND	9/25/2015	REFUND/#9216 - PARK N PICNIC	8.00	52.00
51977049	9/30/2015	001653	WA FINANCE OFFICERS ASSN	85862435	9/21/2015	BEGINNING GOVT ACCT/J ROBIN	125.00	
	Voucher:	39453		85862381	9/21/2015	BARS TRAINING/J ROBINSON	125.00	250.00
51977050	9/30/2015	001032	WA STATE	2015080083	9/1/2015	AUG15/TELECOMMUNICATIONS	197.60	197.60
	Voucher:	39454						
51977051	9/30/2015	001512	WA STATE AUDITORS OFFICE	L110203	9/10/2015	AUDIT PERIOD/14-14	6,122.43	6,122.43
	Voucher:	39455						
51977052	9/30/2015	001389	WA STATE PATROL	I16001040	9/1/2015	AUG15/EMPLOYEE BACKGROUN	60.00	60.00
	Voucher:	39457						
51977053	9/30/2015	025004	WASHINGTON TRACTOR, INC.	817539	8/11/2015	REPAIRS/GATOR/PW SHOP	1,312.49	1,312.49
	Voucher:	39458						
51977054	9/30/2015	001998	WOODLAND INDUSTRIES, INC.	104491	9/16/2015	REMOVAL & DISPOSAL BRIDGES	4,376.00	4,376.00
	Voucher:	39459						
51977055	9/30/2015	002513	WOODLAND PARK ZOO	1508004	9/10/2015	ADMISSION FEES/CAMP UPLAY	595.56	595.56
	Voucher:	39460						
51977056	9/30/2015	023675	ZEE MEDICAL INC.	68296409	9/8/2015	RESUPPLY FIRST AID KIT/CITY H	89.92	
	Voucher:	39461		68296407	9/8/2015	RESUPPLY FIRST AID KIT/PW SH	87.79	
				68296408	9/8/2015	RESUPPLY FIRST AID KIT/SR CE	50.56	228.27
51977057	9/30/2015	001357	ZUMAR INDUSTRIES INC	0178167	9/3/2015	SHELTER SIGNS W/LOGO	334.20	334.20
	Voucher:	39462						

Sub total for BANK OF AMERICA: 587,475.03

80 checks in this report.

Grand Total All Checks: 587,475.03

Business of the City Council
City of University Place, WA

Proposed Council Action:

Adopt a Resolution directing the Planning Commission to study and recommend amendments to the Comprehensive Plan and Zoning Code to modify the Use Designations used in the Comprehensive Plan to be categories of uses within which several specific zoning districts could be located.

Agenda No: 8B

Dept. Origin: Planning & Development Services

For Agenda of: October 5, 2015

Exhibits: Proposed Resolution
Legislative Proposal & Council Minutes

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

SUMMARY / POLICY ISSUES

The City Council received a Legislative Proposal from Councilmembers Worthington and Figueroa to modify the land use designations used in the City's 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 the each zoning district as it is today.
In intent is for the land use policies under each category would reflect the existing and/or desired characteristics of the area including but not limited to traffic volume, distance to arterials and proximity to uses by which appropriate zoning districts could be determined.

Following a Council Study Session of July 13, 2015 the City Council directed staff to clarify the direction given to the Planning Commission as follows:

1. Consider establishing comprehensive plan land use designations based on area characteristics including but not limited to traffic volume, distance to arterials and proximity to other uses and existing zones.
2. Consider which zones should be located within each land use designation to allow some rezoning of property without the need for a comprehensive plan amendment each time.
3. Consider adding commercial zones to implement the comprehensive plan including but not limited to new categories of mixed uses and varying intensity of retail use
4. Recommend criteria and findings which need to be met before the examiner may approve a rezone to ensure the intent of the comprehensive plan is met and avoid unintended consequences.

RECOMMENDATION / MOTION

MOVE TO: Adopt a Resolution directing the Planning Commission to study and recommend amendments to the Comprehensive Plan and Zoning Code to modify the Use Designations used in the Comprehensive Plan to be categories of uses within which several specific zoning districts could be located.

AGENDA

RESOLUTION NO. ___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON REQUESTING THE CITY PLANNING COMMISSION TO REVIEW AND RECOMMEND AMENDMENTS TO THE CITY'S COMPREHENSIVE PLAN AND ZONING CODE TO INCLUDE BROAD CATEGORIES OF LAND USE DESIGNATIONS WITHIN WHICH SEVERAL ZONING DISTRICTS COULD BE LOCATED

WHEREAS, the Revised Code of Washington 36.70A.040 requires the City to comply with all requirements of the Growth Management Act (GMA) including adopting and updating a comprehensive plan; and

WHEREAS, the City of University Place adopted its comprehensive Plan on July 6, 1998 and updated the plan on December 6, 2004 in accordance with RCW 36.70A.130, and

WHEREAS, in accordance with RCW 36.70A.130 the City comprehensive plan shall be subject to continuing review and evaluation and updated no more frequently than once per year, and

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

WHEREAS, the City Council has received a Legislative Proposal from Councilmembers Worthington and Figueroa to modify the land use designations used in the City's 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 the each zoning district as it is today, and

WHEREAS, in accordance with Council Rules, directives to the City's Commissions including the Planning Commission are to be in the form of a City Council Resolution; and

WHEREAS, in accordance with Ordinance 338 the purpose of the Planning Commission is to advise the City Council on the following topics: growth management; general land use and transportation planning; long range capital improvement plans; and other matters as directed by the City Council;

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

Section 1. Review and Recommendations to Amend the City's Land Use Designations. The City Council directs the Planning Commission to review and make recommendations regarding modification of land use designations used in the City's 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, in accordance with Council direction given below:

1. Consider establishing comprehensive plan land use designations based on area characteristics including but not limited to traffic volume, distance to arterials and proximity to other uses and existing zones.

2. Consider which zones should be located within each land use designation to allow some rezoning of property without the need for a comprehensive plan amendment each time.

3. Consider adding commercial zones to implement the comprehensive plan including but not limited to new categories of mixed uses and varying intensity of retail use.

4. Recommend criteria and findings which need to be met before the examiner may approve a rezone to ensure the intent of the comprehensive plan is met and avoid unintended consequences.

Section 2. Effective Date. This Resolution shall take effect immediately upon its adoption.

ADOPTED BY THE CITY COUNCIL ON _____2015.

_____
Denise McCluskey, Mayor

ATTEST:

_____
Emelita Genetia, City Clerk

APPROVED AS TO FORM:

_____
Steve Victor, City Attorney

University Place
WASHINGTON

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

University Place WASHINGTON City Council Records

Meeting Minutes: Regular Council Meeting Minutes

Meeting Type	Regular Council Meeting Minutes
Meeting Date	4/20/2015
Minutes	

CITY OF UNIVERSITY PLACE
MINUTES
Regular Meeting of the City Council
Monday, April 20, 2015
City Hall, Windmill Village

1. CALL REGULAR MEETING TO ORDER

Mayor McCluskey called the Regular Meeting to order at 6:30 p.m.

2. ROLL CALL AND PLEDGE OF ALLEGIANCE

Roll call was taken by the City Clerk as follows:

Councilmember Belleci	Present
Councilmember Grassi	Present (Arrived 6:57 p.m.)
Councilmember Keel	Present
Councilmember Nye	Present
Councilmember Worthington	Present
Mayor Pro Tem Figueroa	Present
Mayor McCluskey	Present

Staff Present: City Manager Sugg, City Attorney Victor, Planning and Development Services Director Swindale, Assistant City Engineer Avcular, Public Works Director Cooper, Recreation Supervisor Robinson, Recreation Manager Smith, Police Chief Blair and City Clerk Genetia.

Mayor Pro Tem Figueroa led the Pledge of Allegiance.

MOTION: By Mayor Pro Tem Figueroa, seconded by Councilmember Keel, to excuse Councilmember Grassi's tardiness.

The motion carried.

3. APPROVAL OF MINUTES

MOTION: By Councilmember Keel, seconded by Mayor Pro Tem Figueroa, to approve the minutes of April 6, 2015 as submitted.

The motion carried.

4. APPROVAL OF AGENDA

MOTION: By Councilmember Belleci, seconded by Mayor Pro Tem Figueroa, to approve the agenda.

The motion carried.

5. PRESENTATIONS

Tree City USA – Ben Thompson of the Department of Natural Resources presented the Mayor with the 2014 Tree City USA Award for meeting the Tree City program criteria. This is the City's 15th Growth Award for exceeding those standards.

Parks Appreciation Day Proclamation – Mayor McCluskey presented Public Works Director Cooper with a proclamation recognizing and supporting April 25, 2015 as Parks Appreciation Day.
Arbor Day Proclamation - Mayor McCluskey presented Public Works Director Cooper with a proclamation recognizing April 24, 2015 as Arbor Day in University Place. Director Cooper presented Mayor McCluskey with a western red cedar tree donated by the Parks and Public Works staff. The tree will be planted at the Adrianna Hess Wetland Park.

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

7. COUNCIL COMMENTS/REPORTS

Councilmember Belleci reported on the growth management boundary adjustment requests discussed at the Pierce County Regional Council meeting that she and Councilmember Keel attended. She also invited the public to participate in and support the U.S. Open community clean-up effort.

Councilmember Keel updated Council on Pierce Transit's new CEO and future plans for public transit.

Mayor Pro Tem reported on Andy Frain's employment hiring update.

8. CITY MANAGER'S REPORT

City Manager Sugg reported on the following: UP for Arts upcoming concert event featuring recitals by renowned pianists Oksana Ezhokina and Christina Dahl; completion of the City's gateway entrance sign at the Alameda roundabout; Cirque Drive overlay project and other sidewalk construction projects; and walking tour of the City by public works and planning professionals from the Hawaiian Islands.

Recreation Supervisor Robinson, along with some program participants, talked about how the City's adult fitness classes have helped them. Public Director Cooper recognized Ms. Robinson for her outstanding work for the City.

9. CONSENT AGENDA

MOTION: By Councilmember Belleci, seconded by Mayor Pro Tem Figueroa, to approve the Consent Agenda as follows:

A. Receive and File: Payroll for the period ending 03/31/15, signed and dated 04/14/15, check nos. 318345 through 318357, and wires in the total amount of Two Hundred Sixty-Three Thousand Three Hundred Seventy-Four and 76/100 Dollars ($263,374.76); Payroll for the period ending 04/20/15, signed and dated 04/14/15 in the total amount of One

Hundred Eighty-Four Thousand Nine Hundred Eighty-Nine and 58/100 Dollars ($184,989.58); Claims dated 04/15/15, signed 04/14/15, check nos. 51976152 through 51976229, in the total amount of Nine Hundred Fifty-Seven Thousand Four Hundred Forty-Five and 16/100 Dollars ($957,445.16).

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. **(RESOLUTION NO. 780)**

The motion carried.

COUNCIL CONSIDERATION

10. CIRQUE DRIVE OVERLAY BID AWARD

Staff Report – Assistant City Engineer Avcular recommended awarding the bid for the Cirque Drive Overlay project to Lakeridge Paving who submitted the lowest responsive, responsible bid of the four received by the City, in the amount of $457,938.00.

This project includes an overlay of approximately 8,000 lineal feet at Cirque Drive between Grandview Drive and Bridgeport Way West and updates of ADA ramps. This project is funded through a grant from the Washington State Department of Transportation and the local match is included in the City's adopted budget.

Public Comment – None.

Council Consideration – **MOTION:** By Mayor Pro Tem Figueroa, seconded by Councilmember Belleci, 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.

The motion carried.

11. MAYOR'S REPORT

Mayor McCluskey shared a magazine article on Chambers Bay course preparation for the U.S. Open event. She also announced Whole Foods Market's opening on May 7. Mayor McCluskey responded to the public comment made regarding the City's newsletter.

At 7:22 p.m., the Council concluded its business meeting and recessed to study session at 7:34 p.m. after a five minute break.

STUDY SESSION

12. U.S. OPEN LEGISLATION – RECREATION VEHICLE PARKING REGULATION

City Attorney Victor, along with Planning and Development Services Director Swindale, presented the following alternatives in response to Council inquiries and discussions from the previous study sessions:

(1) For commercial zoned parcels – a Special Event Permit application will be required to host an RV event; all event details to go through the normal permit process.
(2) For all residential zoned parcels – one recreational vehicle may be

parked on the parcel and inhabited in June 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.

(3) For residential zoned parcels with a house on them - one recreational vehicle for 7,260 square feet of lot area (6 per acre) may be parked on the parcel and inhabited from June 13–23. The RVs would be required to be parked off street with a setback of not less than 8 feet from all neighboring property lines and power is required to be provided from the residence.

(4) For all residential zoned parcels - unlimited number of RVs may be parked on the parcel and inhabited from June 13–23, 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 8 feet from all neighboring property lines and power is required to be provided from the residence.

Alternatives 2 through 4 also prohibit the use of generators or the running of motors to provide power or to charge batteries to reduce neighborhood noise impacts.

Discussion followed with regard to enforcement, noise impact, infractions, permit requirement and a cap on the number of RVs allowed on unoccupied property regardless of the size of lot and vice versa.

An ordinance on this legislation will follow.

13. ZONING RESTRUCTURE

Councilmember Worthington introduced a proposal to modify the type of land use designations in the City's Comprehensive Plan Map from more specific land use designations to broader categories of uses which would allow several specific zoning districts to be located within it. He explained that this change would be consistent with having the Comprehensive Plan act as a policy document rather than regulation document.

Planning and Development Services Director Swindale provided history of the current zoning designations, explained the origin of the proposal, the process to move forward and advised in favor of postponing consideration of the proposal until the current Comprehensive Plan Amendment deadlines are met so the necessary time can be invested. Planning Commission Chair Quisenberry provided the Commission's reasoning for rejecting the proposal and also supported postponing any reconsideration of the proposal by the Planning Commission until after the current Comprehensive Plan Amendment deadline.

Discussion followed with regard to the proposed zoning process and its impact on the City's Comprehensive Plan update and the appropriate time to move this proposal forward.

A resolution incorporating this proposal in the Planning Commission's future work plan will be brought back for Council consideration at a later date.

At 8:26 p.m. and 9:31 p.m., motions were made and were carried to extend the meeting to 9:30 p.m. and 9:45 p.m. respectively.

14. ADJOURNMENT

The meeting adjourned at 9:42 p.m. No other action was taken.

Submitted by,

Emy Genetia
City Clerk

MeetingID	Regular Council Meeting Minutes-20150420-0756
Meeting Type / Meeting Date	42114/Regular Council Meeting Minutes
Agenda	Regular Meeting Agenda-20150420-1349
Ordinances	
Resolutions	Resolution:780-19020218-780

Content Type: Meeting Minutes
Created at 5/5/2015 7:56 AM by Emelita Genetia
Last modified at 5/5/2015 7:58 AM by Emelita Genetia

COUNCIL CONSIDERATION

PLANNING & DEVELOPMENT SERVICES DEPARTMENT
STAFF REPORT TO THE CITY COUNCIL
October 5, 2015

Comprehensive Plan Text and Map Amendments

GMA Periodic Update

Subject: The Planning Commission recommends approval of extensive text amendments and limited map amendments to the University Place Comprehensive Plan. The following elements would be amended: Community Character, Land Use, Housing, Environmental Management, Transportation, Capital Facilities, Utilities, and Parks, Recreation and Open Space. In addition, the Introduction chapter and Glossary would be amended by this proposal.

Background: The City of University Place is required to amend its Comprehensive Plan and development regulations in accordance with periodic update requirements in RCW36.70A.130. The proposed amendments are intended to ensure consistency with the GMA, Puget Sound Regional Council (PSRC) VISION 2040, and Pierce County Countywide Planning Policies, as amended. The amendments are also intended to ensure the Plan will more carefully manage change in the community in a manner consistent with community aspirations over the 20 year planning horizon (2015-2035).

Public Notice: The City published a *Notice of Hearing* in the Tacoma News Tribune on September 21 and 28, 2015. Notice of this public hearing has also been posted on the City's website and at City Hall and mailed to owners of property located in the vicinity of 37th Street West.

State Environmental Policy Act: The City's Responsible Official issued a *Notice of Determination of Nonsignificance, Incorporation by Reference and Adoption of Existing Environmental Documents,* and *Addendum to an Existing Environmental Document* for the proposed amendments, on June 30, 2015. Notice was published in the Tacoma News Tribune on June 30, 2015. This determination was issued under 197-11-340(2) with a 14-day comment/appeal period, which expired on July 13, 2015. No comments or appeals of the Determination were filed.

State Agency Review: On June 29, 2015, in accordance with RCW 36.70A.106, the City submitted a *Notice of Intent to Adopt Amendment* to the Washington State Department of Commerce to initiate a 60-day state agency review and comment period. The following agencies submitted comment letters (see attachments 4, 6, 8 and 10):

- Department of Commerce, dated September 10, 2015
- Washington State Department of Transportation, dated August 27, 2015
- Tacoma Pierce County Health Department, dated August 10, 2015
- Puget Sound Regional Council, dated August 11, 2015

Staff has prepared revisions to various elements in response to these comments, and these edits were included in the packet of information provided for the September 21, 2015 Council Study Session. Staff continues to work with Commerce and PSRC in developing responses that fully address their comments and concerns. When additional revisions to the amendments are developed in response to agency comments, these will be provided to Council for review in advance of consideration and final action.

Comprehensive Plan Amendment Procedure: In accordance with UPMC Chapter 16.10, the City Council shall conduct a public hearing and consider a recommendation by the Planning Commission prior to taking action on a Comprehensive Plan amendment.

The City's Comprehensive Plan was developed and adopted after significant study and public participation. The principles, goals and policies contained in the Comprehensive Plan shall 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 2020: Growth and Transportation Strategy for the Puget Sound Region; and

7. The proposed amendment advances the public interest.

Planning Commission Report and Recommendation: The Planning Commission conducted a public hearing on the proposed amendments on July 1, 2015. After considering public input and continuing with its deliberations at the July 23 and August 5, 2015 meetings, the Commission voted to recommend approval of the June 30, 2015 Draft Amendments with revisions to the Transportation Element relating to future street improvements at 37th Street West. This recommendation is recorded in Planning Commission Resolution No. 2015-01 (attachment 12). The Commission's adopted findings in support of its recommendation are provided below:

1. The proposed amendments will update the goals, policies and objectives of the Comprehensive Plan to more carefully manage change in the community in a manner consistent with community aspirations and state, regional and county policy directives.

2. The proposed amendments will support an increase in the capacity of the City and its service providers to provide adequate services to the community consistent with the need to accommodate increasing population, housing and employment associated with development of the City's Regional Growth Center and other growth.

3. The proposed Comprehensive Plan map amendments are largely land use designation name changes and will not redirect the type or intensity of development in significant ways that will prove to be incompatible with surrounding properties.

4. The proposed amendments reflect, and respond to, changes that have occurred in University Place and the surrounding area since adoption of the 2004 Comprehensive Plan in a manner that is compatible with, and will not be inconsistent with, plans for adjacent jurisdictions. More specifically, the proposed amendments are intended to ensure that community character, land use, housing, transportation, environmental management, utilities, capital facilities, and park, recreation and open space elements and plans reflect these and other changing conditions in the community.

6. The proposed amendments respond to Periodic Update requirements and will ensure consistency between the Comprehensive Plan and the Growth Management Act Chapter 36.70A RCW, the Puget Sound Regional Council VISION 2040 Growth Strategy, and the Pierce County Countywide Planning Policies.

7. The proposed amendments address future projections, are consistent with University Place citizens' vision for the future, and will advance the public interest.

Staff Recommendation: Staff recommends Council accept public testimony at the October 5, 2015 hearing and continue its consideration and final action on the matter until the October 19, 2015 meeting. This should provide sufficient time for staff to fully respond to agency comments and prepare final edits for Council review.

Attachments:

1. September 21, 2015 Staff memorandum responding to Councilmember comments
2. Staff amendment revisions responding to Councilmember comments
3. Blog post from *Better! Cities and Towns*
4. Commerce letter dated September 10, 2015
5. Staff amendment revisions responding to Commerce comments
6. WSDOT letter dated August 27, 2015
7. Staff amendment revisions responding to WSDOT comments
8. TPCHD letter dated August 10, 2015
9. Staff amendment revisions responding to TPCHD comments
10. PSRC letter dated August 11, 2015
11. Staff amendment revisions responding to PSRC comments
12. Planning Commission Resolution No. 2015-01

AGENDA

University Place
WASHINGTON

Memo

DATE: September 21, 2015 Study Session

TO: Mayor, Mayor Pro-Tem and Council

FROM: David Swindale, Planning and Development Services Director
Jeff Boers, Principal Planner

SUBJECT: Comprehensive Plan Update – Response to Study Session Comments and Agency Comment Letters

Background
Council held a study session at its August 17, 2015 meeting to discuss proposed amendments to the Comprehensive Plan. Councilmembers offered a number of comments and suggestions for possible revisions and directed staff to provide additional information concerning some of these items prior to the matter being discussed further. Each Councilmember comment, question or proposal is numbered below in Section 1. Councilmember Figueroa stated at the August 17th meeting that his intention was to meet with staff at a later date to discuss numerous questions. A summary of his questions and comments from an August 21st meeting with staff, and initial staff responses, are provided in the Section 2 of this memorandum.

The City issued a Department of Commerce *Notice of Intent to Adopt Amendment* on June 30, 2015, which initiated a 60-day agency comment period. The City has received letters from Commerce, Washington State Department of Transportation (WSDOT), Tacoma Pierce County Health Department (TPCHD) and Puget Sound Regional Council (PSRC), each of which is provided as an attachment. Initial staff responses to these comments are included in the Section 3 of this memorandum, and proposed revisions to the Plan amendments developed in response to these comments are attached.

SECTION I. RESPONSES TO MEETING COMMENTS

1. Consider allowing additional uses in mixed use areas.

Staff Response: Additional uses may be considered during the housekeeping amendment process during fall 2015.

2. Add Christmas tree lighting to examples of events listed in **Policy CC2B.**
Staff Response: Proposed revision (see also the attached excerpt on page 2-5) could read:

> ***Policy CC2B***
> *Encourage and support a wide variety of community festivals or events, such as Duck Daze, Christmas Tree Lighting, and Concerts in the Park, reflecting the diversity, heritage and cultural traditions of the University Place community.*

3. Police LOS – replace "no call too small" standard with a more conventional, and affordable, measurement.

Staff Response: Chief Blair recommends using "Prioritize calls for service based on changing staffing levels". Until such time as a stable budget is established for the department it will be difficult to establish a numerical LOS standard. Please see the attached excerpt on page 7-13.

4. Define urban linear park as used in **Policy CC5E**.

Staff Response: A **linear park** may be defined as a park in an urban or suburban setting that is substantially longer than it is wide. Some are rail trails ("rails to trails") while others use strips of public land next to streams, highways and shorelines. Arterial streets that have well developed landscape planter strips with street trees coupled with sidewalks or pedestrian pathways may be considered linear parks. Linear parks are often described as greenways. A condensed version of this explanation could be added to the Glossary (see attached excerpt).

5. **Policy CC 1E** – include a reference to film.

Staff Response: **Policy CC1E** could be revised to read as follows (see also the attached excerpt on page 2-5):

> ***Policy CC1E***
> *Incorporate and provide opportunities for art in and around public buildings and facilities. Encourage additional opportunities throughout the City for art as design elements or features of new development, as well as placement of significant art. Support creative designs for lighting, railings, walls, benches and other public and private improvements that can be made more visually interesting through the participation of artists. Support opportunities for filmmaking in the community.*

6. Transit shelters and bike racks – Add policy to support the provision of bike racks near bus shelters to facilitate an easier connection for bike/bus riders.

Staff Response: A new **Policy TR6D** is proposed to read as follows (see also the attached excerpt on page 6-10):

Policy TR6D
Support, and where appropriate require, the provision of bicycle racks or lockers at transit stops to simplify transit connections for bicyclists and encourage increased transit ridership and bicycle use.

7. Note that the City's sidewalks and bike lanes, such as located on Bridgeport Way and 27th, are extensions to the City's trail system.

Staff Response: **Policy CC5E** references linear parks. A description of *linear park* is proposed to be added to the Glossary (see below and in attached excerpt on page G-6). This proposed description notes that arterial sidewalks and bike lanes may function as extensions of the City's trail system.

> ***Linear Park.*** *A park in an urban or suburban setting that is substantially longer than it is wide. Linear parks may use strips of public land next to streams, highways, railroads and shorelines. Arterial streets that have well developed landscape planter strips with street trees coupled with sidewalks or pedestrian pathways may be considered linear parks and can function as extensions of a community's pedestrian and bicycle trail system. Linear parks are often described as greenways.*

8. **Policy CC7A** references the Town Center District, 27th Street Business District, and Northeast Mixed Use District as falling within the regional center. Does this area include Narrows Plaza?

Staff Response: The Northeast Mixed Use District includes the Narrows Plaza and additional nearby areas outside this specific property.

9. Add educational emphasis to **Policy CC7B** where it references "approved street tree palette".

Staff Response: **Policy CC7B** could be revised to read as follows (see also the attached excerpt on page 2-12):

Policy CC7B
Periodically review and update, as needed, the City's Approved Street Tree Palette and associated design standards and guidelines to ensure that they reflect current science as to tree selection, installation and maintenance. Ensure proper management of the urban forest by paying attention to diversity of plantings, the arrival of insect pests and disease that may affect existing trees and future selections, and the long-term performance of trees previously identified as being suitable for specific applications. As new selections are identified as being good candidates for street tree plantings in University Place, or as other trees on the current list are identified as being ones to avoid in the future, the list of approved street trees should be updated to reflect this new information. Use the Approved Street Tree Palette as a public outreach tool to disseminate information to the community regarding beneficial tree selection, installation and maintenance.

10. Eliminate or modify new **Policies CC9C** and **CC9E** that support historic preservation efforts.

Staff Response: These policies are restated below for further consideration by Council.

Policy CC9C
Support the acquisition of historic properties when feasible. Consider cost sharing for acquisition, lease or maintenance with other public or private agencies, organizations or governments.

Policy CC9E
Establish an ongoing process of identification, documentation, and evaluation of historic properties. Maintain and update the historic property inventory as new information arises to guide planning and decision making, as well as to provide reference and research material for use by the community. Make use of property evaluation forms, deed documents, news articles and other information to help evaluate a property. Use knowledge of the history and significance of properties to foster stewardship by owners and the public.

11. In **Policy LU2B** indicate air quality and flow is an important quality of life issue that in residential areas.

Staff Response: **Policy LU2B** could be revised to read as follows (see also the attached excerpt on page 2-12):

Policy LU2B

Use design standards and guidelines for residential development to:

- *Provide variety in building and site design and visually appealing streetscapes in residential developments of several dwellings or more;*
- *Minimize significant impacts, such as loss of light or privacy, from large residential infill buildings on adjacent residents;*
- *Promote better air quality and the movement of air through residential areas;*
- *Promote compatibility with University Place's residential neighborhoods and avoid an appearance of overcrowding when rezones will increase residential development capacity or when density bonuses or flexibility in site standards are utilized; and*
- *Emphasize features typical of detached single family dwellings, such as pitched roofs, single points of entry and substantial window trim, as part of residential structures containing two or more dwelling units.*

12. Denote Adrianna Hess Wetland Trail in Plan; include as part of watershed discussion.

Staff Response: A reference to Adrianna Hess wetland may be added at page 5-18 of the Environmental Management Element background section (see also the attached excerpt):

The largest wetlands in University Place are along the Puget Sound Shoreline, Leach Creek and Chambers Creek, and at Morrison Pond/Adrianna Hess Wetland Park. A number of smaller wetlands are associated with other creeks and pockets of poorly drained soils like Dupont muck and Bellingham silty clay. Although not as apparent in University Place as freshwater wetlands, marine wetlands also serve important biological functions. Wetlands are an integral part of the City's watershed.

A reference to developing trails associated with Adrianna Hess wetland and other water features may be added to **Policy PRO1H** (see also the attached excerpt on page 10-9):

Policy PRO1H
Develop pedestrian trails along creeks and saltwater shoreline where feasible and not detrimental to wildlife and other aspects of the environment. Develop interpretive trails and other pedestrian pathway connections between parks and open space surrounding wetlands, ponds and other water features, for example Adrianna Hess Wetland Park and Paradise Pond Park. Continue supporting development of the Chambers Creek trail in order to achieve a regional trail system that connects trails

within the City of Fircrest to the Puget Sound shoreline at Chambers Creek Properties via the Leach Creek corridor and Chambers Creek Canyon.

13. **Policy UT2J** relating to the undergrounding of utility lines – revise to apply equally to public and private.

Staff Response: This policy is restated below for further consideration by Council.

Policy UT2J
Require undergrounding of utility distribution lines or provisions for future undergrounding as a condition for development projects. Underground existing utility distribution lines or provide for future undergrounding as street projects occur. Fund undergrounding through a capital improvement program or through formation of a local improvement district. Require individual service lines to be undergrounded when significant site improvements are made. Require undergrounding except where underground installation would cause greater environmental harm than alternatives or where it is demonstrated that such installation will be economically infeasible.

14. **Policy EN1L** – Rephrase if necessary to avoid unintended consequences in terms of city liability.

Staff Response: This policy is restated below for further consideration by Council.

Policy EN1L
*Discourage channeling streams through culverts in order to avoid destroying fish habitat and food sources unless absolutely necessary for property access. Use bridges whenever practicable for stream and creek crossings to avoid degrading the natural character and aesthetics of a stream channel. To reduce disruption to the watercourse and its banks, crossings should serve several properties in order to minimize their number. When culverts are necessary, use over*sized culverts with gravel bottoms that maintain the channel's width and grade.

15. **Policy EN1J** – Revise to avoid use of "prevent". Staff Response: This policy is restated below for further consideration. "Prevent" could be changed to "minimize" (see below and the attached excerpt on page 5-5).

Policy EN1J
Require LID designs and LID BMPs in areas where soils and geology support it. Mimic the predevelopment hydrology of a site by using a combination of site planning and structural design strategies to control runoff rate and volumes in order to ~~prevent~~

minimize physical, chemical and biological degradation to streams, lakes, wetlands and other natural aquatic systems from commercial, residential or industrial development sites. Use low impact development designs to provide environmental and economic benefits including:

16. Consider design standards that would ensure air flow for new construction.

Staff Response: Additional research will be necessary to determine how or whether such design standards may be developed for use in University Place.

17. What is the source of affordable housing **Policy HS3E** goal of 25% affordable units?

Staff Response: **Policy HS3E** is based on Countywide Planning Policy **AH 3.3,** which states:

It shall be the goal of each jurisdiction in Pierce County that a minimum of 25% of the growth population allocation is satisfied through affordable housing.

18. What is the intent of the "make available below market rate surplus property for affordable housing projects" provision in **Policy HS3K** (below)?

Policy HS3K
Explore and identify opportunities to reduce land costs for non-profit and for-profit developers to build affordable housing – consistent with CPP AH7 by:

- Exploring options to dedicate or make available below market rate surplus land for affordable housing projects -- consistent with CPP AH7.1.
- Exploring and identifying opportunities to assemble, reutilize, and redevelop existing parcels -- consistent with CPP AH7.2.
- Periodically reviewing and streamlining development standards and regulations if warranted to advance their public benefit, provide flexibility, and minimize costs to housing -- consistent with CPP AH7.3.

Staff Response: *If* the city owned surplus land and *if* it wished to actively support the goal of increasing the supply of affordable housing, then it could elect to sell this property at below market value to help facilitate the creation of affordable housing units. Hypothetically, if the city had owned the property at 27th and Grandview where the SHAG project (below market rate senior housing) is proposed to be constructed, it could have elected to sell the property at a discount to facilitate the project – consistent with Countywide Planning Policy CPP **AH7**. City **Policy HS3K** reiterates the following countywide policy:

AH-7. The County, and each municipality in the County, should explore and identify opportunities to reduce land costs for non-profit and for-profit developers to build affordable housing.

7.1 Jurisdictions should explore options to dedicate or make available below market-rate surplus land for affordable housing projects.

7.2 All jurisdictions should explore and identify opportunities to assemble, reutilize, and redevelop existing parcels.

7.3 All jurisdictions should review and streamline development standards and regulations to advance their public benefit, provide flexibility, and minimize costs to housing.

19. Revisit Policy **HS4I** (below) regarding homelessness.

Policy HS4I
Work with other jurisdictions and health and social service organizations to develop a coordinated, regional approach to homelessness.

Staff Response: The intent of this policy is to recognize that homelessness does not recognize jurisdictional boundaries, that homelessness exists in University Place, and that a coordinated, regional approach may be a means by which to address this issue. Religious institutions may be considered a subset of social service organizations or they may be called out separately.

20. Revisit Sewer hookup Policy **CF6D** in light of high cost of hookups.

Staff Response: According to Section 3.2 of Exhibit A to Ordinance 217 (Sewer Franchise Agreement with Pierce County) all connections to the County's sewer system shall meet county code. PCC Chapter 13.04.030 requires new development within 300' to hook up. Section 4.3 prohibits to development of new septic systems unless sewers are not physically available.

Pierce County administers a sewer extension subsidy program that provides funding on a biennial basis. All funding has been allocated for the 2015-2016 period. The next funding period will be 2017-2018.

21. Revise **Policy EN1L** to discourage placing man-made structures that could affect streams.

Staff Response: **Policy EN1L** is restated below for further Council consideration.

Policy EN1L
Discourage channeling streams through culverts in order to avoid destroying fish habitat and food sources unless absolutely necessary for property access. Use bridges whenever practicable for stream and creek crossings to avoid degrading the natural character and aesthetics of a stream channel. To reduce disruption to the watercourse and its banks, crossings should serve several properties in order to minimize their number. When culverts are necessary, use oversized culverts with gravel bottoms that maintain the channel's width and grade.

22. Need to ensure public views are protected; develop iron-clad design standards to prevent the County from building a project like the Sonenblick proposal that would block views of Puget Sound.

Staff Response: The City could test the Sonenblick proposal against existing design standards to determine if they would be effective at preventing view blockage and then work toward revising these standards, if necessary, to achieve this goal.

23. LID consolidation policy – how many LIDs exist? How many times has the city tried establishing one?

Staff Response: There are no existing Local Improvement Districts (LID) in the City. The City studied the feasibility of establishing sewer LIDs in 1998 but found it was not feasible because the improvement-to-value ratio did not meet requirements without significant subsidies.

SECTION II. RESPONSES TO COUNCILMEMBER FIGUEROA'S AUGUST 21ST MEETING WITH STAFF -- QUESTIONS/COMMENTS

Community Character Element

Proposal: Regarding **Policy CC3A**, clean up policies the city has already accomplished. For example, the City has already built a gateway sign at Cirque and Orchard so it should be taken it off the list.

Staff Response: **Policy CC3A**, below, is intended to address the initial construction of gateway or entryway signage and other features. It is also intended to address ongoing maintenance, development and enhancement of these features – including those located at Orchard Street and Cirque Drive.

Policy CC3A
Identify and establish distinctive gateways or entryways into the City, support neighborhood efforts to identify and maintain unique neighborhood entryways, and emphasize these locations with design elements, such as landscaping, signage, art or monuments. Continue development and enhancement of gateway features at key locations to help define the sense of arrival for those entering University Place. Develop design standards and guidelines for gateway areas to ensure that gateway and entryway features are consistent with planning goals and objectives, and adopted site-specific plans, where applicable. Gateway locations include, but may not be limited to, the intersections of 19th Street and Bridgeport Way, 19th Street and Mildred Street, Regents Boulevard West and 67th Avenue West, Orchard Street and Cirque Drive, and Bridgeport Way and 67th Avenue West.

Comment: It might be better to have one gateway standard design. This an administrative task. Staff should bring design options to the City Council for consideration rather than have the City Council design a standard gateway sign.

Proposal: Consider placing accomplishments in an appendix.

Staff Response: This would necessitate amendments to the Plan, each of which would require substantial work on the part of staff, Commission and Council due to state processing and review requirements – even for the simplest of revisions.

Proposal: Define "Policy" in the Glossary.

Staff Response: In accordance with the Municipal Code the City is to use *Webster's Third New International Dictionary* for definitions. Among the numerous definitions of "Policy" the following is most applicable:

"A definite course of method of action selected from among alternatives and in the light of given conditions to guide and determine present and future decisions".

The City Council may choose to include this definition of "policy in the Glossary or refer to the *Webster's Third New International Dictionary* for definitions not included in the Glossary.

Proposal: Regarding **Policy CC3B** below -- In second bullet delete "Regulatory". In third bullet insert "public" after "enhancing". Remove forth bullet – does not apply in UP

Staff Response: See proposed revisions to **Policy CC3B** below and in the attached excerpt on page 2-6.

Policy CC3B
Design and maintain streets, trails, parks and structures to preserve and enhance views that help define University Place, such as those of Mount Rainier, Puget Sound and the Olympic Mountains, through such means as:

- *View-sensitive site, building and landscape design;*
- *~~Regulatory~~ Plan review to encourage view-sensitive design;*
- *Identifying, preserving and enhancing public viewpoints, either panoramic or focused;*
- ~~*Framing views with structural elements;*~~
- *Aligning paths to create focal points;*
- *Removal of invasive plants; and*
- *Proper pruning of trees and shrubs while including them as a part of the vista.*

Question: When is it practicable to underground utilities? When do we encourage and when do we require? Is this defined?

Staff response: The City requires the undergrounding of new utilities associated with new development, but not the undergrounding of existing utility facilities. Undergrounding of utilities is encouraged in the City's *Design Standards and Guidelines for Streetscape Elements.*

Proposal: Change second sentence in **Policy CC3E** (below) from "should" to "may".

Staff Response: See proposed revision below and in the attached excerpt on page 2-7.

Policy CC3E
Encourage and require, when practicable, underground installation of utility distribution lines to reduce visual clutter that detracts from territorial views of Puget Sound, Mt. Rainer, and the Olympic Mountains, and more focused views of buildings, landscaping and open space areas. The City ~~should~~ may work with utility providers, citizens and developers to find ways of funding the undergrounding of existing utilities.

Question/Comment: Per **Policy CC4A** (below), what is form based codes zoning? Please explain "Form Based Zoning" to the City Council.

Policy CC4A
Adopt new design standards and guidelines for new development and redevelopment and consistently achieve unique, high-quality built environments within each of the City's mixed-use and commercial zones. Modify existing design standards and

guidelines that apply to Mixed Use, Mixed Use Office, Commercial and Town Center zones to achieve Regional Growth Center subarea planning goals and objectives. Consider the introduction of form-based zoning within mixed-use and other commercial areas.

Staff Response: A form-based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. A form-based code is a regulation, rather than a guideline, adopted into city codes. A form-based code offers an alternative to conventional zoning that can streamline the plan review process.

Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulations and standards in form-based codes are presented in both words and clearly drawn diagrams and other visuals. They are keyed to a regulating plan that designates the appropriate form and scale (and therefore, character) of development, rather than only distinctions in land-use types.

This approach contrasts with conventional zoning's focus on the micromanagement and segregation of land uses, and the control of development intensity through abstract and uncoordinated parameters (e.g., FAR, dwellings per acre, setbacks, parking ratios, traffic LOS), to the neglect of an integrated built form. Not to be confused with design guidelines or general statements of policy, form-based codes are regulatory, not advisory. They are drafted to implement a community plan. They try to achieve a community vision based on time-tested forms of urbanism. Ultimately, a form-based code is a tool; the quality of development outcomes depends on the quality and objectives of the community plan that a code implements.
Please see the attached blog post from *Better! Cities and Towns* for more perspective.

Proposal: Regarding **Policy CC4D** (below), replace the words *reduce or eliminate* with *encourage or enforce the maintenance or improvement of*.

Staff Response: See proposed revision below and in the attached excerpt on page 2-8.

Policy CC4D
Ensure safe environments by strongly encouraging the use of building and site design techniques, consistent with the National Crime Prevention Institute's Crime Prevention through Environmental Design (CPTED) guidelines, to:

- *Distinguish between publicly accessible open space and private open space;*
- *Provide vandal-resistant construction;*

- *Provide opportunities for residents, workers, parents, caregivers and others to view spaces and observe activities nearby, especially those that should not be occurring; and*
- *~~Reduce or eliminate~~ Encourage or enforce the maintenance or improvement of "unclaimed" areas, such as unmaintained easements between fence lines and street or trail right-of-way that can offer areas for unwanted activities.*

Proposal: Regarding **Policy CC7B** (below), define "periodically" in the Glossary or provide more precise term

Policy CC7B
Periodically review and update, as needed, the City's Approved Street Tree Palette and associated design standards and guidelines to ensure that they reflect current science as to tree selection, installation and maintenance. Ensure proper management of the urban forest by paying attention to diversity of plantings, the arrival of insect pests and disease that may affect existing trees and future selections, and the long-term performance of trees previously identified as being suitable for specific applications. As new selections are identified as being good candidates for street tree plantings in University Place, or as other trees on the current list are identified as being ones to avoid in the future, the list of approved street trees should be updated to reflect this new information.

Staff response: Webster's defines the word as meaning *"at regular intervals of time"* or "*from time to time*". The policy intent could be read either way, with the main point being for the City to review and update the tree provisions *as needed*.

Question: Regarding **Policy CC9E** (below), has the City identified and documented historic properties? Should the City be doing this or should others, like the Historical Society?

Proposal: Amend **Policy CC9E** (below) to state the City may partner with historical society.

Staff Response: See proposed revision below and in the attached excerpt on page 2-14.

Policy CC9E
Partner with the University Place Historical Society to ~~E~~establish an ongoing process of identification, documentation, and evaluation of historic properties. Coordinate with Historical Society efforts to ~~M~~maintain and update the historic property inventory as new information arises to guide planning and decision making, as well as to

provide reference and research material for use by the community. Make use of property evaluation forms, deed documents, news articles and other information to help evaluate a property. Use knowledge of the history and significance of properties to foster stewardship by owners and the public.

Staff response: The Curran House has been placed on both the State Historic Register and the National Register of Historic Places. The City does not have a local historic register nor does it keep an inventory of documented historic properties. It is fairly common practice, however, for municipalities to inventory such properties, at a minimum. Tacoma, for example, keeps an inventory of designated properties and manages the Tacoma Historic Register. Private/civic organizations such as the UP Historical Society or Historic Tacoma will work with cities to identify and nominate properties to various registers

Proposal: Regarding **Policy CC9I** (below), the word "protect" is too strong. Change to *review and encourage when appropriate*.

Staff Response: The level of historic preservation support is a Council policy decision.

Policy CC9I
~~Protect~~ Review and when appropriate encourage the preservation of Historic Landmarks ~~from demolition or inappropriate modification~~.

Proposal: Regarding **Policy CC9J** (below), the word "protect" is too strong. Consider different language.

Staff Response: The level of historic preservation support is a Council policy decision.

Policy CC9J
~~Protect~~ Mitigate adverse impacts to Historic Landmarks and significant archaeological resources from the adverse impacts of development. Encourage sensitive design of new development to allow new growth, while retaining community character.

Question: Regarding **Policy CC9L** (below), why should we share information with Pierce County or the State? Are we required to do this? If not, delete the policy.

Policy CC9L
Share survey and inventory information with Pierce County, the State Department of Archaeology and Historic Preservation, federal agencies, the public, historical societies, museums and other appropriate entities. Use technical assistance from other agencies as appropriate.

Staff response: Effective historic preservation efforts benefit from the sharing of survey and inventory information. If a local jurisdiction wishes to support historic preservation efforts within the community, then the sharing of information with other agencies and organizations (which is a two-way flow of information) may help support this effort. More knowledge can lead to more informed decision-making. Private property owners may benefit from tax breaks and technical assistance gleaned from open communication among agencies and other organizations.

If University Place were a "*Certified Local Government*" (CLG) under the National Park Service, there would be an expectation for it to report this information on an annual basis. Since the City is not a CLG, it is under no regulatory obligation to share such information.

Land Use Element

Proposal: Regarding **Policy LU8C** (below), reword second bullet point.

Staff Response: See proposed revision below and in the attached excerpt on page 3-14.

Policy LU8C
Ensure that commercial areas of all types are located, designed and developed to:

- *Maintain high visual quality, especially for commercial areas located within the Regional Growth Center and at entryways to the City;*
- *Have buildings ~~businesses~~ rather than parking lots ~~areas located~~ abutting ~~along the~~ streets;*
- *Encourage compact commercial development and walking between businesses;*
- *Avoid the creation or expansion of long, narrow strip development;*
- *Be easily accessible to an arterial, and be served or be capable of being served by transit and other public services; and*
- *Avoid impacts on adjacent residential and other noncommercial uses, including impacts that could result in pressure to convert these adjacent uses to commercial uses.*

Proposal: Remove policies taken from the City's Economic Development Strategic Action Plan and place them in an appendix and reference the appendix in a policy.

Staff response: The Comprehensive Plan does not include an economic development element, which is a "mandatory" element but one that is currently not required by the Department of Commerce because it is considered to be an unfunded state mandate.

However, Commerce strongly encourages comprehensive plans to contain explicit goals, policies and objectives pertaining to economic development.

The Land Use Element contains policies that address objectives *similar* to some of the goals and action strategies contained in the Economic Development Strategic Action Plan (EDSAP). While the Land Use Element may certainly reference EDSAP goals and action strategies, whether or not they are contained within an appendix, it is important for this element to cover a broad range of economic development topics, only some of which may overlap those covered in the EDSAP. Therefore it is recommended that policies similar to EDSAP goals and action strategies be retained in the Land Use Element.

Question: Regarding **Policy LU9C** (below), how would the City support an incubator? Should the City be doing this?

Proposal: The City should not start-up light industrial uses. Delete "start-up".

Staff Response: City support for incubator uses can be achieved by allowing such uses in the Zoning Code's Use Table. "Start-up" was intended to be used as an adjective, not a verb – meaning it is a small-scale type of industrial use. Given that "start-up" and "incubator" may be a bit redundant, however, one or the other term could be eliminated. See proposed revision below and in the attached excerpt on page 3-16.

> ***Policy LU9C***
> *Support incubator ~~or start-up~~ and small-scale light industrial uses in appropriate locations within the City's Regional Growth Center. Support activities pursued by individuals that fit under the maker movement umbrella in appropriate locations while ensuring that sensitive land uses located in close proximity to such businesses are protected from potential impacts.*

Question: What is the Maker Movement?

Staff Response: According to Wikipedia, the *maker culture* is a contemporary culture or subculture representing a technology-based extension of the Do It Yourself culture. Typical interests enjoyed by the maker culture include engineering-oriented pursuits such as electronics, robotics, 3-D printing, and the use of Computer Numerical Control tools, as well as more traditional activities such as metalworking, woodworking, and traditional arts and crafts. The subculture stresses a cut-and-paste approach to standardized hobbyist technologies, and encourages cookbook re-use of designs published on websites and maker-oriented publications. There is a strong focus on using and learning practical skills and applying them to reference designs.

Proposal: Regarding **Policy LU11B** (below), replace "Employ" with "Implement". Delete the first "the" before "neighborhood" and add an "s" to neighborhood.

Staff Response: See proposed revision below and in the attached excerpt on page 3-18.

Policy LU11B
~~Employ~~ Implement adopted siting criteria to protect surrounding uses and mitigate impacts of any specific facility on ~~the~~ neighborhoods and the City. Justify the need to site facilities that have service areas extending substantially beyond the City and evaluate the potential for alternative locations. Ensure that public facilities include improvements and mitigation if necessary to achieve compatibility with surrounding uses and to compensate for impacts of the facility on a neighborhood or the City.

Housing Element

Question: How does **Policy HS1C** (below) relate to form based zoning?

Policy HS1C
Promote home ownership opportunities for people at various income levels to foster stable neighborhoods and support investments in the community as a whole. Encourage maintenance of existing older housing stock and the development of small lot attached and detached housing, townhouses, live/work units, cottage housing, and cluster housing to provide more opportunities for affordable home ownership – thereby supporting neighborhood stability.

Staff Response: The relationship is indirect. While cottage housing, for example, may imply a certain form, the policy does not provide specific form-based direction.

Question: Regarding **Policy HS3K** (below), why should the City do this?

Policy HS3K
Explore and identify opportunities to reduce land costs for non-profit and for-profit developers to build affordable housing – consistent with CPP AH7 by:

- *Exploring options to dedicate or make available below market rate surplus land for affordable housing projects -- consistent with CPP AH7.1.*
- *Exploring and identifying opportunities to assemble, reutilize, and redevelop existing parcels -- consistent with CPP AH7.2.*
- *Periodically reviewing and streamlining development standards and regulations if warranted to advance their public benefit, provide flexibility, and minimize costs to housing -- consistent with CPP AH7.3.*

Staff response: The City is required to adopt these policies consistent with the countywide planning policy on affordable housing. However, *Adoption* should not be equated with *action* on the part of the City since there may not be any real practical opportunities to pursue what is envisioned in the first two bullets. Periodically reviewing and streamlining development standards to lower the cost of housing (at a range of price levels) per the third bullet would be consistent with numerous other housing goals and policies. It should be viewed as a positive action by the development community.

Proposal: If the City is required to place these polices in the Plan, why not place them in an appendix?

Staff response: The Plan is organized to place *all* policies within the main body for easy reference. This is the "standard" format for comprehensive plans in Washington State. From a consistency standpoint, if Council wishes to move affordable housing policies to an appendix, then the other plan policies should be moved to the same location. References are made to specific countywide planning policies in **Goal HS3** for two primary reasons. One is to highlight the source of these policy directives so that when a question is posed to the City regarding their origin, it is a simple matter to refer the questioner to a specific countywide policy. A secondary reason is to readily "show our work" in terms of demonstrating local consistency with the Countywide Planning Policies.

Environmental Management Element

Proposal: Use the same section titles in the Environmental Management Element as are used in the City's Critical Areas regulations to avoid confusion.

Staff response: The following section headings in the Environmental Management Element are proposed to be changed for consistency with Critical Areas regulations:

~~Steep slopes, landslide, erosion, and seismic hazards~~. Geologically Hazardous Areas
~~Drainage systems~~ Stormwater Management
Streams and water bodies
Wetlands
Shorelands
Aquifer~~s~~ Recharge Areas
Flood ~~prone~~ Hazard Areas
~~Plant and wildlife habitat~~ Fish and Wildlife Habitat Areas
Water quality
Air quality
Water quality
Noise pollution
Trees and landscaping

Question: Regarding **Policy EN1I** (below), why should the City conduct a similar review using the Guidebook for Local Governments?

Staff response: The guidebook describes a systematic approach local governments can use for integrating LID into existing and new codes. It is intended as a resource for local governments complying with LID requirements associated with Phase II municipal stormwater permit requirements.

Use of this guidebook to conduct a review of existing regulations will save City staff time in identifying current deficiencies and developing amendments that will ensure consistency with NPDES Phase II requirements. It will enable the city to avoid reinventing the wheel when it comes to devising a compliance strategy and completing the required work prior to December 31, 2016.

The guidebook estimates the review and amendment process will take at least 6 to 18 months to complete. In the case of University Place, this work will entail a substantial rewrite of engineering design standards, planning development regulations, and public works stormwater management and maintenance requirements. This will be a major undertaking -- and efficiency in completing the project will be of the utmost importance.

Proposal: The City should consider *recommendations* rather than *issues*.

Staff Response: See proposed revision below and in the attached excerpt on page 5-4.

> ***Policy EN1I***
> *Consistent with National Pollutant Discharge Elimination System (NPDES) Western Washington Phase II Municipal Stormwater Permit requirements that apply to University Place, review, revise and make effective the City's development-related codes, rules, standards, or other enforceable documents to incorporate and require Low Impact Development (LID) principles and LID BMPs no later than December 31, 2016. The intent of the revisions shall be to make LID the preferred and commonly-used approach to site development.*
>
> *Conduct a similar review and revision process, and consider the ~~range of issues~~ recommendations outlined in the following document: Integrating LID into Local Codes: A Guidebook for Local Governments (Puget Sound Partnership, 2012). Support efforts by Pierce County to implement the Chambers Creek Properties Design Standards, amended pursuant to Ordinance 636 in 2014, which require future parking lots and certain other facilities to comply with the Low Impact Development Technical Guidance Manual for Puget Sound, prepared by the Washington State*

University Extension and Puget Sound Partnership with the participation and support of a broad ranges of stakeholders. Encourage project designs to take full advantage of improvements in the performance of porous asphalt, permeable concrete and supportive technologies that may allow for the use of LID techniques to a degree, even on properties with poor soils.

Question: Is using the guide book required by our NPDES Permit?

Staff response: No. However, its use is strongly recommended for the reasons noted above.

Proposal: Change the heading "Drainage Systems" to Surface Water Management

Staff Response: See proposed revision below and in the attached excerpt.

~~DRAINAGE SYSTEMS~~ SURFACE WATER MANAGEMENT

Transportation Element

Question: Regarding **Policy TR1B** (below), does the City need to refine its complete street design standards? Has the City already adopted street design standards?

Policy TR1B
Refine and implement the City's Complete Street design standards to provide safe and convenient access for all modes of transportation including private motor vehicles, transit, cyclists and pedestrians, thereby increasing capacity, increasing safety, and improving street aesthetics and walkability. Include amenities in street designs, including trees and other landscaping, street lights, benches and waste receptacles to add to the pedestrian experience and further calm traffic.

Staff response: The City adopted streetscape design standards and guidelines in 2009 (revised 2010). These apply primarily to residential streets – meaning local streets and neighborhood collector streets. The standards and guidelines do not directly apply to major, secondary and collector arterials. While they do address elements common to complete streets, they may not fully address all such elements. The City has not adopted complete street provisions that apply to arterial streets, although it does apply some complete street principles to its arterial redesign projects.

Question: Regarding **Policy TR1E** (below), does the City have money in the budget to develop Mode Splits? Should this be in the budget?

Policy TR1E
Develop Mode Split Goals for the University Place Regional Growth Center consistent with VISION 2040 requirements. Establish these goals by defining mode categories to measure, e.g., all trips or just trips to work, determining existing mode splits, evaluating mode split trends, and predicting future mode splits. Mode splits will measure the daily trips made by travelers using different modes of transportation including single or high occupancy vehicles, transit, walking, or bicycling. The development of mode split goals should be done concurrently with the regional growth center subarea planning described in the Land Use Element.

Staff response: The City has been designated as a "Provisional Regional Growth Center" by the PSRC until such time as the City completes a Subarea Plan for the Regional Growth Center. Creating this subarea plan is not only a requirement PSRC but also a City Council goal. One of several requirements for the subarea plan is to complete a mode split analysis and set mode split goals.

Comment: Regarding **Policy TR3A** (below), zero deaths and disabling injuries is unrealistic.

Policy TR3A
Establish speed limits that reflect street function, adjacent land uses, and physical condition of the roadway. Promote travel at a lower rate of speed, where appropriate, to improve safety, help achieve the State's goal of zero deaths and disabling injuries, and create a more comfortable environment for pedestrians and cyclists. Achieve lower vehicular travel speeds through traffic calming and effective enforcement of appropriate speed limits.

Staff response: This policy is based on **VISION 2040 Policy MPP-T-4**, which the City needs to address in its local transportation policies to gain PSRC certification. Since state-level adoption of this goal occurred in 2000, there has been a 40% reduction in traffic fatalities in the State. One may draw his or her own conclusions as to whether there is a correlation.

Capital Facilities

Question: Regarding **Policy CF2E** (below), how would the City help residents form LIDs? Would the City pay administrative costs?

Policy CF2E
Help residents develop Local Improvement Districts (LIDs) and Utility Local Improvement Districts (ULIDs) and consolidate them to save administrative costs.

Staff Response: The City conducted a feasibility analysis of establishing sewer LIDs in the community in order to meet the Comprehensive Plan goal of providing sewers to all unserved properties in the City. Had the feasibility analysis indicated that one or more areas could be served, consolidating the LIDs could have saved administrative costs. There may be opportunities in the future to form and consolidate LIDs.

Question: Regarding **Policy CF6D** (below), how many properties are left to sewer?

Proposal: Add the words "the next" after "within" in the first sentence. With regard to the 300' requirement, reference the franchise agreement with the County.

Staff Response: See proposed revisions below and in the attached excerpt on page 7-11.

> ***Policy CF6D***
> *In accordance with the City's sewer franchise agreement with Pierce County, ~~W~~work ~~with sewer providers~~ to ensure that sewers are available citywide within 300 feet of all properties within the next 20 years, thereby enabling individual property owners to extend a sewer line to their properties for a reasonable cost.*

Staff response: Approximately 980 properties are not yet served by sewer and remain on septic.

Utilities Element

Proposal: Regarding **Policy UT2J**, clarify the requirement to underground utility lines.

Staff Response: See proposed revisions below and in the attached excerpt on page 8-5.

> ***Policy UT2J***
> *Require undergrounding of new utility distribution lines and feeders ~~or provisions for future undergrounding of~~ as a condition for development projects. Underground existing utility distribution lines or provide for future undergrounding as street projects occur. Fund undergrounding through a capital improvement program or through formation of a local improvement district. Require individual service lines to be undergrounded when significant site improvements are made. Require undergrounding except where underground installation would cause greater environmental harm than alternatives or where it is demonstrated that such installation will be economically infeasible.*

SECTION III. RESPONSES TO AGENCY COMMENTS

Commerce

Agency Recommendations:

1. Adjust land capacity analysis and adopt additional measures to demonstrate sufficient capacity to meet 2035 housing target.

Staff Response: Pierce County Ordinance 2011-36 established 2030 allocations of population, housing and employment the County and cities in the county are required to plan for. These allocations are commonly referred to as targets. The proposed plan update includes a population and capacity analysis that demonstrates the City has enough capacity to meet the required 2030 targets.

However, the GMA requires the City to plan to accommodate population and employment for a 20 year planning period. The updated Plan would become effective in 2015 and the planning period would end in 2035. Therefore, Commerce and PSRC are requesting the City adopt new targets for 2035 rather than simply extending the City's 2030 targets to 2035 based on past slow growth trends.

A discussion is presented in the Comprehensive Plan noting that Staff is working with Commerce to determine how best to demonstrate the City has capacity to meet housing targets. Staff will continue to work with both Commerce and PSRC to resolve this issue.

2. Clearly define what sewer *availability* or *unavailability* means.

Staff Response: Language is proposed to be added to Environmental Management Element pages 5-7 and 5-9, per the attached excerpt in attachment 4. The new language is based on existing code language in UPMC 21.55.020.E.

3. Add regional PSRC VISION 2040 policies relating to the use of septic systems as a temporary measure.

Staff Response: New policies **EN3B** and **EN3C** are proposed to be added to Environmental Management Element pages 5-9, 5-9 and 5-10, per the attached excerpt in attachment 4. Existing policies will be renumbered.

WSDOT

Agency Recommendations:

1. Adopt the federal and state goal of doubling biking and walking over the planning horizon, while at the same time reducing collisions involving cyclists and pedestrians 5% per year.

Staff Response: A new **Policy TR4D** is proposed to be added to the Transportation Element on page 6-9, per the attached excerpt in attachment 6 on page 6-9.

2. Adopt or endorse the National Association of City Transportation Official (NACTO) *Urban Street Design Guide* and *Urban Bikeway Design Guide*.

Staff Response: The City Engineer recommends against adopting this design guide by reference in the Comprehensive Plan. However, Council may wish to consider adopting it by reference in the City's public works standards.

Agency Comment:
The Transportation Element projects a 2035 LOS E for the intersection of Regents and 24th *without* improvements (Figure 6-8) and a 2035 LOS D *with* improvements (Figure 6-10). This improved LOS appears to be unsupported due to the lack of planned roadway improvements for this location.

Staff Response: Staff will submit a written response to WSDOT explaining the proposed improvement involves limiting eastbound traffic from 24th Street to transit only. Because this is an actuated signal, it would only be actuated twice an hour when the Route 52 bus arrives at the intersection, thereby speeding up the signal cycle of the intersection and improving the LOS.

TPCHD

Agency Recommendations:
1. Consider replacing the term "single family dwellings/neighborhoods" to "single detached dwellings/neighborhoods" to place emphasis on the built form, rather than the number of families/units allowed under one pitched roof or the same lot, the size or the ownership of the unit. If designed appropriately, small tri-plexes or sometimes four-plexes, irrespective of ownership, can be comfortably nested within single detached neighborhoods, without affecting the existing character of the neighborhoods.

Staff Response: This proposal was considered at length by the Planning Commission, which opted to recommend leaving existing single-family terminology in place in both the Zoning Code and Comprehensive Plan.

2. Under the discussion of flood prone areas in the Environmental Management Element, consider introducing a policy to discourage the development of critical and

essential public facilities, such as medical centers and schools within the 500-year floodplain. From a public health and safety perspective, TPCHD encourages jurisdictions to take preventive and adaptive measures in response to extreme climate conditions.

Staff Response: Language is proposed to be added to **Policy EN1S** regarding avoidance of 500-year floodplains, per the excerpt in attachment 8.

3. Under the Transportation Element where the Growth Management Act is mentioned, consider adding the two bills (ESSB 518 and 2SHB 1565) passed by the State Legislature in 2005 which encourage a multimodal transportation approach and active communities.

Staff Response: Language is proposed to be added to Transportation Element page 6-2 referencing the two bills, per the excerpt in attachment 8.

4. Consider strengthening **Policy PRO1B** by encouraging parks, open space and trails to be provided within walking distance from residences.

Staff Response: Walking distance language is proposed to be added to PROS Element **Policy PRO1B** on page 10-8, per the excerpt in attachment 8.

5. Further explore partnerships with the private sector to provide a range of public space and public art (policies under **Goal PRO9**) to support livability.

Staff Response: Language is proposed to be added to PROS Element **Goal PRO9** on page 10-15, per the excerpt in attachment 8.

PSRC

Agency Recommendations:
1. The Land Use Element should clearly document the City's 2035 land use assumptions and apply them throughout the document.

Staff Response: Pierce County Ordinance 2011-36 established 2030 allocations of population, housing and employment the County and cities in the county are required to plan for. These allocations are commonly referred to as targets. The proposed plan update includes a population and capacity analysis that demonstrates the City has enough capacity to meet the required 2030 targets.

However, the GMA requires the City to plan to accommodate population and employment for a 20 year planning period. The updated Plan would become effective in 2015 and the planning period would end in 2035. Therefore, Commerce and PSRC are

requesting the City adopt new targets for 2035 rather than simply extending the City's 2030 targets to 2035 based on past slow growth trends.

Staff continues to work with both Commerce and PSRC to resolve this issue.

2. The Transportation Element should demonstrate that the land use assumptions used for the traffic forecast are consistent with the 2035 land use assumptions.

Staff Response: The City will be providing a written response to PSRC explaining how land use assumptions were applied in the Transportation Element to forecast future traffic volume and determine transportation level of service and improvements needed. Because the City is in the process of addressing PSRC concerns regarding growth targets, assumptions regarding traffic forecasting are also being examined.

3. Freight routes should be inventoried and planned for in the Transportation Element.

Staff Response: Background information summarizing the City's freight/truck routes is proposed to be added on page 6-36 in the Transportation Element, per the excerpt in attachment 10 on pages 35-36.

4. The concurrency management program and level of service (LOS) standards should address multimodal transportation options (the movement of people and goods), not just the movement of vehicles.

Staff Response: Pierce Transit establishes LOS for its services based on its long term forecasts of need. The Comprehensive Plan includes several policies that support, and in many cases require, the continued development of pedestrian and bicycle facilities.

A new **Policy TR6F** and background text may be added to the Transportation Element to support the provision of sidewalks and bicycle lanes on all city arterials by the end of the planning period. Please see proposed **Policy TR6F** below and in attachment 10 on page 6-11.

> ***Policy TR6F***
> *Adopt "Provide a Framework of Interconnected Sidewalks and Bicycle Lanes throughout the City" as a level of service standard for non-motorized transportation.*

5. The GMA requires the Plan to include a multi-year transportation financing plan for how the City will meet mobility needs identified for the planning period.

Staff Response: Please see proposed revisions in attachment 10 (pages 6-41 through 6-55) that respond to this comment.

Attachments:

1. Staff amendment revisions responding to Councilmember comments
2. Blog post from *Better! Cities and Towns*
3. Commerce letter dated September 10, 2015
4. Staff amendment revisions responding to Commerce comments
5. WSDOT letter dated August 27, 2015
6. Staff amendment revisions responding to WSDOT comments
7. TPCHD letter dated August 10, 2015
8. Staff amendment revisions responding to TPCHD comments
9. PSRC letter dated August 11, 2015
10. Staff amendment revisions responding to PSRC comments

Policy CC1E
Incorporate and provide opportunities for art in and around public buildings and facilities. Encourage additional opportunities throughout the city for art as design elements or features of new development, as well as placement of significant art. Support creative designs for lighting, railings, walls, benches and other public and private improvements that can be made more visually interesting through the participation of artists. Support opportunities for filmmaking in the community.

EVENTS AND COMMUNITY BUILDING

Community cohesiveness can also be nurtured by community events. Community events provide an opportunity to help foster people's interest in getting to know the diverse cultures of the community and their neighbors and form friendships and collaborative networks. These events can also enhance awareness of diversity, cultural traditions, and University Place's heritage throughout the community. By providing or supporting community events, such as Duck Daze, Curran Orchard Cider Squeeze, Concerts in the Park, Sun Fest, and the UP for Arts Fall Arts and Concerts Series, as well as a wide variety of other public activities, the City serves as a conduit supporting these interactions and possible community building outcomes that can support a myriad of other objectives from disaster preparedness to economic vitality.

GOAL CC2

Promote activities and events that enliven public spaces, build community, and enrich the lives of University Place citizens.

Policy CC2A
Provide links to public places to encourage their use through such means as:

- Redeveloping arterials into complete streets;
- Providing safe and convenient pedestrian walkways;
- Providing bikeways;
- Developing nearby transit stops and other transit-supportive facilities; and
- Designing for visual access to and from the site.

Policy CC2B
Encourage and support a wide variety of community festivals or events, such as Duck Daze, Christmas Tree Lighting, and Concerts in the Park, reflecting the diversity, heritage and cultural traditions of the University Place community.

Policy CC2C
Facilitate the continued development and support of a diverse set of inter-generational recreational and cultural programs and organizations that celebrate University Place's heritage and cultural diversity, such as:

- Visual, literary and performing arts;
- An active parks and recreation program; and
- The University Place Historical Society.

Policy CC2D
Facilitate the development of farmers' markets, community gardens and school gardens that increase residents' access to fresh produce and other healthy food, support local and regional agriculture, and increase community interaction.

VIEW CORRIDORS, ENTRANCES AND LANDMARKS

People orient themselves by remembering certain features that include unique public views, defined entries and landmarks. These features also can set apart one community from another and are part of what defines the unique character of a place. Preserving key features and creating new ones can help define University Place and its neighborhoods.

GOAL CC3

Preserve and enhance key features and create new ones that can help define University Place and its neighborhoods.

Policy CC3A
Identify and establish distinctive gateways or entryways into the city, support neighborhood efforts to identify and maintain unique neighborhood entryways, and emphasize these locations with design elements, such as landscaping, signage, art or monuments. Continue development and enhancement of gateway features at key locations to help define the sense of arrival for those entering University Place. Develop design standards and guidelines for gateway areas to ensure that gateway and entryway features are consistent with planning goals and objectives, and adopted site-specific plans, where applicable. Gateway locations include, but may not be limited to, the intersections of 19th Street and Bridgeport Way, 19th Street and Mildred Street, Regents Boulevard West and 67th Avenue West, Orchard Street and Cirque Drive, and Bridgeport Way and 67th Avenue West.

Policy CC3B
Design and maintain streets, trails, parks and structures to preserve and enhance views that help define University Place, such as those of Mount Rainier, Puget Sound and the Olympic Mountains, through such means as:

- View-sensitive site, building and landscape design;
- ~~Regulatory p~~Plan review to encourage view-sensitive design;
- Identifying, preserving and enhancing public viewpoints, either panoramic or focused;
- ~~Framing views with structural elements;~~
- Aligning paths to create focal points;
- Removal of invasive plants; and
- Proper pruning of trees and shrubs while including them as a part of the vista.

Policy CC3C
Encourage schools, religious facilities and other public or semi-public buildings to locate and design unique facilities to serve as community landmarks and to foster a sense of place.

Policy CC3D
Prohibit new billboards and other large signs, and use design review for new signage, to protect views of significant land forms and community features, ensure more focused views of buildings, landscaping and open space areas, and avoid visual clutter. Ensure development of appropriate design standards that address compatibility of signage to community character.

Policy CC3E
Encourage and require, when practicable, underground installation of utility distribution lines to reduce visual clutter that detracts from territorial views of Puget Sound, Mt. Rainer, and the Olympic Mountains, and more focused views of buildings, landscaping and open space areas. The City may ~~should~~ work with utility providers, citizens and developers to find ways of funding the undergrounding of existing utilities.

BUILDINGS AND SITE DESIGN

There is a high expectation for quality design in University Place, and adopted design standards and guidelines provide local guidance. Commercial, multifamily, mixed use, civic, and small lot development projects receive a higher level of scrutiny than detached single-family homes. Generally, these projects are reviewed at an administrative level using the City's adopted design standards and guidelines, which may apply to specific locations or to types of uses.

GOAL CC4

Adopt and implement design standards and guidelines that will achieve design excellence, desired urban form, and community character goals consistent with citizens' preferred design parameters.

Policy CC4A
Adopt new design standards and guidelines for new development and redevelopment and consistently achieve unique, high quality built environments within each of the City's mixed use and commercial zones. Modify existing design standards and guidelines that apply to Mixed Use, Mixed Use Office, Commercial and Town Center zones to achieve Regional Growth Center subarea planning goals and objectives. Consider the introduction of form-based zoning within mixed use and other commercial areas.

Policy CC4B
Apply design standards and guidelines through an administrative design review process to help achieve or accomplish the following:

- A human-scale character that creates a pleasant walking environment for all ages and abilities. Design buildings to provide "eyes-on-the-street";
- Elements of design, proportion, rhythm and massing that are desirable and appropriate for proposed structures and the site;
- Places and structures in the city that reflect the uniqueness of the community and provide meanings to its diverse residents;

- Building scale and orientation that are appropriate to the site;
- The use of high-quality and durable materials, as well as innovative building techniques and designs;
- Minimization of negative impacts, such as glare or unsightly views of parking;
- The use of environmentally friendly design and building techniques such as LEED for the construction or rehabilitation of structures;
- Incorporation of historic features whenever possible; and
- A design that fits with the context of the site, reflecting its character, historic and natural features.

Policy CC4C
Design and build University Place's civic buildings in a superior way and with high-quality materials to serve as innovative and sustainable models to the community.

Policy CC4D
Ensure safe environments by strongly encouraging the use of building and site design techniques, consistent with the National Crime Prevention Institute's *Crime Prevention through Environmental Design* (CPTED) guidelines, to:

- Distinguish between publicly accessible open space and private open space;
- Provide vandal-resistant construction;
- Provide opportunities for residents, workers, parents, caregivers and others to view spaces and observe activities nearby, especially those that should not be occurring; and
- ~~Reduce or eliminate~~ Encourage or enforce the maintenance or improvement of "unclaimed" areas, such as unmaintained easements between fence lines and street or trail right-of-way that can offer areas for unwanted activities.

Policy CC4E
Foster the natural environment and maintain and enhance the green character of the city, while integrating healthy built environments through techniques such as:

- Encouraging design that minimizes impact on natural systems;
- Using innovations in public projects that improve natural systems;
- Preserving areas of open space; and
- Requiring the preservation, maintenance and installation of street trees and other vegetation in accordance with the City's Streetscape Design Standards and Guidelines.

Policy CC4F
Encourage design and installation of landscaping that:

- Creates character and a sense of place;
- Retains and enhances existing green character;
- Preserves and utilizes native trees and plants;
- Enhances water and air quality;

the City's Approved Street Tree Palette, and other applicable design standards and guidelines.

Policy CC7A
Prepare streetscape landscape guidelines for the Regional Growth Center's Town Center District, 27th Street Business District, and Northeast Mixed Use District in order to achieve unique streetscapes that support each district's unique character and sense of place.

Policy CC7B
Periodically review and update, as needed, the City's Approved Street Tree Palette and associated design standards and guidelines to ensure that they reflect current science as to tree selection, installation and maintenance. Ensure proper management of the urban forest by paying attention to diversity of plantings, the arrival of insect pests and disease that may affect existing trees and future selections, and the long-term performance of trees previously identified as being suitable for specific applications. As new selections are identified as being good candidates for street tree plantings in University Place, or as other trees on the current list are identified as being ones to avoid in the future, the list of approved street trees should be updated to reflect this new information. Use the Approved Street Tree Palette as a public outreach tool to disseminate information to the community regarding beneficial tree selection, installation and maintenance.

RESIDENTIAL CHARACTER

Much of the City's projected housing unit and population growth over the next couple of decades will be accommodated through construction of higher density housing in the University Place Regional Growth Center, including mixed use development within the Town Center District, 27th Street Business District, and Northeast Mixed Use District. Additional growth will occur in the form of infill development in established single-family and multifamily residential neighborhoods.

Today, factors such as an aging population, changes in family size and composition, and shifting generational preferences for different housing types and neighborhood designs and functions are contributing to changes in the social and economic factors relating to housing choices. These factors have the potential to influence greatly the character of the community. As such, it is important that the City guide future residential development in a manner that will be compatible with surrounding areas and build upon the positive aspects and character of the neighborhood.

GOAL CC8

Support residential infill development and redevelopment that responds to local preference and demand for innovative, high quality housing, that is sensitive to surrounding residential areas, and that supports community character goals and objectives.

Support the acquisition of historic properties when feasible. Consider cost sharing for acquisition, lease or maintenance with other public or private agencies, organizations or governments.

Policy CC9D
Incorporate features, such as interpretive signage, historic street names and other elements reflecting original historic designs into park projects, transportation projects and buildings on historic sites, when feasible, as a means of commemorating past events, persons of note and city history.

Policy CC9E
Partner with the University Place Historical Society to e~~E~~stablish an ongoing process of identification, documentation, and evaluation of historic properties. Coordinate with Historical Society efforts to m~~M~~aintain and update the historic property inventory as new information arises to guide planning and decision making, as well as to provide reference and research material for use by the community. Make use of property evaluation forms, deed documents, news articles and other information to help evaluate a property. Use knowledge of the history and significance of properties to foster stewardship by owners and the public.

Policy CC9F
Encourage nomination of historic resources that appear to meet Historic Landmark criteria by individuals, community groups and public officials. Support designation of properties at appropriate levels: local, county, state or national. Pierce County, the State of Washington and the United States -- through the United States National Park Service (Secretary of the Interior) -- all maintain registers of Historic Landmarks. Consider establishing a local University Place historic landmark register.

Policy CC9G
Emphasize the preservation of historic properties through methods such as adaptive reuse for promoting economic development and/or public use. Consider applying special code provisions for historic or cultural sites to ensure that adaptive reuse (placing new uses in a building once intended for another use) or modification of a building to make it more functional or economically competitive will not trigger a requirement to bring the structure up to existing codes.

Policy CC9H
Encourage restoration and maintenance of historic properties through code flexibility, fee reductions, and other regulatory and financial incentives. Recognize that historic resources reflect a use of certain materials, an architectural style, or an attention to detail -- and discourage improper alterations or additions that may eliminate the very reason that a structure gives character to an area. Consider providing incentives to actively encourage both preservation of existing structures and restoration of structures to more closely resemble the original style and setting.

Policy CC9I
Protect Historic Landmarks from demolition or inappropriate modification.

density regulations control the amount of a particular use that is allowed and are used to achieve compatibility between uses, protect environmentally sensitive areas, and ensure that public facilities are not overloaded. Performance standards limit and often prohibit pollution discharges to the environment, stormwater drainage and sanitary sewers to ensure that uses are compatible and safe and that University Place's commercial and light industrial business park areas remain desirable places for business.

University Place's preferred land use pattern recognizes that many uses can be good neighbors if designed and developed well. Some activities such as noise or fumes may create impacts that adversely affect other uses. University Place's overall policy is to minimize adverse impacts on sensitive, lower-intensity uses, such as residences.

GOAL LU2
Ensure that future growth and development protect and enhance the City's quality of life and character, and are compatible with existing community fabric.

Policy LU2A
Refine and maintain development regulations to promote compatibility between uses; retain and enhance desired neighborhood character; ensure adequate light, air and open space; protect and improve environmental quality; and manage potential impacts on public facilities and services. Through these regulations address features, including but not limited to:

- Impervious surface area and lot coverage;
- Building height, bulk, placement and separation;
- Development intensity;
- Access and connections for walking and bicycling; and
- Landscaping.

Policy LU2B
Use design standards and guidelines for residential development to:

- Provide variety in building and site design and visually appealing streetscapes in residential developments of several dwellings or more;
- Minimize significant impacts, such as loss of light or privacy, from large residential infill buildings on adjacent residents;
- Promote better air quality and the movement of air through residential areas;
- Promote compatibility with University Place's residential neighborhoods and avoid an appearance of overcrowding when rezones will increase residential development capacity or when density bonuses or flexibility in site standards are utilized; and
- Emphasize features typical of detached single family dwellings, such as pitched roofs, single points of entry and substantial window trim, as part of residential structures containing two or more dwelling units.

Policy LU8A
Maintain and enhance a well-distributed system of commercial uses that serve the needs of residential neighborhoods, workplaces and the greater University Place community. Encourage commercial land uses that support or provide services to adjacent land uses to encourage nonmotorized travel.

Policy LU8B
Maintain the Regional Growth Center (Town Center, 27th Street Business, and Northeast Mixed Use districts) as the major retail, service, entertainment and cultural center for the city. Ensure that other commercial areas in the city help meet the community's demand for commercial goods and services without diminishing the vitality of the Regional Growth Center.

Policy LU8C
Ensure that commercial areas of all types are located, designed and developed to:

- Maintain high visual quality, especially for commercial areas located within the Regional Growth Center and at entryways to the city;
- Have buildings~~businesses~~ rather than parking lots abutting ~~areas located along~~ the street;
- Encourage compact commercial development and walking between businesses;
- Avoid the creation or expansion of long, narrow strip development;
- Be easily accessible to an arterial, and be served or be capable of being served by transit and other public services; and
- Avoid impacts on adjacent residential and other noncommercial uses, including impacts that could result in pressure to convert these adjacent uses to commercial uses.

Policy LU8D
Allow and encourage mixed-use development in all commercial designations. Design these developments to achieve compatibility among the uses and with adjacent uses

Policy LU8E
Encourage infill development and redevelopment of vacant and underutilized commercial sites. Encourage the consolidation of properties zoned for commercial or mixed use development containing single family dwellings in order to facilitate long-term, viable commercial redevelopment.

Policy LU8F
Encourage development of new businesses and expansion of existing businesses. The City should work with the private sector, Chamber of Commerce and others to identify issues and opportunities for providing a supportive environment for small business.

Policy LU8G Recruit new businesses to the City to expand and diversify the City's employment base including living wage jobs. Plan ahead to support changes in employment opportunities as the economy changes.

items in limited quantities for retail or wholesale markets, can be a key to a stronger local economy.

GOAL LU9
Provide for light manufacturing/industrial and "business park" land uses within the City.

Policy LU9A
Concentrate light manufacturing/industrial and business park uses in the northeast area of the City, which is already characterized by industrial use and has convenient access to major transportation corridors.

Policy LU9B
Support water-oriented industrial uses within areas designated Mixed Use -- Maritime (MU-M) located on the mainland side of the Day Island waterway. Support mixed use development and redevelopment in the MU-M area that includes water-oriented light industrial, commercial, transportation, and moderate density residential uses, plus marinas, yacht clubs with boat moorage, and other boating facilities.

Policy LU9C
Support incubator ~~or start-up~~ and small-scale light industrial uses in appropriate locations within the City's Regional Growth Center. Support activities pursued by individuals that fit under the *maker movement* umbrella in appropriate locations while ensuring that sensitive land uses located in close proximity to such businesses are protected from potential impacts.

Policy LU9D
Prohibit heavy manufacturing uses, which generally require large parcels of land and separation from sensitive land uses such as parks, schools and housing.

Policy LU9E
Separate manufacturing uses that create impacts from incompatible uses through techniques, such as creation of buffers or zoning that enables transitions from more intensive to less intensive uses. Take into account during site plan review potential adverse impacts on manufacturing operations due to other proposed uses, as well as potential adverse impacts on nearby uses due to manufacturing operations.

Policy LU9F
Address potential health impacts associated with industrial uses under the SEPA process or when environmental impact assessment is required.

PARK AND OPEN SPACE LAND USE
An important community goal is to retain and enhance University Place's distinctive character and high quality of life, including an abundance of parks and open space. Parks and open space help to maintain a high quality of life in University Place and to meet recreational, social and cultural needs. They encourage physical activity and promote social and mental wellness. The Park and Open Space designation on the Comprehensive

Policy LU10E
Identify and preserve wildlife habitat, historical, unique geological and archeological resources as open space and natural areas. Ensure that environmental safeguards are in place and enforced. Provide educational materials to the community that foster respect for and encourage preservation of open space and natural areas that possess inherent value to the community.

ESSENTIAL PUBLIC FACILITIES

GOAL LU11
Provide for the appropriate siting of essential public facilities in the community.

Policy LU11A
Administer a process to site essential public facilities that: (1) requires consistency of the proposed facility with University Place's Comprehensive Plan; (2) emphasizes public involvement; (3) identifies and minimizes adverse impacts; and (4) promotes equitable location of these facilities throughout the city, county and state. Essential public facilities may include, but are not limited to, regional utility lines, drinking water reservoirs, power substations, fire stations, hospitals, schools, jails, solid waste transfer stations, highways, and stormwater and wastewater treatment plants.

Policy LU11B
~~Employ~~Implement adopted siting criteria to protect surrounding uses and mitigate impacts of any specific facility on ~~the~~ neighborhoods and the City. Justify the need to site facilities that have service areas extending substantially beyond the City and evaluate the potential for alternative locations. Ensure that public facilities include improvements and mitigation if necessary to achieve compatibility with surrounding uses and to compensate for impacts of the facility on a neighborhood or the City.

Policy LU11C
Allow essential public facilities in those zones in which they would be compatible. Classify the type of land use review, such as whether the use is permitted or conditionally allowed, based on the purpose of the zone and the facility's potential for adverse impacts on uses and the environment. Consider allowing all essential public facilities in the Light Industrial Business Park zone if such uses are not compatible elsewhere.

Policy LU11D
Work with Pierce County to facilitate expansion and continued operation of the Chambers Creek Wastewater Treatment Facility, which provides for existing and long term projected needs of Pierce County citizens. Minimize impact from the facility by avoiding early over-capacity or future lack of capacity. Support Pierce County's ongoing efforts to provide mitigation through the development of regional-scale open space facilities, including shoreline access, within Chambers Creek Properties. Require

Policy EN1E
Minimize the risk of structural damage, fire, injury to occupants, and post-seismic collapse in areas such as steep slopes and wetlands that are subject to severe seismic hazard by requiring the use of appropriate soils analysis and construction methods.

SURFACE WATER MANAGEMENT ~~DRAINAGE SYSTEMS~~

Policy EN1F
Consider the entire Chambers-Clover Creek watershed in coordinating and implementing surface water management plans, with strategic actions and responsibility shared among University Place, Pierce County and other cities located within the watershed.

Policy EN1G
Maintain, enhance and protect natural drainage systems to protect water quality, reduce public costs and prevent environmental degradation including the destruction of wildlife habitat and degradation of vegetative cover within the stream corridor. Avoid altering natural drainage systems without implementing effective measures to minimize the risk of flooding and reduce negative impacts to water quality from stream scouring and sedimentation.

Policy EN1H
Protect water quality and natural drainage systems by controlling stormwater runoff that carries oil, fertilizers or other pollutants into streams. Reduce peak storm flows that scour streambeds, undercut stream walls, and fill spawning areas with silt, thereby damaging or destroying them. Protect water quality by requiring use of best management practices for stormwater management.

Policy EN1I
Consistent with National Pollutant Discharge Elimination System (NPDES) Western Washington Phase II Municipal Stormwater Permit requirements that apply to University Place, review, revise and make effective the City's development-related codes, rules, standards, or other enforceable documents to incorporate and require Low Impact Development (LID) principles and LID BMPs no later than December 31, 2016. The intent of the revisions shall be to make LID the preferred and commonly-used approach to site development.

Conduct a similar review and revision process, and consider the recommendations ~~range of issues~~, outlined in the following document: *Integrating LID into Local Codes: A Guidebook for Local Governments* (Puget Sound Partnership, 2012).

Support efforts by Pierce County to implement the Chambers Creek Properties Design Standards, amended pursuant to Ordinance 636 in 2014, which require future parking lots and certain other facilities to comply with the *Low Impact Development Technical Guidance Manual for Puget Sound*, prepared by the Washington State University Extension and Puget Sound Partnership with the participation and support of a broad

ranges of stakeholders. Encourage project designs to take full advantage of improvements in the performance of porous asphalt, permeable concrete and supportive technologies that may allow for the use of LID techniques to a degree, even on properties with poor soils.

Policy EN1J
Require LID designs and LID BMPs in areas where soils and geology support it. Mimic the predevelopment hydrology of a site by using a combination of site planning and structural design strategies to control runoff rate and volumes in order to minimize ~~prevent~~ physical, chemical and biological degradation to streams, lakes, wetlands and other natural aquatic systems from commercial, residential or industrial development sites. Use low impact development designs to provide environmental and economic benefits including:

- Improved Water Quality. Stormwater runoff can pick up pollutants such as oil, bacteria, sediments, metals, hydrocarbons and some nutrients from impervious surfaces and discharge these to surface waters. Using LID practices will reduce pollutant-laden stormwater reaching local waters. Better water quality increases property values and lowers government clean-up costs.
- Reduced Number of Costly Flooding Events. In communities that rely on ditches and drains to divert runoff to local waterways, flooding can occur when large volumes of stormwater enter surface waters very quickly. Incorporating LID practices reduces the volume and speed of stormwater runoff and decreases costly flooding and property damage.
- Restored Aquatic Habitat. Rapidly moving stormwater erodes stream banks and scours stream channels, obliterating habitat for fish and other aquatic life. Using LID practices reduces the amount of stormwater reaching a surface water system and helps to maintain natural stream channel functions and habitat.
- Improved Groundwater Recharge. Runoff that is quickly shunted through ditches and drains into surface waters cannot soak into the ground. LID practices retain more rainfall on-site, allowing it to enter the ground and be filtered by soil as it seeps down to the water table.
- Enhanced Neighborhood Beauty. Traditional stormwater management infrastructure may include unsightly pipes, outfalls, concrete channels and fenced basins. Using LID broadly can increase property values and enhance communities by making them more beautiful, sustainable and wildlife friendly.

STREAMS AND WATER BODIES

Policy EN1K
Preserve, protect and improve natural stream channels for their hydraulic and ecological functions and aesthetic values and benefits by:

- Acquiring existing stream channels as public property;
- Creating buffer areas around streams;
- Clustering development away from stream channels;

The largest wetlands in University Place are along the Puget Sound Shoreline, Leach Creek and Chambers Creek, and at Morrison Pond/Adrianna Hess Wetland Park. A number of smaller wetlands are associated with other creeks and pockets of poorly drained soils like Dupont muck and Bellingham silty clay. Although not as apparent in University Place as freshwater wetlands, marine wetlands also serve important biological functions.

In addition to marine wetlands, the shorelines along Puget Sound and Chambers Creek provide habitat to a number of different freshwater, estuarine and marine fish, shellfish and plant species. Protecting the shorelines of Puget Sound and Chambers Creek is mandated by the State Shoreline Management Act. Protection maintains habitat, reduces erosion, preserves views and provides recreation opportunities.

Plants and Wildlife

The dominant native tree species in University Place are Douglas Fir followed by Western Red Cedar, Red Alder, and Western Hemlock. Other common native tree species include Oregon White Oak, Big Leaf Maple Cottonwood, and Pacific Madrona. There are too many native shrubs and herbs to list but a few of the most common species. Common native shrubs include Salal, Red Elderberry, Salmonberry, Evergreen Huckleberry, Indian Plum and Vine Maple. Herbs including Bracken Fern, Creeping Buttercup, Horsetail, Lady Fern and Sword Fern are also very common. Native vegetation provides a great number of benefits including: minimizing surface and groundwater runoff, reducing siltation and water pollution in creeks and in Puget Sound, providing pure oxygen from carbon dioxide, noise abatement, protection from wind, habitat shelter and food for fish and wildlife, and enhancing the City's physical and aesthetic character.
Several species of fish and numerous birds, mammals, amphibians and reptiles live within or move through University Place. Chum and Coho Salmon, and Cutthroat and Rainbow Trout, inhabit the City's creeks. The Puget Sound shoreline supports several species of salmon, steelhead trout, cod, herring, flounder and rockfish, sea perch, various sharks, octopus, squid, and numerous species of crustaceans, shrimp, krill and mollusks.

On the uplands, some of the many species of birds include Red Tailed Hawks, Canada Geese, Steller Jays, Downy Woodpeckers, and the common Crow. There are also several species of finches, thrushes, chickadees, sparrows and swallows. Mammals found in the City include: black tailed deer, coyote, red fox, raccoon, opossum, porcupine, spotted and striped skunk, Douglas, eastern and western gray squirrels, Townsend chipmunk, and a number of mouse, shrews, the shrew mole and Townsend's vole. Some of the reptiles and amphibians found in the city include the common garter snake, salamanders, frogs, and toads. In order to protect fish and wildlife habitat, the City has designated areas along creeks and streams as fish and wildlife habitat areas and required preservation of natural buffers. **Figure 5-5** shows these buffers along streams and creeks. These buffers provide habitat and migration corridors for upland species, shade for fish spawning areas and serve as sediment traps for storm water that flows into streams and creeks.

Policy TR5A
Work with Pierce Transit to support the provision of local transit service on Major, Secondary, and Collector Arterials providing feeder service to residential areas and connections to adjacent jurisdictions. Local transit service should be expanded to serve the entire community including underserved neighborhoods and those individuals with special needs.

Policy TR5B
Coordinate with Pierce Transit and the Tacoma and University Place school districts to develop bus stops and shelters with seating to provide greater comfort for riders and encourage higher ridership.

Policy TR5C
Participate in Sound Transit's system planning process to help identify and evaluate potential options for system expansion, including alternatives that would extend light rail to portions of west Pierce County, including University Place. Work with Sound Transit and the community to determine long-term high capacity and express transit needs for the City and regional transportation partners. Consider Sound Transit's long-range plans to provide regional express bus service to the Tacoma Community College Transit Center during subarea planning for the City's Regional Growth Center. Work with citizens and other stakeholders to determine what regional high capacity transit modes and routes would best serve the community.

Policy TR5D
Use transit as a way to provide for access, circulation and mobility needs in University Place, especially in the City's Regional Growth Center, additional areas planned for higher intensity mixed-use development, and favorable pedestrian environments.

SIDEWALKS AND BICYCLE FACILITIES ~~LANES~~

The needs of bicyclists, pedestrians and transit users must be integrated in all roadway projects. Sidewalk networks should be well connected with opportunities for regular safe street crossings. The availability of bicycle facilities can encourage people to bike rather than drive for short- and moderate-distance trips. If a roadway is designed to discourage vehicular speeding, it can be comfortably used by pedestrians and bicyclists alike. Transit-friendly design should support a high level of transit activity and include provisions for pedestrians safely crossing the street on their return trip.
Walking and bicycling provide numerous individual and community benefits related to health, safety, the environment, transportation and quality of life. People who cannot or prefer not to drive should have safe and efficient transportation choices.

GOAL TR6

Develop facilities for pedestrians and bicyclists to achieve a walkable community to support active and independent living, health, environmental quality and cost savings for travel.

Policy TR6A
Require sidewalk facilities on all new and substantially redeveloped public streets to enhance public safety. Ensure the provision of sidewalks in close proximity to schools to offer protection for children who walk to and from school. Assign high priority to projects that provide access to the City's Regional Growth Center, provide linkages to transit, and complete planned pedestrian facilities or trails. Provide pedestrian facilities on non-arterial streets to supplement principal pedestrian facilities located on arterials. Ensure that crosswalks, signing, and pedestrian-activated signals conform to the *Manual on Uniform Traffic Control Devices (MUTCD).*

Policy TR6B
Develop a system of bicycle routes that connects neighborhoods and is coordinated with surrounding jurisdictions to allow people to conveniently travel between and within neighborhoods and local parks, commercial mixed use areas and regional facilities. Coordinate the planning, design, and construction of these facilities with adjacent jurisdictions to ensure consistency with regional plans. Base the design and type of bicycle facilities on the design standards for the functional classification of the roadway.

Policy TR6C
Require that during the project review process for new development or redevelopment:

- Projects are consistent with applicable pedestrian and bicycle plans, master plans and development standards;
- Planned facilities include required frontage and crossing improvements consistent with applicable pedestrian and bicycle plans;
- On-site bicycle trails and pedestrian facilities have formal, direct and safe connections between buildings and subdivisions and the general circulation system;
- New subdivisions and short plats include, consistent with state law, the required pedestrian facilities (frontage and off-site improvements) that assure safe walking conditions for students who walk to and from school;
- Construction and implementation of other multi-use trails and trail crossings, as described in the Park, Recreation and Open Space Plan, are coordinated with project review; and
- Safety and security considerations for pedestrians and bicyclists are factored into the review of development proposals.

Policy TR6D
Support, and where appropriate require, the provision of bicycle racks or lockers at transit stops to simplify transit connections for bicyclists and encourage increased transit ridership.

Policy TR6E
Pursue a *Bicycle Friendly Community* designation from the *League of American Bicyclists*. Consider the findings of the *League of American Bicyclists'* application

Policy CF6C
Ensure that traffic impact fees collected pursuant to the University Place Traffic Impact Fee Ordinance are spent only on projects listed in the Six-Year Capital Improvement Plan for transportation facilities consistent with RCW 82.02.050(4) and WAC 365-196-850.

SEWER

Policy CF6D
In accordance with the City's sewer franchise agreement with Pierce County, w~~W~~ork with sewer providers to ensure that sewers are available citywide within 300 feet of all properties within the next 20 years, thereby enabling individual property owners to extend a sewer line to their properties for a reasonable cost.

Policy CF6E
Work with Pierce County, the City of Fircrest, and the City of Tacoma to develop a phased plan to offer sewer service to areas of University Place that are without sewers. Give priority to areas with failing or aging septic systems to minimize health and water quality impacts.

Policy CF6F
Encourage properties to hook up to sewers if they are available and require new development to connect to sewers to help alleviate long term environmental problems associated with septic system failure and groundwater contamination.

STORMWATER/DRAINAGE MANAGEMENT

Policy CF6G
Comply with Phase II Western Washington Municipal Stormwater Permit requirements in accordance with the EPA's National Pollutant Discharge Elimination System (NPDES). Incorporate best management practices during periodic refinement of storm water regulations to address stormwater quality and quantity, erosion prevention, and minimizing downstream impacts of runoff in a manner consistent with NPDES Phase II requirements.

Policy CF6H
Maintain the City's existing storm drainage system, including streams that are prone to blockage from silt, vegetation, trees, and other debris, to prevent blockage and backups. Periodically review the maintenance program and provide sufficient funding to ensure that stormwater systems function effectively.

Policy CF6I
Implement the City's adopted Comprehensive Storm Drainage Plan, which identifies existing flooding problems, includes a strategy for making improvements, identifies funding opportunities and establishes best management practices to minimize development impacts.

growth projections, and parks and recreation programming. Consider adopting an impact fee ordinance if a school district determines such an ordinance would assist with addressing increased demand for services.

Policy CF6Q
Involve the city's private schools while planning for educational resource needs in University Place.

BACKGROUND INFORMATION

LEVEL OF SERVICE (LOS)

In preparing a Capital Facilities Element, a key decision is establishing level of service (LOS) standards for public facilities and services. The LOS standard refers to an established minimum capacity of public facilities or services that must be provided per unit of demand or other appropriate measure of need. The establishment of levels of services for facilities and services will enable the City to: a) evaluate how well it is serving its existing residents; and, b) determine how many new facilities or services will have to be constructed or provided to accommodate new growth and development.

FACILITIES AND SERVICES

The City of University Place owns and operates, or contracts for, the facilities and services listed in **Table 7-1**. Other public facilities and services are provided by special districts or by other public agencies, as shown in **Table 7-2**. Level of service measurements are listed or referenced in these tables.

Table 7-1
City Owned & Operated Facilities and Contracted Services

Capital Facility/Service	Provider	Level of Service Measurement
Transportation	City	Delay at Intersections / Road Capacity – See Transportation Element
Surface Water Management	City	Compliance with King County Surface Water Design Manual.
Parks & Recreation	City	Acres / 1000 Population – See Parks, Recreation and Open Space Plan
Municipal Facilities	City	Building Area / 1000 Population.
Police	Pierce County (City Contract)	Prioritize calls for service based on changing staff levels"~~No Call Too Small" Service~~
Courts	City of Lakewood (City Contract)	No adopted standards directly applicable to University Place

- Using construction methods and materials to prevent or minimize the risk of overflows into watercourses and water bodies;
- Locating utility corridors in existing cleared areas;
- Locating utility facilities and corridors outside of wetlands;
- Minimizing crossings of fish-bearing watercourses;
- Using biostabilization, riprap or other engineering techniques to prevent erosion where lines may need to follow steep slopes; and
- Minimizing corridor widths.

Policy UT2G
Avoid utility impacts to public health and safety, consistent with current research and scientific consensus. Monitor scientific research and adopt regulatory measures if research concludes that a proven relationship exists between electric utility or wireless communication facilities and adverse health impacts. Monitor improvements in the natural gas industry and require gas pipeline utilities to upgrade their facilities to implement the best available technology with respect to leak detection devices and other components.

Policy UT2H
Protect the City's rights-of-way from unnecessary damage and interference and ensure restoration to pre-construction condition or better. Ensure that trenching for the installation, repair, or maintenance of facilities; installation of poles and streetlights; boring; or patching or restoring streets where work has just been completed are performed in accordance with City standards that apply to construction or repair of utility facilities in the right-of-way. Require bonds or other financial guarantees to ensure that restoration is performed properly and that failed repairs will be corrected.

Policy UT2I
Promote undergrounding of existing utility lines to reduce visual clutter, minimize inappropriate pruning of trees and shrubs to accommodate maintenance of overhead lines, and enhance reliability of power and telecommunication facilities. Consider new technologies, such as wireless transmission, as they become available in order to minimize aboveground utilities.

Policy UT2J
Require undergrounding of new utility distribution lines and feeders ~~or provisions for future undergrounding~~ as a condition for development projects. Underground existing utility distribution lines or provide for future undergrounding as street projects occur. Fund undergrounding through a capital improvement program or through formation of a local improvement district. Require individual service lines to be undergrounded when significant site improvements are made. Require undergrounding except where underground installation would cause greater environmental harm than alternatives or where it is demonstrated that such installation will be economically infeasible.

Policy UT2K
Require Pierce County Public Works and Utilities to ensure that the Chambers Creek Regional Wastewater Treatment Plant operates in a manner that does not negatively impact neighboring properties in terms of odors, activity levels, and other operational characteristics.

Policy PRO1E
Encourage development of inter-generational / multi-purpose indoor and outdoor active recreation facilities and programs that are responsive to community needs and interests and based on the demand for recreation programs.

Policy PRO1F
Require new and substantially modified residential development to provide open space and recreation facilities to serve the intended residents. Encourage, and where appropriate require, public plazas and other usable open space in commercial and mixed use projects that includes seating and other improvements that enhance their function as community gathering places. Consider the use of incentives to help achieve the policy objectives.

Policy PRO1G
Improve bicycle access and safety throughout University Place. Provide new bicycle lanes or trails and other supportive facilities when streets or transportation facilities are constructed or improved.

Policy PRO1H
Develop pedestrian trails along creeks and saltwater shoreline where feasible and not detrimental to wildlife and other aspects of the environment. Develop interpretive trails and other pedestrian pathway connections between parks and open space surrounding wetlands, ponds and other water features, for example Adrianna Hess Wetland Park and Paradise Pond Park. Continue supporting development of the Chambers Creek trail in order to achieve a regional trail system that connects trails within the City of Fircrest to the Puget Sound shoreline at Chambers Creek Properties via the Leach Creek corridor and Chambers Creek Canyon.

Policy PRO1I
Coordinate development of parks, open space, pedestrian walkways, bike paths, water trails, and an urban connected on-street and off-street trail system with the area's unique open space settings including wetlands, creeks, greenbelts, and other environmentally sensitive or historic sites.

Policy PRO1J Provide adequate Community Center facilities for youth and adults based on community support and funding capacity.

Policy PRO1K
Encourage development of community oriented enrichment programs that are responsive to community needs and promote community support.

Policy PRO1L
Enhance recreation opportunities for University Place by partnering with other cities, non-profit groups, local businesses, other government agencies and the University Place School District.

Infrastructure. Facilities and services needed to sustain industry, residential, and commercial activities. Infrastructure may include, but not be limited to, water and sewer lines, streets, and communication lines. From an economic development perspective, infrastructure also includes environmentally safe siting, an adequately trained labor force, and a transport network that includes and adequate commercial transportation system of roadways, rail system, and air freight.

In stream structures. Structures that serve to impound or divert water for purposes such as flood control, recreation or fisheries enhancement.

Joint Planning. Cooperative planning that occurs between jurisdictions in areas of mutual concern to ensure consistency in planning.

Land Use. The use of any piece of land, including vacant. The way in which land is being used is land use.

Landfill. The creation of dry upland area by the filling or depositing of sand, soil, gravel or other suitable materials (not solid waste) into a shoreline area to create new land, tideland, or submerged lands waterward of the ordinary high water mark, or on uplands or wetlands in order to raise the elevation.

Level of Service (LOS). An established minimum capacity of public facilities or services that must be provided per unit of demand or other appropriate measure of need.

Linear Park. A park in an urban or suburban setting that is substantially longer than it is wide. Linear parks may use strips of public land next to streams, highways, railroads and shorelines. Arterial streets that have well developed landscape planter strips with street trees coupled with sidewalks or pedestrian pathways may be considered linear parks and can function as extensions of a community's pedestrian and bicycle trail system. Linear parks are often described as greenways.

Local Streets. The local street system consisting of local and minor access streets which provides circulation and access for residential neighborhoods away from the arterial system. Local streets should be designed for relatively low uniform traffic flow which discourages excessive speeds and minimizes traffic control devices.

Major Arterials. Roadways which carry major traffic movements within the city, providing intra-community travel between University Place and other suburban centers, larger communities and major trip generators. Major arterials serve the longest trips and carry some of the highest traffic volumes in the city. The design year average daily traffic volume (ADT) is approximately 5,000 to 30,000 vehicles or more. Major arterials are generally intended to serve through traffic, service to abutting land should be subordinate to the provision of travel service to major traffic movements.

Marinas. Facilities that provide boat launching, storage, supplies, and services for small pleasure craft and commercial fishing.

May. An option, possibility, or permission.

Better Cities & Towns

Better *places*, stronger communities.

Form-based codes offer predictability

Blog post by Robert Steuteville on 14 Aug 2015

- Codes

Robert Steuteville, Better! Cities & Towns

A form-based code (FBC) provides a more predictable built environment and the likelihood of more appealing public spaces with an identifiable character.

Form-coding regulates buildings with the goal of creating neighborhoods that support walking, bicycling, a mixture of uses, and community gathering places—qualities that are in demand today.

Many communities are changing to FBCs, but regulatory change raises many concerns. This week an article in the Boulder, Colorado, *Daily Camera* started off by saying: "The idea behind form-based code in Boulder is that the city would tell developers and architects what their buildings should look like."

The reality is not so simple. The FBC limits what a developer or architect can do, but so does conventional zoning. Many aspects of a FBC allow more freedom than conventional codes:

1) The conventional code is far more restrictive on mixed-use, and uses in general, than a FBC.

2) The FBC often will allow more density.

3) FBCs encourage a wider variety of building types than a conventional code.

4) FBCs tend to allow faster entitlement.

5) Conventional codes regulate building height, while FBC tends to regulate number of stories, which encourages more variety within an acceptable range.

In exchange for that latitude, the FBC will restrict blank walls, parking lots on the street, or other pedestrian-unfriendly frontages that are often allowed in conventional codes. These restrictions add value and ensure that the landowner next door or across the street will be encouraged to build something that also supports that character.

In Boulder, developers currently go through a torturous approval process whereby public officials wield a great deal of influence.

As the author stated: "Public officials have wide discretion to extract concessions from developers in exchange for "vague 'community benefit' for height, setback and density modifications."

A FBC would make key design criteria clearer, so developers know what they have to do to gain approval. In exchange, some of the horse-trading with public officials would subside.

"My goal is to write a code that allows you to let go of some of that process," Leslie Oberholtzer of CodaMetrics said. "That is the purpose of form-based code. Even residents should be able to look at it and see that we're going to see these heights out here, but we also see these other design elements."

In considering a FBC, community leaders must weigh many issues specific to their localities. In general, form-based codes represents a different kind of regulation—one that is more transparent and predictable.

Robert Steuteville is editor and executive director of Better Cities & Towns.

STATE OF WASHINGTON

DEPARTMENT OF COMMERCE

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September 10, 2015

Mr. David Swindale
Development Services Director
City of University Place
3715 Bridgeport Way West
University Place, Washington 98466

RE: Proposed update to the comprehensive plan and development regulations

Dear Mr. Swindale:

Thank you for sending Growth Management Services the proposed amendments to University Place's comprehensive plan and development regulations that we received on June 29, 2015, and processed with Material ID No. 21394.

We especially like the following:

- The plan includes excellent goals policies relating to health and wellbeing, affordable housing, complete streets and multimodal transportation, vibrant and accessible public spaces, parks and food choices. The plan emphasizes the setting of University Place, next to Puget Sound and above an aquifer used for drinking water. Policies such as encouraging the use of drought-tolerant plants, tree preservation, and use of green building and green infrastructure are model policies that demonstrate good stewardship of our environment. We especially like consideration of the entire Chambers-Clover Creek watershed in policy EN1F in coordinating on strategic actions and shared responsibility to address surface water in the watershed.

- The Capital Facilities Element clearly lists priorities for expenditures within the planning period, which lets the public know where funds will be spent.

- Congratulations on your designation as a center of regional importance. The plan has a clear vision for how University Place fits into the regional plan. The plan embraces the city's role as a large city in the region, poised to attract a growing population. This designation should help you reach your goals for intensifying centers in University Place. The City has invested considerable resources into the development of a Town Center to serve as a catalyst for economic development.

We have two concerns that you should address before you adopt your plan and development regulation amendments:

- We are concerned that the total capacity identified in the Land Use Element is not sufficient to accommodate all of the growth identified in the regional plan through 2035. The analysis in the Land Use Element is very well done; it shows the potential for 2,856 new single family residences at the current low density designation, and 2,732 new multifamily housing units for a total capacity of 5,588 new housing units. This exceeds the projected need to 2030 of 5,198. It is close, but falls short of reaching the 2035 target of 6,418. We recommend your Land Use Element identify measures University Place can implement that are reasonably likely to increase capacity and allow the city to meet its 2035 target. Much of University Place is zoned at R-1 which allows small lot development and cottage housing. Incentives to encourage these types of developments, and other similar tools may be good strategies to gain additional capacity.

- We see that about 980 parcels in the city are not yet served by sewer and rely on septic drainfields to treat sewage. We understand that City and County staff are discussing options for those areas, and we encourage you to address this problem as soon as possible. Sewage service will help allow added density and reduce the risk associated with septic systems over a source of drinking water and adjacent to the Puget Sound.

  We are concerned about Policy IN1T, which is *to protect the EPA-designated Sole Source Aquifer that underlays University Place to ensure that drinking water supplies are protected and overall water quality and quantity are maintained and improved. Require all new development to be served by sanitary sewers <u>unless a determination is made that such service in unavailable</u>. Ensure that new development meets performance standards to maintain aquifer recharge and protection. Retrofit existing facilities, where feasible, to meet water quality standards.*

  We recommend that this policy be revised to be very clear what "unavailable" means, and only allow septic within very narrowly defined criteria. Policy EN3A is to require sanitary sewers for development when available by the sewer provider. Again, it is unclear what "available" means. WAC 365-196-320 allows for the use of on-site sewer systems within urban growth areas in limited circumstances where there is no negative effect on basic public health, safety and the environment; and the use of on-site sewer systems does not preclude development at urban densities. Such circumstances may include:

  (i) Use of on-site sewer systems as a transitional strategy where there is a development phasing plan in place (see WAC 365-195-330) or
  (ii) To serve isolated pockets of urban land difficult to serve due to terrain, critical areas or where the benefit of providing an urban level of service is cost-prohibitive; or
  (iii) Where on-site systems are the best available technology for the circumstances and are designed to serve urban densities.

We recommend you also include the following regional policies in your plan, which relate to septic systems as a temporary measure, and platting development in such a way that urban densities are not precluded in the future.

- **MPP-PS-9:** Serve new development within the urban growth area with sanitary sewer systems or fit it with dry sewers in anticipation of connection to the sewer system. Alternative technology to sewers should only be considered when it can be shown to produce treatment at standards that are equal to or better than the sewer system and where a long-term maintenance plan is in place.

- **MPP-PS-10:** Replace failing septic systems within the urban growth area with sanitary sewers or alternative technology that is comparable or better.

In conclusion, RCW 36.70A.130(1) requires that counties and cities take action to review and revise, if necessary, their comprehensive plans and development regulations, including their critical areas ordinances every eight-years. For jurisdictions in Pierce County, this deadline is June 30, 2015 for the update of your comprehensive plan and implementing regulations. When you complete your periodic review, Commerce recommends that your final legislative action document the entire review process and declare the periodic update required in RCW 36.70A.130(1) is complete. The findings should include opportunities provided to the public to take part in this review, and that your comprehensive plan and development regulations are consistent with the Growth Management Act (GMA). The Commerce Update information page contains examples of update resolutions with findings that you can use. Upon completion, please send the adopted ordinance or resolution to Commerce and notify the department that the update is complete. This will assure that we update our records and show your community as eligible for grants and loans that require GMA compliance.

Congratulations to you and your staff for the good work these amendments represent. If you have any questions or concerns about our comments or any other growth management issues, please contact me at 360.725.3064. We extend our continued support to the City of University Place in achieving the goals of growth management.

Sincerely,

Anne Fritzel
Growth Management Planner
Growth Management Services

AAF:lw

cc: Mr. Jeff Boers, Principal Planner, University Place
Dan Cardwell, Pierce County
Pierce County Sewer Utility
Erika Harris, Senior Planner, Puget Sound Regional Council
David Andersen, AICP, Eastern Region Manager, Growth Management Services
Ike Nwankwo, Western Region Manager, Growth Management Services

- Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action;
- Compensating for the impact by replacing or providing substitute resources or environments.

SHORELANDS

Policy EN1P
Preserve and enhance shoreline ecology while balancing public access and recreational opportunities and achieving other shoreline goals in accordance with the Shoreline Management Act and the City's adopted SMP.

AQUIFERS

Policy EN1Q
Protect the EPA-designated Sole Source Aquifer that underlays University Place to ensure that drinking water supplies are protected and overall water quality and quantity are maintained or improved. Require all new development to be served by sanitary sewers unless a determination is made that such service is unavailable. A sanitary sewer system shall be considered available when the boundary of the development is within 300 feet from a sewer line by way of a public right-of-way or private utility easement between the boundary of the subject property and the existing sewer line. Limit this exception to small-scale infill development located in neighborhoods where there are significant constraints that preclude extension of sanitary sewer service in the foreseeable future. Ensure that new development meets performance standards to maintain aquifer recharge and protection. Retrofit existing facilities, where feasible, to meet water quality standards.

FLOOD PRONE AREAS

Policy EN1R
Preserve the natural flood storage function of floodplains. Emphasize non-structural methods in planning for flood prevention and damage reduction.

Policy EN1S
Protect 100-year floodplains by restricting development within them, locating roads and structures above the 100-year flood level, and requiring new development to replace existing flood storage capacity lost to filling. Discourage development of critical and essential public facilities, such as medical centers and schools, within the 500-year floodplain.

Policy EN1T
Make floodplain and floodway information available to the public to improve community understanding of potential hazard areas, particularly the saltwater shoreline at the northern end of Day Island, South Spit and Sunset Beach, the areas adjoining Leach Creek and Chambers Creek, and the Morrison Pond wetland system.

Policy EN2F
Work with adjacent jurisdictions to identify and maintain continuous corridors for wildlife. Focus efforts on stream corridors, steep slopes, shoreline bluffs and Puget Sound, all of which form parts of University Place's contiguous boundaries with Tacoma, Fircrest, Lakewood and Pierce County.

Policy EN2G
Give special consideration to conservation and protection measures necessary to preserve and enhance anadromous fisheries including Chinook, Coho and Chum Salmon, and Steelhead Trout.

Policy EN2H
Monitor and actively participate in planning, management and regulatory activities related to the Endangered Species Act (ESA) listing of Chinook salmon and other critical habitat in University Place.

GOAL EN3
Protect and improve the essential livability of the urban environment.

WATER QUALITY

Policy EN3A
Enhance and protect water quality. Preserve water as an amenity and its ecological functions through planning and innovative land development. Achieve clean water by various methods, including:

- Requiring sanitary sewers for proposed new development and substantial redevelopment when determined to be available by the sewer provider, meaning the property on which the development or redevelopment would be located is within 300 feet of an existing sewer line by way of a public right-of-way or private utility easement;
- Requiring effective stormwater control for new development and redevelopment;
- Emphasizing public education on how to maintain water quality within natural drainage basins; and
- Reducing or controlling pollutants in runoff from paved surfaces.

Policy EN3B
Serve new development with sanitary sewer systems or fit it with dry sewers in anticipation of connection to the sewer system. Alternative technology to sewers should only be considered when it can be shown to produce treatment at standards that are equal to or better than the sewer system and where a long-term maintenance plan is in place.

Policy EN3C

Replace failing septic systems with sanitary sewers or alternative technology that is comparable or better.

Policy EN3D~~B~~
Manage water resources for the multiple benefits and uses of recreation, fish and wildlife habitat, flood protection, erosion control, water supply, and open space.

Policy EN3E~~C~~
Work with neighboring jurisdictions and other agencies and organizations to enhance and protect water quality in the region.

AIR QUALITY

Policy EN3F~~D~~
Work with the Puget Sound Air Pollution Control Agency to attain a high level of air quality in University Place to reduce adverse health impacts and to provide clear visibility for scenic views. Provide information to the public on air quality problems and measures that can be taken to improve air quality.

Policy EN3G~~E~~
Continue efforts to address climate change and the reduction of greenhouse gasses. Implement the University Place Organizational Sustainability Plan, which includes goals, policies and implementation strategies. Continue to build bicycle lanes, pedestrian paths, trails and multi-modal facilities. Encourage the use of electrical vehicles by encouraging and providing electric vehicle charging stations. Promote the use of alternative energy sources including solar and wind energy, and encourage energy conservation and energy efficient buildings. Lead by example by purchasing electric or hybrid fleet vehicles, incorporating energy conservation practices in daily operations, using solar panels to supplement energy consumption and building energy efficient public facilities.

Policy EN3H~~F~~
Develop land use practices that improve air quality such as retaining trees and other vegetation that filters out suspended particulates and purifies the air. Discourage land uses that create local air quality problems. Promote land use patterns that result in reduced commuting times. Require dust control measures during site preparation in new development.

Policy EN3I~~G~~
Support air pollution reduction measures, particularly those involving vehicle emissions, to attain or maintain federal and state air quality requirements. Work with Puget Sound Regional Council, Washington State Department of Transportation, Pierce Transit and local agencies to develop transportation demand management measures and emission reduction programs. Educate citizens on methods to reduce air pollution in the community. Reduce the number of vehicles on the road by supporting commute trip reduction

Washington State Department of Transportation

Lynn Peterson
Secretary of Transportation

Olympic Region
5720 Capitol Boulevard, Tumwater
P.O. Box 47440
Olympia WA 98504-7440
360-357-2600 / FAX: 360-357-2601
TTY: 1-800-833-6388
www.wsdot.wa.gov

August 27, 2015

Mr. Jeff Boers
Senior Planner
Development Services
City of University Place
3715 Bridgeport Way West
University Place, WA 98466

RE: Proposed Amendments to the City of University Place Comprehensive Plan

Dear Mr. Boers:

Thank you for allowing the Olympic Region of the Washington State Department of Transportation (WSDOT) the opportunity to review and comment on the proposed amendments to the Comprehensive Plan. We recognize the investment of time and energy that this document represents and we appreciate the opportunity to comment. The following comments are provided for your consideration as the City completes its update.

We are overall pleased to see the policy direction in this plan – focused on building a multimodal system and land uses that support the potential for additional transit and seeks safe bicycle and pedestrian connections. The plan does a good job of addressing bicycle and pedestrian mobility. WSDOT encourages you to consider either in these or future amendments that more consideration be given to fostering livable communities — providing people access to affordable and environmentally sustainable transportation rather than just completing the connections. Consideration should be given to the six principles of livability as laid out by the USDOT, Housing Urban Development (HUD) And the Environmental Protection Agency (EPA).

We also encourage the City to consider adopting the federal and state goal of doubling biking and walking over the planning horizon, while at the same time reducing collisions involving cyclists and pedestrians (5% per year). In addition, we would suggest that you consider adopting or endorsing the National Association of City Transportation Officials (NACTO) *Urban Street Design Guide* and *Urban Bikeway Design Guide*.

We have one issue as to the discussion of planned roadway improvements. Reference page 6-37, Figure 6-8 in 2035 the intersection of Regents and 24th is forecast to be LOS E without improvements and in 2035 with improvements Regents and 24th is forecast to be LOS D (page 6-42, Figure 6-10). However, there are no improvements identified at Regents and 24th (page 6-40, Figure 6-9). How did this intersection's LOS improve without any planned roadway improvements such as adding a turn lane, through lane, or new road connection?

Again we applaud your effort in developing this update and thank you for the opportunity to review and comment on the proposed comprehensive plan update. If you have any questions related to this letter please contact George Kovich of my office at (360) 704-3207.

Sincerely,

Dennis Engel P.E.
Transportation Planning Manager

DE:yl
GK

cc: Ike Nwankwo, Commerce
Anne Aurelia Fritzel, Commerce
Yorik Stevens-Wajda, PSRC

GOAL TR4
Improve vehicular and pedestrian traffic circulation within the City to enhance the quality of life.

Policy TR4A
Ensure that streets and sidewalks provide access between residential neighborhoods and areas that are common destinations, including commercial mixed use areas, schools, and parks. Maintain and enhance continuity of the street and sidewalk pattern by avoiding dead-end and half-streets not having turnaround provisions and by requiring through-connections in new developments.

Policy TR4B
Seek opportunities to obtain private easements or use existing public rights-of-way or public easements to develop alternative routes or improved linkages between residential areas or from residential to parks and commercial areas. Work with property owners to create well-lighted pedestrian paths in established areas with poor connections. New pathways should tie into a network of walking trails and help improve pedestrian facility connectivity, thereby encouraging physical activity and overall health and well-being.

Policy TR4C
Design and improve residential collector arterials to reduce speeds and accommodate neighborhood concerns about safety, aesthetics and noise. Construct missing sections of these streets to improve emergency vehicle access and response times and overall transportation system connectivity. Design these street connections to have two travel lanes only, pedestrian and bicycle facilities, landscaping, streetlights, and other traffic calming elements that reduce speeds and enhance compatibility with adjacent residences.

Policy TR4D
Achieve a doubling of walking and biking over the planning horizon in accordance with federal and state goals while reducing collisions involving cyclists and pedestrians 5 percent per year.

TRANSIT
Transit is a key element of University Place's multimodal infrastructure and plays a critical role in providing connections, mobility and access both locally and regionally. PSRC's *VISION 2040* and *Transportation 2040* plans contain the regional growth and transportation strategies for the central Puget Sound region. These plans call for channeling future growth into regional growth centers and linking of these centers with light rail and other forms of transit. The Countywide Planning Policies for Pierce County expand on this strategy, providing guidelines for the designation and development of centers and measures to be taken by local jurisdictions in support of a regional high capacity transit system. PSRC and University Place's Comprehensive Plan have designated a Regional Growth Center for the Town Center, 27th Street Business, and Northeast Mixed Use Districts that warrants investment in transit to provide both local and regional connections.

Tacoma-Pierce County Health Department Comments on
City of University Place 2015 Draft Comprehensive Plan Amendments and
GMA Periodical Update Code Amendments

The quality of life and the health and well-being of those who live, work and play in University Place are affected by how neighborhoods are built and whether people can fairly access services, facilities and amenities.

To assist your assessment of environmental impacts to incorporate health, the Health Department offers an array for mitigation measures and policies for comprehensive plans in this Guide (www.tpchd.org/files/library/a6bd730e70512250.pdf).

The City of University Place has a higher proportion of seniors aged 75 and over. The community is ethnically-diverse, with a higher proportion of Asians and multi-racial individuals. However, there are fewer individuals with a Hispanic/Latino origin. In terms of health outcome, adults calling University place home have experienced a higher prevalence of coronary heart disease, but enjoyed pretty good mental health. Partly associated with the aging population, the mortality rate due to Alzheimer's disease is higher than the County's and the State's. Here's the profile of your city which you may append to your draft plan (www.tpchd.org/files/library/128bdd33ac6a1811.pdf).

Thank you for incorporating a paragraph describing how the draft Plan comprehensively integrates "health and well-being" into all elements. The Department deeply appreciates the strong partnership with the City in the past year allowing us to review various draft elements as they were developed. We would like to take this opportunity to thank you for addressing our comments offered in 2014 (refer to comments dated October 2 and 13, 2014). We trust that by incorporating health into all goals and policies, the health and well-being of the community can be further safeguarded and enhanced. Health starts where people live, work, learn, play and pray.

The Department would like to offer a few more high-level observations for your consideration:

- We encourage the City to consider replacing the term "single family dwellings/neighborhoods" to "single detached dwellings/neighborhoods" to place emphasis on the built form, rather than the number of families/units allowed under one pitched roof or the same lot, the size or the ownership of the unit. If designed appropriately, small triplexes or sometimes fourplexes, irrespective of ownership, can be comfortably nested within single detached neighborhoods, without affecting the existing character of the neighborhoods. While this is a very progressive request, we believe this change is compatible with your proposed code amendment of removing "single family residential" from "R1" zone.

- Under the discussion of flood prone areas in the Environmental Management Element, consider introducing a policy to discourage the development of critical and essential public facilities, such as medical centers and schools etc, within the 500-year floodplain. From a public health and safety perspective, we would encourage jurisdictions to take preventive and adaptive measures in response to extreme climate conditions.
- Under the Transportation Element where Growth Management Act is mentioned, consider adding the two bills (ESSB 518 and 2SHB 1565) passed by the State Legislature in 2005 which encourage a multimodal transportation approach and active communities.
- The Department continues to encourage parks, open space and trails to be provided within walking distance from residences in order to strengthen Policy PRO1B. We also encourage the City to further explore partnerships with the private sector to provide a range of public space and public art (policies under Goal PRO9) to support livability.

Thank you for giving Tacoma-Pierce County Health Department the opportunity to provide health input to your well-developed draft plan and code amendments.

- Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action;
- Compensating for the impact by replacing or providing substitute resources or environments.

SHORELANDS

Policy EN1P
Preserve and enhance shoreline ecology while balancing public access and recreational opportunities and achieving other shoreline goals in accordance with the Shoreline Management Act and the City's adopted SMP.

AQUIFERS

Policy EN1Q
Protect the EPA-designated Sole Source Aquifer that underlays University Place to ensure that drinking water supplies are protected and overall water quality and quantity are maintained or improved. Require all new development to be served by sanitary sewers unless a determination is made that such service is unavailable. A sanitary sewer system shall be considered available when the boundary of the development is within 300 feet from a sewer line by way of a public right-of-way or private utility easement between the boundary of the subject property and the existing sewer line. Limit this exception to small-scale infill development located in neighborhoods where there are significant constraints that preclude extension of sanitary sewer service in the foreseeable future. Ensure that new development meets performance standards to maintain aquifer recharge and protection. Retrofit existing facilities, where feasible, to meet water quality standards.

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Policy EN1T
Make floodplain and floodway information available to the public to improve community understanding of potential hazard areas, particularly the saltwater shoreline at the northern end of Day Island, South Spit and Sunset Beach, the areas adjoining Leach Creek and Chambers Creek, and the Morrison Pond wetland system.

CHAPTER 6

TRANSPORTATION ELEMENT

INTRODUCTION

To achieve University Place's vision and goals, the Transportation Element is designed to guide development of the City's transportation system to serve the community as envisioned in this Plan. The transportation policies in this element are designed to guide the actions of the City public agencies and private decisions related to individual developments.

In accordance with the Comprehensive Plan, significant amounts of new residential and commercial development, with associated population and employment growth, are forecasted. University Place's growth targets and projections through 2035 are summarized in the Land Use Element. Land uses surrounding the city are assumed to develop in a pattern consistent with the regional strategies, including *VISION 2040* and *Transportation 2040*. Land use and transportation forecasts for surrounding areas are integrated into the assumptions underlying the transportation improvement identified in this element.

In developing a transportation system that serves current and future needs, the policies in this element support programs, projects and services with long term benefits to the community that address economic, social and environmental needs. University Place's transportation policies promote long term community benefits by:

- Developing a transportation system that supports mixed land uses, particularly in the City's Regional Growth Center; and
- Offering multimodal travel choices that are safe for all users.

In promoting such benefits, the City seeks to address the need for a better transportation system -- one that is accessible with connections between places, helps improve air quality through the use of alternative fuels that reduce greenhouse gas emissions, and is designed to encourage healthier lifestyles and independent living, particularly for vulnerable populations.

The overarching objectives of the element are to:

- Ensure that the transportation system, including all programs, projects and services, whether funded, built or operated privately or by a public sector agency, serve to achieve the preferred land use pattern contained in the Land Use Element.
- Ensure that the transportation system provides for the mobility and access needs of those who live, shop, visit, work and recreate in University Place; and
- Ensure the safe and environmentally sound use of the transportation system, and limit the loss of life due to fatality accidents.

STATE AND REGIONAL PLANNING CONTEXT

GROWTH MANAGEMENT ACT

The Washington State Growth Management Act (RCW 36.70A) requires the City include a Transportation Element within its Comprehensive Plan. The Act identifies transportation facilities planning and, specifically, encouraging efficient multi-modal transportation systems based on regional priorities coordinated with local comprehensive plans, as a planning goal to guide the development and adoption of comprehensive plans and development regulations. The transportation element must include: (a) land use assumptions used in estimating travel; (b) facilities and services needs; (c) finance; (d) intergovernmental coordination efforts, including an assessment of the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions; and (e) demand management strategies.

Two bills passed by the State Legislature in 2005 provide explicit policy direction to increase physical activity levels in Washington State by requiring an increase in the number of active community environments through urban planning and infrastructure development.

ESSB 5186 requires jurisdictions to specifically employ land-use and transportation approaches to promoting physical activity under the GMA. The Transportation Element must: "Include a pedestrian and bicycle component to include collaborative efforts to identify and designate planned improvements for pedestrian and bicycle facilities and corridors that address and encourage enhanced community access and promote healthy lifestyles: [RCW 36.70A.076(6)(a)(7)].

2SHB 1565 encourages a multimodal transportation approach. Specifically, the "Transportation Element required by RCW 36.70A.070 may include multimodal transportation improvements or strategies that are made concurrent with the development, in addition to improvements or strategies to accommodate the impacts of development authorized under RCW 36.70A.070(6)(b).

COMMUTE REDUCTION EFFICIENCY ACT

The Commute Reduction Efficiency Act of 2006 (RCW 70.94.521-531) goal is to reduce congestion on the roadway network and help address the air pollution issues within the urban areas. This act requires local governments to work with their larger employers to develop and implement strategies for reducing their single occupant auto trips. Jurisdictions affected by the commute trip reduction (CTR) law are required to develop local CTR plans that include the documenting of local transportation settings of the affected work sites and the strategies by which the rate of single occupant vehicle use may be reduced.

VISION 2040 MULTICOUNTY PLANNING POLICIES (MPP)

VISION 2040 offers an integrated approach to addressing land use and transportation, along with the environment and economic development. It calls for a clean, sustainable

GOALS AND POLICIES

This Element contains the parks, recreation, and open space goals and policies for the City of University Place. The following goals represent the general direction of the City related to parks, recreation and open space, and the policies provide more detail about the strategies and other steps needed to meet the intent of each goal.

PLANNING/IMPLEMENTATION

GOAL PRO1

Maintain and continue to develop a high quality, diversified park, recreation and open space system that benefits citizens of various ages, incomes and physical abilities.

Policy PRO1A
Identify, acquire, and preserve a wide variety of lands for park and open space purposes, including:

- Natural areas and features with outstanding scenic or recreational value, or wildlife preservation potential;
- Lands that provide public access to shorelands and creeks;
- Lands that visually or physically connect natural areas, or provide important linkages for recreation, plant communities, and wildlife habitat;
- Lands valuable for recreation, such as athletic fields, trails, fishing, swimming or picnic activities;
- Lands that provide an appropriate setting and location for community center facilities;
- Park land that enhances the surrounding land uses;
- Land that is presently available, or that, if not preserved now, will be lost to development in the future;
- Land that preserves significant historical areas and features.

Policy PRO1B
Ensure a fair geographic distribution of parks, playgrounds, and related recreation opportunities within walking distance of, and conveniently accessible to all residents via safe sidewalks, pathways and trails.

Policy PRO1C
Evaluate traffic, noise, parking, lighting and other impacts on surrounding land uses when considering sites for acquisition and in developing park sites.

Policy PRO1D
Encourage improvement and use of underutilized publicly owned properties for park, recreation and open space purposes that meet the needs of a diverse community in terms of needs and interests.

Policy PRO8A
Preserve greenbelts so that the expanse and intensity of development is tempered by natural features found in the community, and so that wildlife habitat and corridors are maintained and enhanced.

Policy PRO8B
Encourage the connection and linkage of parks, open spaces and greenbelts.

Policy PRO8C
Provide usable open space in the Town Center, mixed use and commercial areas.

CIVIC FACILITIES

GOAL PRO9

Provide a range of spaces and places for civic functions such as public meetings, ceremonial events, and community festivals. Explore partnership with the private sector to help achieve this goal.

Policy PRO9A
Create public spaces throughout the City.

Policy PRO9B
Encourage the inclusion of public art.

Policy PRO9C
Encourage community volunteerism in public beautification projects.

Puget Sound Regional Council
PSRC

August 11, 2015

Jeff Boers, Principal Planner
University Place City Hall
3715 Bridgeport Way West
University Place, WA 98466

Subject: PSRC Comments on Draft University Place Comprehensive Plan Update

Dear Mr. Boers,

Thank you for providing an opportunity for the Puget Sound Regional Council (PSRC) to review a draft of the City of University Place 2015 Comprehensive Plan update. We reviewed and provided comments on most of the plan elements earlier this year, consequently this review is of the transportation element and land use element background only. We recognize the substantial amount of time and effort invested in this plan, and appreciate the chance to review it while in draft form. This timely collaboration helps to ensure certification requirements are adequately addressed and certification action can be taken by PSRC boards after adoption.

In addition to the many outstanding aspects of the draft plan that we noted in our previous letter, other noteworthy aspects include:

- Many goals, policies, and provisions in the plan encourage development of a walkable community to support active and independent living, health, environmental quality and cost savings for travel.
- The plan supports the newly designated regional growth center in University Place by prioritizing infrastructure funding for the center and committing to coordinate with Pierce Transit and Sound Transit to improve transit service in the center.
- Several policies call for the city to enhance strategies that improve air quality and reduce greenhouse gas emissions. In addition to creating a walkable community, other strategies mentioned include creating green streets and developing infrastructure to encourage the use of electric and low emission vehicles.

The draft comprehensive plan advances regional policy in many important ways. There are some items, however, that should be addressed before the plan is finalized:

- The land use element should clearly document the city's 2035 land use assumptions and apply them consistently throughout the document. The plan should make clear 1) how land use assumptions relate to and are consistent with adopted growth targets, 2) the method used to extend the city's target from 2030 to 2035, and 3) how the development capacity provided for in the plan's land use element accommodates those growth assumptions.
- RCW 36.70A.070(6)(a) requires that traffic forecasts are based on the adopted land use plan. To show internal consistency, the transportation element should demonstrate that the land use assumptions used for the traffic forecast are consistent with the 2035 land use assumptions in the land use element.
- Freight routes are an important part of the transportation system, and should be inventoried and planned for in comprehensive plan transportation elements (RCW 36.70A.070(6)(a)(iii)(A)). If you do not already have designated freight routes, see the Washington State Department of Commerce's Transportation Element Guidebook, pages 85-88, for how to consider freight in your plan.

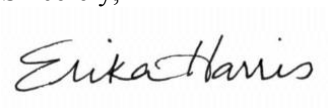
- VISION 2040 calls for level-of-service standards to be focused on the movement of people and goods instead of only the movement of vehicles (MPP-DP-54), and for concurrency programs to address multimodal transportation options – both in assessment and mitigation (MPP-DP-55). The city has tailored its level-of-service standards to support development in the regional growth center, consistent with MPP-DP-56. The city should build on this concept and also work to address multiple modes in the city's concurrency program, including focusing level-of-service standards on the movement of people and goods instead of only on the movement of vehicles. For more information see the Department of Commerce Transportation Element Guidebook (pages 140-160) and PSRC's list of concurrency resources.
- The Growth Management Act (RCW 36.70A.070(6)) requires that local comprehensive plans include a multiyear transportation financing plan for how the jurisdiction will meet the mobility needs identified for the planning period. The financing plan should include a list of investments to meet transportation needs over the planning period, estimated costs for those investments, estimated probable revenues available to the local jurisdiction, and a reassessment strategy in the event revenues fall short of costs. While the plan's transportation element addresses many of these requirements, including a 6-year Transportation Improvement Program and a list of transportation projects for the remainder of the planning period, the city should more fully address financing for identified needs, including:
    - Provide cost estimates for roadway, pedestrian, and bicycle improvements identified through the 2035 plan horizon
    - Develop a forecast of probable funding resources for transportation through the 2035 plan horizon
    - Provide an analysis of the sufficiency of funding resources compared to estimated costs of identified improvements, including maintenance
    - Revise and expand on the current reassessment strategy to address steps the city could take if a gap is identified between costs and revenues, such as developing demand management strategies to reduce the need for or estimated cost of improvements, pursuing new revenues, reducing the level-of-service standard, and changing the land use assumptions to reduce the need for improvements.

  Further guidance on how to address the financial analysis in the plan can be found in the Department of Commerce's Transportation Element Guidebook, pages 202 through 212.

PSRC has resources available to assist the city in addressing these comments. We have provided links to online documents in this letter, and additional resources related to the plan review process can also be found at http://www.psrc.org/growth/planreview/resources/.

Thank you again for working with us through the plan review process. There is a lot of excellent work in the draft and we are available to continue to provide assistance and additional reviews as the plan moves through the development process. If you have questions or need additional information, please contact me at 206-464-6360 or eharris@psrc.org.

Sincerely,



Erika Harris
Senior Planner
Growth Management Planning

cc: Review Team, Growth Management Services, Department of Commerce

Policy TR6C
Require that during the project review process for new development or redevelopment:

- Projects are consistent with applicable pedestrian and bicycle plans, master plans and development standards;
- Planned facilities include required frontage and crossing improvements consistent with applicable pedestrian and bicycle plans;
- On-site bicycle trails and pedestrian facilities have formal, direct and safe connections between buildings and subdivisions and the general circulation system;
- New subdivisions and short plats include, consistent with state law, the required pedestrian facilities (frontage and off-site improvements) that assure safe walking conditions for students who walk to and from school;
- Construction and implementation of other multi-use trails and trail crossings, as described in the Park, Recreation and Open Space Plan, are coordinated with project review; and
- Safety and security considerations for pedestrians and bicyclists are factored into the review of development proposals.

Policy TR6D
Pursue a *Bicycle Friendly Community* designation from the *League of American Bicyclists*. Consider the findings of the *League of American Bicyclists'* application feedback report in further developing the City's bicycle infrastructure and strengthening its policy and regulatory support for such improvements.

Policy TR6E
Pursue a *Walk Friendly Community* designation from the UNC Highway Safety Research Center's *Pedestrian and Bicycle Information Center (PBIC)*. Consider the *PBIC* assessment tool findings in identifying areas of needed improvements that can form the framework for a more comprehensive pedestrian improvement plan.

Policy TR6E
Adopt "Provide a Framework of Inter-Connected Sidewalks and Bicycle Facilities throughout the City:" as a Level of Service standard for non-motorized transportation.

CONCURRENCY

Transportation concurrency and level of service standards are key requirements of the GMA. By policy and regulation, the City of University Place is required to ensure that transportation programs, projects and services needed to serve growth are in place either when growth occurs or within six years. Regulations implementing concurrency and level of service (LOS) standards are contained in UPMC Chapter 22.20 Concurrency Management.

Since incorporation, the City has built sidewalks and bike lanes on both sides of Grandview Drive, for almost all segments, between 19th Street West and Chambers Creek Road. The City has also built sidewalks and bike lanes on both sides of Bridgeport Way between 27th Street West and 54th Street, on both sides of 27th Street between Bridgeport Way and Grandview Drive, along one side of Sunset Drive between Cirque Drive and 19th Street, and along one side of Cirque Drive between Orchard Street and Sunset Drive. Sidewalk segments have been built in front of schools that did not have them, and extended sidewalks to connect schools with transit routes and activity centers. The City has built sidewalks to serve Curtis High and Curtis Junior High and Chambers primary schools. Bike lanes have been added to Bridgeport Way from
27th to Chambers Creek Road, on 67th Avenue West from Bridgeport Way to Regents Boulevard, on 27th Street West between Grandview Drive and Bridgeport Way, on Cirque Drive between 67th Avenue West and Bridgeport Way, and on Chambers Creek Road from Grandview to Bridgeport Way.

Air, Water, and Rail Transportation

University Place does not have an airport within its planning area. Sea-Tac International Airport, located approximately 25 miles north of the City, is the largest airport in Washington State. Regional, national, and international connections can be made through this airport. Shuttle services such as Shuttle Express provide door-to-door service between Sea-Tac and University Place residences and businesses. Sound Transit express buses provide service between the airport and the Tacoma Dome Station and other Tacoma-area locations.

Tacoma Narrows Airport is located on the west side of the Tacoma Narrows, south of the Tacoma Narrows Bridge. This general aviation airport provides a limited number of regional commuter flights, but does not offer national or international service.

The Washington State Ferry System operates the Point Defiance-Tahlequah route connecting the south end of Vashon Island with the Tacoma area. The Point Defiance dock is located approximately five miles north of the City.

Pierce County operates the Steilacoom-Anderson Island and the Steilacoom-Ketron Island ferries. The Steilacoom ferry dock is located approximately three miles southwest of the City. An Amtrak station is located in the City of Tacoma at 1101 Puyallup Avenue. Service is provided from Tacoma to the north to Tukwila, Seattle, Edmonds, Everett, Mount Vernon, Bellingham, and Vancouver, British Columbia, and to the south to Olympia-Lacey, Centralia, Kelso-Longview, Vancouver, Portland, Oregon, and destinations further south. Amtrak service from Tacoma is also provided on the east-west corridor to Seattle, Wenatchee, Moses Lake, Ritzville and Spokane. There are no passenger rail stops within City limits.

The Burlington Northern-Santa Fe Railroad (BNSF) operates a rail line that traverses the City's shoreline with Puget Sound. An at-grade railroad crossing is located on 19th Street West.

Headquartered in Fort Worth, Texas, Burlington Northern Santa Fe Corporation (BNSF), through its subsidiary Burlington Northern and Santa Fe Railway, operates one of the largest railroad networks in North America, with 34,000 route miles covering 28 states and two Canadian provinces. BNSF was created on September 22, 1995, from the merger of Burlington Northern, Inc. and Santa Fe Pacific Corporation. Revenues are generated primarily from the transportation of coal, grain, intermodal containers and trailers, chemicals, metals and minerals, forest products, automobiles and consumer goods.

While providing a regional benefit, the presence of a railroad does have negative impacts on the community. Many homes are immediately adjacent to the Burlington-Northern railroad and experience noise and vibration impacts. Also, within University Place, the railroad runs along the western Puget Sound shoreline of the Chambers Creek Properties. The railroad's alignment in certain areas conflicts with a desire to increase public access to the shoreline. Continued efforts to address these conflicts are needed.

Freight Transportation
University Place designates truck routes in its Municipal Code. Truck routes are also designated in the WSDOT Freight and Goods Transportation System Map. Designated truck routes include:

- Bridgeport Way West – north city limits to south city limits
- Cirque Drive – South Orchard Street to Bridgeport Way West
- Chambers Creek Road – Chambers Creek Bridge to Chambers Lane West
- Chambers Lane – Chambers Creek Road to Bridgeport Way West
- 64th Street West – Grandview Drive West to Chambers Creek Road
- 27th Street West – Grandview Drive West to Regents Boulevard
- Regents Boulevard – 27th Street West to 67th Avenue West
- Mildred Street – South 19th Street to Regents Boulevard
- 67th Avenue West – Regents Boulevard to Bridgeport Way West
- 40th Street – 67th Avenue West to Sunset Drive West

Other Transportation Plans
To ensure consistency and connectivity, the City consults the transportation plans of adjoining communities including Tacoma, Fircrest, Lakewood and unincorporated Pierce County. This Comprehensive Plan is also guided by transportation policies and actions contained in VISION 2040 and Transportation 2040, the Regional Transportation Plan.

TRAFFIC FORECASTS
Traffic forecasting is a way of estimating future traffic volumes based on expected population and employment growth. For University Place, traffic forecasts were prepared using current traffic counts, a travel demand forecasting computer model developed by the Puget Sound Regional Council and population and employment estimates contained in the Land Use Element.

Methodology/Land Use Assumptions
The area's projected population and employment growth provides a basis for estimating the growth in travel. Population growth generally results in more trips by residents in the

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- Chambers Lane – Chambers Creek Road to Bridgeport Way West
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- 27th Street West – Grandview Drive West to Regents Boulevard
- Regents Boulevard – 27th Street West to 67th Avenue West
- Mildred Street – South 19th Street to Regents Boulevard
- 67th Avenue West – Regents Boulevard to Bridgeport Way West
- 40th Street – 67th Avenue West to Sunset Drive West

Other Transportation Plans
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Methodology/Land Use Assumptions
The area's projected population and employment growth provides a basis for estimating the growth in travel. Population growth generally results in more trips by residents in the

- Enhancement of non-motorized travel facilities to encourage alternate modes of transportation such as walking, bicycling, and eliminating trips altogether through commute trip reduction.
- Shift in travel mode from private vehicles to transit and carpooling.
- Transportation Demand Management (TDM) strategies. TDM strategies help create or preserve existing capacity of roadways by reducing demand, thereby deferring or reducing the need for capacity improvements.
- Transportation System Management (TSM) strategies. TSM strategies focus on improving operations of the existing roadway system to reduce or delay the need for system improvements.

The above strategies will require close coordination with surrounding jurisdictions, Pierce Transit, and other agencies.

Motorized Improvements

To meet the adopted LOS standards, several improvements will be necessary. This section summarizes the necessary improvements along arterials and at intersections to accommodate growth and achieve concurrency.

Recommended projects are divided into two types: capacity improvements and non-capacity improvements. Capacity improvements address locations that will require infrastructure upgrades to meet GMA concurrency. Non-capacity improvements address functional classification changes, roadway maintenance and design upgrades, circulation improvements, and safety improvements. Most non-capacity projects are circulation projects aimed at improving emergency vehicle response time.

Planned roadway improvements are listed below and depicted in **Figure 6-9**. **Table 6-3** below lists those capacity projects needed to maintain the adopted LOS through 2035. **Table 6-4** lists circulation projects needed to maintain the adopted LOS through 2035. ~~Projects are grouped by their projected timeframes (2015-2021, 2022-2027, and 2028-2035).~~ Possible funding sources for projects are provided in a later section of this element. The Town Center Grid Map depicting planned road improvements associated with the redevelopment of the Town Center Zone is adopted by reference in Appendix C.

TABLE 6-3

PLANNED CAPACITY ROADWAY IMPROVEMENTS

Facility Name	Project Description	Estimated Cost
Cirque Drive and 67th Avenue Intersection	Add east and west right turn lanes	$500,000
Bridgeport Way West and 40th Street West Intersection	Add east and west through lanes	$750,000
40th Street West and 67th Avenue West Intersection	Install a westbound right turn pocket	$500,000
Regents and Mildred Intersection	Limit eastbound 24th Street vehicles to transit only	$100,000

Bridgeport Way West and 27th Street West Intersection	Add east and west through lanes	$350,000
Brideport Way West and Cirque Drive Intersection	Add north right turn lane	$182,000[1]
40th Street and Larson Lane Intersection	Construct one lane roundabout	$1,250,000[2]
Total		**$3,632,000**

[1]Engineering and right-of-way acquisition complete.
[2]This project will be undertaken only in conjunction with redevelopment of adjacent properties.

~~**Years 2015-2021**~~

~~**Capacity Projects**~~

- ~~Cirque Drive and 67th Avenue Intersection: Add east and west right turn lanes..~~
- ~~Bridgeport Way West and 40th Street West Intersection: Add east and west through lanes.~~
- ~~40th Street West and 67th Avenue West Intersection: Install a westbound right turn pocket to improve the intersection to LOS D.~~
- ~~Regents and Mildred Intersection: Limit eastbound 24th Street vehicles to transit only.~~
- ~~Bridgeport Way West and 27th Street West Intersection: Add east and west through lanes.~~

TABLE 6-4

PLANNED CIRCULATION ROADWAY IMPROVEMENTS

Facility Name	Project Description	Estimated Cost
Alameda Avenue – South Extension	Connect Alameda Avenue from Cirque Drive to 67th Avenue with new two lane roadway	$880,000
57th Avenue West	Extend to Cirque Drive with new two lane local roadway	$965,000
Drexler Drive South	Connect 40th Street to 42nd Street with new to lane roadway	$950,000
42nd Street[1]	Connect Drexler Drive to Bridgeport Way with new two lane roadway	$950,000
Larson Lane North	Connect 35th Street to 36th Street and 37th Street to 38th Street with new two lane roadway	$2,300,000
Larson Lane Phase I[1]	Connect 36th Street to 37th Street with new two lane roadway	$300,000
Larson Lane Phase II[1]	Connect 38th Street to 40th Street with new two lane roadway	$2,590,000
Larson Lane Phase III[1]	Connect 40th Street to 42nd Street with new two lane roadway	$2,130,000

42nd Street Phase II[1]	Connect Larson Lane to Bridgeport Way West with new two lane roadway	$914,000
37th Street West	Connect Bridgeport Way West to Sunset Drive – new two lane road-way with sidewalks along north side of the street	$580,000
Total		**$12,559,000**

[1]This project will be undertaken only in conjunction with redevelopment of adjacent properties.

~~Circulation Projects~~

- ~~Alameda Avenue – South Extension. (Connect Alameda Avenue from Cirque Drive to 67th Avenue West) – New two lane collector roadway.~~
- ~~37th Street West (Bridgeport Way to Sunset Drive) – New two lane roadway to extend current road.~~
- ~~57th Ave West (North terminus to Cirque Drive) – New two lane local roadway.~~
- ~~Drexler Drive South (40th Street to 42nd Street): New two lane roadway.~~
- ~~Larson Lane North (35th Street to 38th Street): New two lane roadway.~~
- ~~42nd Street (Drexler Drive to Bridgeport Way): New two lane roadway.~~

~~**Years 2022-2027**~~

~~Capacity Project~~

- ~~Bridgeport Way West and Cirque Drive Intersection: Add north right turn lane.~~

~~Circulation Projects~~

- ~~West Road (35th Street West to 40th Street West) – Purchase private property for new two lane local roadway through Green Firs Shopping Center.~~
- ~~Larson Lane Phase II (38th Street to 40th Street): New 2 lane roadway behind Green Firs Shopping Center.~~
- ~~Larson Lane Phase III (40th Street to 42nd Street): New 2 lane roadway.~~
- ~~42nd Street Phase II (Larson Lane to Bridgeport Way West): New 2 lane roadway.~~
- ~~Years 2028-2035~~

~~Capacity Project~~

- ~~40th Street and Larson Lane Intersection: construct one lane roundabout.~~

~~Circulation Projects~~

- ~~37th Street West (Bridgeport Way to Sunset Drive) – New two lane roadway with sidewalks along north side of the street, to extend current road.~~

Figure 6-10 shows projected arterial intersection P.M. peak hour LOS with recommended improvements.

Non-Capacity Project Improvements
Refer to the City's Transportation Plan for further discussion regarding non-capacity road improvement projects identified above.

Transit Improvements
Proposed business strategies, capital projects, service changes, and capital facility improvements or investments over the next six years are documented in Pierce Transit's *Transit Development Plan,* which is updated and submitted to WSODT annually. The

generate significant new demand for transit services may be required by Pierce Transit to mitigate impacts from increased demand by funding transit shelters and supportive facilities in close proximity to the development.

Air, Waterborne, Rail
None of the regional air, marine, or rail facilities has a significant impact on the University Place transportation system.

Non-Motorized Improvements
Planned ~~I~~improvements to the non-motorized transportation system ~~would~~ will ~~establish~~ serve to meet the adopted non-motorized LOS for a framework ~~for an~~ of inter-connected sidewalks ~~pedestrian~~ and bicycle lanes ~~circulation system~~ within and through the City. A complete pedestrian and bicycle network will~~ould~~ link neighborhoods with schools, parks, public services, and retail activity, allowing residents and visitors to walk or bicycle to these areas rather than drive.

Figure 6-11 depicts a Non-Motorized Facilities Plan for the City. This Plan outlines pedestrian, bicycle path, and marine service improvements, many of which are also identified in the City's Parks, Recreation and Open Space Plan. All sidewalks and bicycle lanes shown on the Non-Motorized Facilities Plan will be completed during the planning period. When completed t~~T~~he Non-Motorized Facilities Plan will provide~~s~~ for a network of continuous pedestrian and bicycle facilities for circulation ~~within and~~ throughout University Place that connects to non-motorized facilities in the adjacent jurisdictions of Fircrest, Lakewood and Tacoma. When sidewalks and bike lanes are added, stormwater facilities including curb, gutter and drainage lines, and pedestrian amenities such as landscaping and street lighting, will be installed. The total cost of planned sidewalk, bike lane improvements is $68m186,000.

In addition to sidewalks and bicycle lanes t~~T~~he following trails are included ~~proposed~~ in the Transportation Plan:

- Water (kayak and canoe) Trail – Surface Water Management site on Day Island Waterway to Chambers Bay.
- Leach Creek Hiking Trail – A hiking trail extending from Kobayashi Park upstream adjacent to Leach Creek to Creekside Park on Cirque Drive, north to 44th Street and connecting to the Pierce County Trail network through Fircrest and Tacoma Chambers Creek Canyon Trail – A hiking trail extending downstream from Kobayashi Park to Chambers Bay and connecting to the Soundview and Grandview Trails on the Chambers Creek Properties and to neighborhoods along the canyon.
- Phillips Road / Chambers Creek Road Trail – A multi-purpose trail linking the north end of Phillips Road in Lakewood with Chambers Creek Road in University Place passing through Kobayashi Park.
- Peach Creek Hiking Trail – A trail extending from Chambers Creek Canyon Trail up the Peach Creek drainage to Charles Wright Academy.
- Pierce County Chambers Creek Properties Multi-Purpose Trail – The Grandview and Soundview multi-use trails parallel Grandview Drive and the Puget Sound respectively. These existing trails provide pedestrian access to the northern portion

to Orchard Street, on 27th Street between Grandview Drive and Bridgeport Way, and on 67th Street between Bridgeport Way and Regents Boulevard when the roads were re-striped. Elsewhere, bicyclists must share the rightmost lane with motorists. **Figure 6-12** shows the City's proposed bicycle route system, which will extend along all arterial streets.

Transportation Demand Management/Transportation System Management
Transportation Demand Management (TDM) strategies can help create or preserve existing capacity of roadways by reducing demand, thereby deferring or negating the need for capacity improvements. Specific potential projects for TDM include:

(1) developing a comprehensive transit information program with Pierce Transit, (2) working with Pierce Transit to develop vanpool and ride match services, (3) providing a continuous system of walkways and bikeways which service community activity centers, and (4) actively promoting commute trip reduction practices, including complying with the requirements of the State Commute Trip Reduction (CTR) Act.

Transportation Systems Management (TSM) strategies focus on improving the operations of the existing roadway system. Maximizing the efficiency of the existing system can reduce or delay the need for system improvements. TSM strategies include: (1) coordination of traffic signal timing, (2) traffic control devices at highly congested intersections, (3) implementing a signal retiming and coordination project to reduce delay and congestion at the City's signalized intersections as major improvements are implemented, (4) implementing intersection improvements to facilitate turning movements, and (5) access restriction along principal roadways.

FINANCING PLAN
The Growth Management Act requires the Transportation Element to include a financing plan that serves in part as the basis for the City's Six-year Transportation Improvement Program.

Funding Sources
Transportation funding comes from a variety of local, regional, state, and federal sources. Funding sources can be divided into four primary categories: developer, local, state and federal. Some state and federal funds are allocated to the Puget Sound Regional Council, the region's Metropolitan Planning Organization, which then disperses the funds through grants and other programs.

Developer Funding
As new development occurs, transportation impacts associated with the development are mitigated by the developer. Transportation mitigation typically includes intersection improvements, road widening, new or extended turn lanes, sidewalks, bike lanes and other improvements. These mitigation measures must be in place or provided concurrent with development to maintain adopted LOS.

2035 Forecast Developer Contributions $6,584,000

Traffic Impact Fee

Since 2007 the City has imposed a Traffic Impact Fee in accordance with GMA to help mitigate the impact of new development. This is the primary way new development pays for its proportionate share of traffic impacts. Not all of the projects listed in tables 6-3 and 6-4 are eligible for TIF funding.

2035 Traffic Impact Fee Forecast $6,230,000

Local Funding Sources

Arterial Street Fund
The City receives a proportionate share of the State Motor Vehicle Fuel Tax, based on the population. The exact amount varies depending on the amount of fuel sold in the State.

2035 Forecast Total $2,302,343

General Fund
The General Fund is supported primarily from local taxes to provide governmental services such as police protection, jail services, court services, parks maintenance, recreation programs, building inspections, planning and zoning, construction and maintenance of streets, and general government administration.

Transportation Benefit District

In 2009 the City created a Transportation Benefit District but chose not to fund it until 2013. The District is funded with a vehicle license fee of $20.00. Transportation Benefit District funds are restricted for road maintenance purposes.

2035 TBD Forecast Total $5,940,000

Surface Water Management Funds
The City collects a surface water management fee on each City parcel to finance surface water and storm drainage elements of various road improvement projects. In addition, the City uses revenues from the Surface Water Management Fund to finance capital improvement surface water and storm drainage projects.

2035 Forecast Total $10,134,420

Real Estate Excise Tax
The Real Estate Excise Tax is levied on all sales of real estate, measured by the full selling price. The City has authorized a locally imposed tax of 0.5%, in two 0.25% increments. These revenues are restricted to financing capital projects as specified in the City's Capital Facilities Plan.

2035 Forecast Total $7,285,949

State Funding Sources
State funding programs are administered to counties and cities through the Transportation Improvement Board (TIB) and the County Road Administration Board (CRAB). The State also funds projects through the Safe Routes to Schools and Pedestrian and Bicycle Safety Programs.

2035 State Funding Forecast Total $5,078,000

Federal Funding Sources
Federal programs are currently funded under the Moving Ahead for Progress in the 21st Century Act (MAP-21) and are administered by the Highways and Local Programs Division of the Washington State Department of Transportation (WSDOT), in conjunction with the Puget Sound Regional Council (PSRC) and the Regional Federal Highway Engineer.

CMAQ
The Congestion Mitigation and Air Quality Improvement Program (CMAQ) funds transportation programs and projects that will, or are likely to, contribute to attainment of a National Air Quality Standard. WSDOT is required to consult with the Environmental Protection Agency to determine whether a transportation project or program will contribute to attainment of standards, unless such project or program is included in an approved State implementation plan. CMAQ funds cannot be used on projects resulting in the construction of new capacity available to single-occupant vehicles unless they are available to single-occupant vehicles at other than peak travel times. Allocation for CMAQ funds will follow the same criteria as Surface Transportation Program (STP) funds. To be eligible for funding under this program, a project must be on the Regional Transportation Improvement Program (TIP) list and rank high enough on the region's priority array. Funding is based on a Federal share of 86.5 percent, with a 13.5 percent local match.

STP
The objective of the Surface Transportation Program (STP) is to fund construction, reconstruction, resurfacing, restoration, and rehabilitation of roads that are not functionally classified as local or rural minor collectors. STP also supports funding for transportation enhancements, operational improvements, highway and transit safety improvements, surface transportation planning, capital and operating cost for traffic management and control, carpool and vanpool projects, development and establishment of management systems, participation in wetland mitigation and wetland banking, bicycle facilities and pedestrian walkways.

STP funds have regional allocation through the Puget Sound Regional Council (PSRC). The PSRC sub-allocates funds by County region, based on the percentage of the population. Pierce County, as a region, will receive an allocation of 21 percent from STP funds allocated to the PSRC. The Puget Sound Region is formed by the counties of King, Kitsap, Pierce and Snohomish. To be eligible for funding under this program, a project must be on the Regional TIP list and rate high enough within the region's priority array. Funding is based on a federal share of 86.5 percent, with a 13.5 percent local match.

2035 Federal Funding Forecast Total $53,709,000

TRANSPORTATION IMPROVEMENT PLAN

Projects included in this Plan are the result of evaluation of needs in various transportation areas including capacity and circulation.

Planned road improvements that are programmed during the next six years are included in the City's Six Year Transportation Improvement Plan (TIP) are hereby incorporated by reference. Whereas, the TIP is updated and adopted annually, the Comprehensive Plan is not.

CONTINGENCY

The GMA requires a contingency plan if the Capital Improvements Plan demonstrates that resources to make the necessary improvements are inadequate to maintain adopted LOS standards. Strategies for maintaining or rectifying adopted LOS standards in the event of a shortfall may include ~~identifying additional funds,~~ pursuing new funds, reassessing land use assumptions to reduce the need for improvements, developing demand management strategies to reduce the need for or estimated cost of improvements, or lowering the LOS standard.

CONCURRENCY

Concurrency describes a situation in which adequate facilities are available when the impacts of the development occur, or within a specified time thereafter.

Except along designated Quality Service Corridors, the City of University Place has adopted a level of service (LOS) standard of D on its arterial streets. Therefore, new development will not be permitted if it causes a particular transportation facility to decline below LOS D, unless improvements or strategies to accommodate the development's impacts are made "concurrent with" the development. For transportation, "concurrent with" means that the improvement must be in place at the time of development or within six years of completion and occupancy of the development that impacts the facility.

The City of University Place has adopted concurrency management regulations in UPMC Chapter 22.20 to implement its concurrency management program. In order to provide an equitable funding source for meeting the City's concurrency requirements, the City has adopted a Traffic Impact Fee program. Under this program, each development pays its proportionate share of system capacity needs. The projects funded under this program will help ensure these impacts are mitigated. Any impact fees collected must be expended or encumbered within the 10-year time frame established per RCW 82.02.070.

RESOLUTION NO. 2015-01

A RESOLUTION OF THE CITY OF UNIVERSITY PLACE PLANNING COMMISSION, RECOMMENDING TO MAYOR, MAYOR PRO TEM, AND CITY COUNCIL APPROVAL OF AMENDMENTS TO THE UNIVERSITY PLACE COMPREHENSIVE PLAN AND UPMC TITLE 16 COMPREHENSIVE PLAN IN ACCORDANCE WITH WASHINGTON STATE GROWTH MANAGEMENT ACT PERIODIC UPDATE REQUIREMENTS

WHEREAS, the City Council established and appointed the Planning Commission to advise the City Council on the following topics: growth management; general land use and transportation planning; long range capital improvement plans; and other matters as directed by the City Council; and

WHEREAS, the Planning Commission is charged with holding hearings on and developing a comprehensive plan for the City and making recommendations to the City Council on amendments to the comprehensive plan, the zoning code and map, and other development regulations of the City; and

WHEREAS, the City is required to periodically review and update its comprehensive plan, as needed, to ensure consistency with the Growth Management Act, Puget Sound Regional Council's VISION 2040, and the Pierce County Countywide Planning Policies; and

WHEREAS, the City issued a *SEPA Determination of Non-significance/ Incorporation by Reference of Environmental Documents/Adoption of Existing Document/ Addendum to Existing Environmental Document* pertaining to proposed Comprehensive Plan amendments on June 30, 2015 with a 14-day comment period, and no adverse comments were received; and

WHEREAS, the City published a public hearing notice in the Tacoma News Tribune on June 20, 2015 regarding a July 1, 2015 public hearing to be held on the proposed Comprehensive Plan amendments; and

WHEREAS, the City mailed a public notice to individuals previously expressing interest in and having commented on the City's 6-Year Transportation Improvement Plan and/or the Town Center Planned Action Ordinance, informing them of the availability of review documents and a July 1, 2015 public hearing; and

WHEREAS, the City submitted a *Notice of Intent to Adopt* to the Washington State Department of Commerce on June 29, 2015, which was issued to state agencies for a 60-day comment period ending August 28, 2015 as required pursuant to RCW 36A.70 RCW, and had not received any formal comments in response to the *Notice* prior to the close of the public hearing on this matter; and

WHEREAS, the Planning Commission conducted a public hearing on July 1, 2015 to consider written and oral public comments on the proposed Comprehensive Plan amendments and continued its deliberations on the proposed amendments to its July 23 and August 5, 2015 meetings; and

WHEREAS, the Planning Commission has considered the approval criteria listed in UPMC 16.10.090 and adopted the following findings in support of the proposed amendments:

1. The proposed amendments will update the goals, policies and objectives of the Comprehensive Plan to more carefully manage change in the community in a manner consistent with community aspirations and state, regional and county policy directives;

2. The proposed amendments will support an increase in the capacity of the City and its service providers to provide adequate services to the community consistent with the need to accommodate increasing population, housing and employment associated with development of the City's Regional Growth Center and other growth;

3. The proposed Comprehensive Plan map amendments are largely land use designation name changes and will not redirect the type or intensity of development in significant ways that will prove to be incompatible with surrounding properties;

4. The proposed amendments reflect, and respond to, changes that have occurred in University Place and the surrounding area since adoption of the 2004 Comprehensive Plan in a manner that is compatible with, and will not be inconsistent with, plans for adjacent jurisdictions. More specifically, the proposed amendments are intended to ensure that community character, land use, housing, transportation, environmental management, utilities, capital facilities, and park, recreation and open space elements and plans reflect these and other changing conditions in the community;

6. The proposed amendments respond to Periodic Update requirements and will ensure consistency between the Comprehensive Plan and the Growth Management Act Chapter 36.70A RCW, the Puget Sound Regional Council VISION 2040 Growth Strategy, and the Pierce County Countywide Planning Policies; and

7. The proposed amendments address future projections, are consistent with University Place citizens' vision for the future, and will advance the public interest.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF UNIVERSITY PLACE, WASHINGTON that it recommends to the Mayor, Mayor Pro Tem, and City Council approval of the proposed amendments to the University Place Comprehensive Plan and UPMC Title 16 Comprehensive Plan, provided as Exhibits A and B to this Resolution.

PASSED BY THE CITY OF UNIVERSITY PLACE PLANNING COMMISSION ON THE 5th DAY OF AUGUST 2015.

_____

Cliff Quisenberry, Chair
City of University Place Planning Commission

Business of the City Council
City of University Place, WA

Proposed Council Action:

Adopt a resolution approving a contract with the Pierce County Community Newspaper Group, LLC, for production, publication and distribution of City news and information within the new University Place Press newspaper to be published and distributed every two weeks within the City.

Agenda No: 10

Dept. Origin: City Attorney

For Agenda of: October 5, 2015

Exhibits: Resolution
Proposed Contract

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

Expenditure Required: $48,000.00	Amount Budgeted: $51,000.00	Appropriation Required: $0.00

SUMMARY / POLICY ISSUES

Since at least 2012, University Place has grappled with potential changes in how we provide information about City activities and services to those we serve. The City has historically used three primary means of making information available and disseminating it to residents: the City's website, the self-created, commercially printed and direct mailed University Place Headlines newsletter, and UPTV. In 2015, the discussion has focused primarily on the City's self-published U.P. Headlines.

In order to assess alternatives to the U.P. Headlines, staff developed and issued a competitive Request for Proposals for News Services, seeking a cost-effective alternative to its self-produced and published newsletter that would increase frequency to allow for more timely dissemination of City news and information.

The City received three good proposals, and after extensive staff evaluation and City Council study, the proposal by Pierce County Community Newspaper Group, LLC ("PCCNG") was selected as the preferred proposal. Staff and PCCNG have negotiated a contract which provides for production, publication and distribution of City news and information within the new University Place Press newspaper to be published and distributed every two weeks within the City.

RECOMMENDATION / MOTION

MOVE TO: Adopt a resolution approving a contract with the Pierce County Community Newspaper Group, LLC, for production, publication and distribution of City news and information within the new University Place Press newspaper to be published and distributed every two weeks within the City.

AGENDA

RESOLUTION NO. ____

A RESOLUTION OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, APPROVING A CONTRACT WITH PIERCE COUNTY COMMUNITY NEWSPAPER GROUP, LLC, FOR PRODUCTION, PUBLICATION AND DISTRIBUTION OF CITY NEWS AND INFORMATION WITHIN THE NEW UNIVERSITY PLACE PRESS NEWSPAPER TO BE PUBLISHED AND DISTRIBUTED EVERY TWO WEEKS WITHIN THE CITY

WHEREAS, since at least 2012, University Place has grappled with potential changes in how we provide information about City activities and services to those we serve. The City has historically used three primary means of making information available and disseminating it to residents: the City's website, the self-created, commercially printed and direct mailed University Place Headlines newsletter, and UPTV; and

WHEREAS, in 2015, the discussion has focused primarily on the City's self-published U.P. Headlines, and in order to assess alternatives to the Headlines, staff developed and issued a competitive Request for Proposals for News Services, seeking a cost-effective alternative to its self-produced and published newsletter that would increase frequency to allow for more timely dissemination of City news and information; and

WHEREAS, the City received three good proposals, and after extensive staff evaluation and City Council study, the proposal by Pierce County Community Newspaper Group, LLC ("PCCNG") was selected as the preferred proposal; and

WHEREAS, Staff and PCCNG have negotiated a contract which provides for production, publication and distribution of City news and information within the new University Place Press newspaper to be published and distributed every two weeks within the City;

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

Section 1. Contract Approval. The City Council of the City of University Place hereby approves the attached contract with Pierce County Community Newspaper Group, LLC substantially in the form attached hereto for production, publication and distribution of City news and information within the new University Place Press newspaper to be published and distributed every two weeks within the City.

Section 2. Effective Date. This resolution shall take effect immediately upon its adoption.

ADOPTED BY THE CITY COUNCIL ON OCTOBER 5, 2015.

_____
Denise McCluskey, Mayor

ATTEST:

_____
Emelita Genetia, City Clerk

APPROVED AS TO FORM:

_____
Steve Victor, City Attorney

PROFESSIONAL SERVICES AGREEMENT

This Agreement ("Agreement") is dated effective this ____ day of October, 2015**.** The parties ("Parties") to this Agreement are the City of University Place, a Washington municipal corporation ("City"), and Pierce County Community Newspaper Group, LLC, a Washington limited liability company (“Contractor”).

A. The City issued a competitive Request for Proposals for News Services, seeking a cost-effective alternative to its self-produced and published newsletter. The Contractor responded to the RFP and submitted the preferred proposal.

B. The Contractor is an experienced publisher of community newspapers within Pierce County and will develop publish, and distribute the University Place Press within the City.

NOW, THEREFORE, the Parties agree to the following terms and conditions:

1. SERVICES.

1.1 Scope of Work. The Contractor agrees to furnish all personnel, materials, and services and to otherwise do all things necessary for or incidental to the performance of the work set forth in Attachment A attached hereto and incorporated by this reference (“Services”).

1.2 Compliance with Laws. All duties of the Contractor or designees shall be performed in accordance with all applicable federal and state laws and city ordinances as now existing or hereafter adopted or amended.

1.3 Control of Work. The Contractor shall control and direct the performance of the work. The City reserves the right to review the work to assure that it has been completed as specified prior to payment.

2. TERM.

The term of this Agreement shall commence on the effective date written in above and end on December 31, 2016. Thereafter, this Agreement shall automatically renew for an additional one-year term on January 1 of each calendar year unless either party provides sixty (60) days’ written notice of termination to the other party.

3. TERMINATION.

During any one-year term, this Agreement may be terminated, with or without cause, by either party, by giving sixty (60) days' written notice to the other party.

4. COMPENSATION.

4.1 Total Compensation. In consideration of the Contractor performing the Services, the City agrees to pay the total amount of $48,000.00, for the Services in each 12-month term of this Contract. Contractor's expenses in performing this Contract are Contractor's responsibility.

4.2 Method of Payment. Payment by the City for the Services will be made monthly in accordance with the City's invoice and payment schedule and policies after:

a. The work has been performed and an itemized invoice has been submitted which describes the work performed; and

b. The invoice has been timely submitted to and approved by the City representative who is managing the Contract.

4.4 Contractor Responsible for Taxes. The Contractor shall be solely responsible for the payment of any taxes imposed by any lawful jurisdiction as a result of performance and payment under this Agreement.

5. REPRESENTATIONS.

5.1 The Contractor warrants that it has the requisite training, skill and experience necessary to provide the Services and is appropriately accredited and licensed by all applicable agencies and governmental entities.

5.2 The Contractor has a Business License from the City of University Place.

6. INDEPENDENT CONTRACTOR.

It is the intention and understanding of the Parties that the Contractor shall be an independent contractor. The Contractor or his or her employees or agents performing under this Agreement are not employees or agents of the City. The Contractor will not hold himself or herself out as nor claim to be an officer or employee of the City. The Contractor will not make any claim of right, privilege, or benefit which would accrue to an employee under law. The City shall neither be liable for nor obligated to pay sick leave, vacation pay or any other

benefit of employment, nor to pay any social security or other tax which may arise as an incident of employment. The Contractor shall pay all income and other taxes as due. Industrial or any other insurance which is purchased for the benefit of the Contractor shall not be deemed to convert this Agreement to an employment contract.

It is recognized that the Contractor may or will be performing professional services during the term for other parties and that the City is not the exclusive user of the Contractor's services; provided, however, that the performance of other professional services shall not conflict with or interfere with the Contractor's ability to perform the Services.

7. INDEMNIFICATION.

The Contractor agrees to indemnify and hold the City, its elected officials, officers, employees, agents, and volunteers harmless from any and all claims, demands, losses, actions and liabilities (including costs and all attorney fees) to or by any and all persons or entities, including, without limitation, their respective agents, licensees, or representatives, arising from, resulting from, or connected with this Agreement to the extent caused by the intentional or negligent acts, errors or omissions of the Contractor, its partners, shareholders, agents, employees, or by the Contractor's breach of this Agreement.

8. CONFIDENTIALITY.

The Contractor agrees that all materials containing confidential City information received pursuant to this Agreement shall not be disclosed without the City's express written consent. Contractor agrees to provide the City with immediate written notification of any person seeking disclosure of any confidential information obtained from the City.

9. INTELLECTUAL PROPERTY AND WORK PRODUCT.

9.1 Intellectual Property. The City is solely responsible for ensuring that any content or material provided directly by the City to the Contractor pursuant to this contract is owned, properly licensed by, or authorized for use by, the City. The Contractor is solely responsible for ensuring that any content or material appearing in the University Place Headlines not directly provided by the City is owned, properly licensed by, or authorized for use by, the Contractor.

9.2 Work Product. All City intellectual property, including work product, records, files, documents, plans, in whatever form, and regardless of whether modified by the Contractor while performing the Services, shall remain property of the City. Upon written notice by the City during the Term of this Agreement, or upon the termination or cancellation of this Agreement, the Contractor shall deliver all copies of any such City intellectual property

remaining in the possession of the Contractor to the City. Works jointly created pursuant to the Services shall be jointly owned by the City and Contractor with each licensed to freely use all such works.

10. RECORDS.

The Contractor agrees to maintain records of the performance of the Services and maintain such accounting procedures and practices as may be deemed necessary by the City to assure proper accounting of all funds paid pursuant to this Agreement. These records shall be subject, at all reasonable times, to inspection, review, or audit by the City, its authorized representative, the State Auditor, or other governmental officials authorized by law to monitor this Agreement.

11. NON-APPROPRIATION OF FUNDS.

If sufficient funds are not appropriated or allocated for payment under this Agreement for any future fiscal period, the City will not be obligated to make payments for Services or amounts incurred after the end of the current fiscal period, and this Agreement will terminate upon completion of all remaining Services for which funds are allocated. No penalty or expense shall accrue to the City in the event this provision applies.

12. GENERAL PROVISIONS.

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

12.2 Modification. No provisions of this Agreement may be amended or modified except by written agreement signed by the Parties.

12.3 Full Force and Effect. Any provision of this Agreement which is declared invalid or illegal shall in no way affect or invalidate any other provision hereof and such other provisions shall remain in full force and effect.

12.4 Assignment. Neither the Contractor nor the City shall have the right to transfer or assign, in whole or in part, any or all of its obligations and rights hereunder without the prior written consent of the other party.

12.5 Successors in Interest. Subject to the foregoing Subsection, the rights and obligations of the Parties shall inure to the benefit of and be binding upon their respective successors in interest, heirs and assigns.

12.6 No Waiver. Failure or delay of the City to declare any breach or default immediately upon occurrence shall not waive such breach or default. Failure of the City to declare one breach or default does not act as a waiver of the City's right to declare another breach or default.

12.7 Governing Law. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Washington.

12.8 Venue. The venue for any dispute related to this Agreement or for any action to enforce any term of this Agreement shall be Pierce County, Washington.

12.9 Authority. Each individual executing this Agreement on behalf of the City and the Contractor represents and warrants that such individuals are duly authorized to execute and deliver this Agreement on behalf of the Contractor or the City.

12.10 Notices. Any notices required to be given by the Parties shall be delivered at the addresses set forth below. Any notices may be delivered personally or may be deposited in the United States mail, postage prepaid, to the address set forth below. Any notice so posted in the United States mail shall be deemed received three (3) days after the date of mailing.

Executed on the dates written below.

CONTRACTOR:
PIERCE COUNTY COMMUNITY NEWSPAPER GROUP, LLC

By: _____
Printed Name: _____
Title: _____
Address: _____
_____

Date: _____

CITY OF UNIVERSITY PLACE

_____
Printed Name: Stephen P. Sugg
Title: City Manager
Address: 3715 Bridgeport Way W.
University Place, WA 98466-4456

Date: _____

Approved as to form:

_____
Steve Victor, City Attorney

ATTACHMENT A
SERVICES

1. DEFINITIONS

Advertising - shall mean printed words and/or graphics designed to call the public's attention to commercial products or services, as the term is generally used in the newspaper industry.

Article - shall mean written words comprising a news or information narrative of any length, as the term is generally used in the newspaper industry, which may include photographs.

City - shall mean the government of the City of University Place and its elected and appointed officials, and its official actions, functions, services and events.

City Agenda - shall mean the official meeting agenda of the City Council of the City of University Place Washington as produced by the City Clerk.

City Announcements - shall mean printed words and/or graphics designed to call the public's attention to a City action, function, service or event.

City Calendars - shall mean any calendar of City activities, meetings, services or events.

City News and Information - shall mean City Calendars, City Agendas, and City Announcements, which may include related photos.

City Articles - shall mean articles about City activities, meetings, services or events, which may include photographs.

City Pages - shall mean the two full pages of the University Place Press consisting of City News, Announcements, Information, Calendars and Agendas as further defined herein.

City Partners and Friends Groups - shall mean those entities and groups of individuals currently designated by City Council resolution as City "Friends" or City "Partners."

City Representative - shall mean the City Manager or designee.

City Website - shall mean the website of the City of University Place.

Color - shall mean text and photographs printed with more than black or grayscale inks.

Masthead - shall mean the title of the newspaper that is the subject of this Agreement as it appears at the head of the front page.

Newspaper Website - shall mean a website containing content drawn from the newspaper that is the subject of this Agreement.

Publication Schedule - shall mean the schedule attached hereto which delineates the deadlines for creation and review on content within the University Place Press and the dates of publication and distribution.

University Place News and Information - shall mean articles, announcements, information and calendars, about and/or provided by University Place residents, local businesses, community service organizations, including faith-based organizations, local sports teams, the University Place School District, and the West Pierce Fire District. This definition

does not include City News, Announcements, Calendars or Information as separately defined herein.

2. NAME AND MASTHEAD

For the term of this Agreement, Pierce County Community Newspaper Group, LLC ("PCCNG") will utilize "University Place Press" as the name of the newspaper that is the subject of this Agreement, and the masthead, including color palette, attached as Attachment B to this Agreement. Changes may be approved in writing by the City Representative and PCCNG.

3. CITY PAGES

The City will be entitled to utilize two full pages in each issue of the University Place Press for City News and Information.

4. PUBLICATION SCHEDULE

The bi-monthly publication schedule for the University Place Press which delineates the deadlines for creation and review on content within the University Place Press, as well as the dates of publication and distribution, is attached as Attachment C.

5. DISTRIBUTION

The University Place Press will be distributed in various public locations in University Place, and will be mailed to every business and residential address within the City.

6. FRONT PAGE CONTENT

For the term of this Agreement, the front page of the University Place Press will consist entirely of City News, Announcements and Information, and/or University Place News, Announcements and Information, each as defined herein. Duck Daze, Sun Fest, and Winter Fest, including the Christmas Tree Lighting, will receive special color front page coverage prior to the events as well as post-event coverage within the newspaper.

7. LAYOUT

Layout of the City Pages within University Place Press will be subject to approval of the City, which will be given timely in order to meet publication deadlines. Layout of all other pages are within the sole discretion of PCCNG.

8. CITY FACTUAL ACCURACY REVIEW

Within the time established in the Publication Schedule, the City will review and correct as necessary the factual accuracy of any City News Articles, or City Announcements, Information, Agendas or Calendars, all as defined herein, whether produced by City staff or by PCCNG, and regardless of whether they appear in the City Pages or elsewhere in the University Place Press.

9. CITY NEWS AND INFORMATION

For the term of this Agreement, the two City Pages within the University Place Press shall contain City News and Information, including City Articles. The City Articles will be produced by City staff, and also by PCCNG staff for the City, based on ideas provided or approved by City staff, and subject to final City editorial control.

10. UNIVERSITY PLACE NEWS AND INFORMATION

A. School District, Library, and Fire District

The University Place School District, University Place Branch Library and West Pierce Fire District will report their news, programs, and activities and events, including school athletics news, directly to PCCNG. The City will provide PCCNG with contact information. PCCNG will work directly with these other governmental entities.

B. City Friends and Partners

Entities and groups of individuals currently designated by City Council resolution as City "Friends" or City "Partners" will report their news, programs, and activities and events directly to PCCNG. The City will provide PCCNG with a list of current Council - designated City Partners and Friends, including contact information, and will update as necessary to reflect any changes made by Council. PCCNG will work directly with City Partners and Friends in reporting their activities and events.

11. ADVERTISING

PCCNG shall have sole and absolute control of all aspects of advertising within the University Place Press.

12. SOCIAL MEDIA

The City has established an in-house City government social media program (Facebook, Twitter, Pinterest, etc.) and may expand it in the future as resources allow. The City desires to maintain

exclusive control over City government social media content and interactions. Social media vectors will link to the City of U.P. sites. PCCNG will not establish any social media venues on behalf of the City or in relation to U.P. City government activities.

ATTACHMENT B
MASTHEAD

ATTACHMENT C
UNIVERSITY PLACE PRESS PRODUCTION SCHEDULE

The deadline for submission of materials for each publication date is Monday, 5:00 p.m. prior to publication date.

Publication Dates are as Follows:

2015

November	6th and 20th
December	4th and 24th
January	8th and 22nd
February	5th and 19th
March	4th and 18th
April	1st and 15th
May	6th and 20th
June	3rd and 17th
July	1st and 15th
August	5th and 19th
September	2nd and 16th
October	7th and 21st
November	4th and 18th
December	2nd and 16th

PG 2 - 2014 Duck Daze Parade

PG 4 - Summer sports in UP

PG 7 - Flamenco at WA Contemporary Ballet

FREE

Friday,
May 29, 2015

VISIT US ONLINE AT
universityplacepress.com

University Place Press

SERVING UNIVERSITY PLACE AND SURROUNDING COMMUNITIES

APRIL SHOWERS BRING MAY FLOWERS TO UNIVERSITY PLACE

PHOTO COURTESY OF THE UNIVERSITY PLACE HISTORICAL SOCIETY

The University Place Garden Tour will feature a wealth of color and beauty in gardens located throughout the city, along with helpful gardening tips from special guest Marianne Binetti (below).

The University Place Historical Society announces its 2014 University Place Garden Tour to be held on Saturday, May 17 and Sunday, May 18. Tickets are $15 with proceeds to benefit the preservation of the history of University Place.

The gardens this year are diverse in design and will be an inspiration to all those who visit them. Spring gardens in University Place with Rhododendrons and other spring flowers in bloom will be a colorful treat!

An additional feature to this year's tour is The News Tribune's garden columnist and host of the TV show "Dig In" Marianne Binetti. Marianne will speak at 10 a.m. on Saturday, May 17. Watch for more details posted in and around University Place.

The University Place Historical Society is a non-profit 501c-3 organization and all ticket purchases are tax-deductible. Tickets will be available for purchase mid-April.

To be a volunteer during the garden tour, please contact Barbara Lee at (253) 564.4061. Volunteer positions include check-in, garden docents and hostesses at the Marianne Binetti lecture. All volunteers receive free passes to the gardens.

Dance Theatre Northwest to give free spring concert

PHOTO BY MAKS ZAKHAROV

Dance Theater Northwest is renowned for its excellence, and the public will see this reputation in action during the academy's free spring concert.

University Place's Dance Theatre Northwest will provide a free "Arts Are Education" Spring Concert with classical and contemporary ballet and jazz at the University Place Civic Center Atrium on Saturday, May 3 at 5:30 p.m. Artistic Director Melanie Kirkstauffer will provide an ongoing lecture offering insight into several of the specially selected pieces from DTNW's innovative repertoire. Featured performers include Chhay Mam, Allison Zakharov, Lauren Trodahl, Amelia Arial and Oceana Thunder.

The University Place Atrium is located at 3609 Market Pl. W, University Place, WA 98464. The performance is free and open to the public. For more information visit www.DTNW.org or call (253) 778-6534. Dance Theatre Northwest is a 501-c-3 Regional Performing Company & School based in University Place, WA at 2811 Bridgeport Way W, Ste 24.

COUNCIL PUTS PUBLIC SAFETY MEASURE ON NOVEMBER BALLOT

By Matt Nagle
mnagle@universityplacepress.com

University Place is a community that boasts one of the top school districts in the state, beautiful parks and trails, and a growing business district. People choose to live here because of the City's reputation as a safe and livable community. The University Place Police Department, with its motto of "No call too small," takes pride in its role in developing and sustaining that reputation. The Police Department expenses are largely funded by property tax revenue. In fact, the City dedicates all of the City's property tax revenue to Public Safety. However, the City only receives a small portion of the total property taxes paid by its residents – approximately $354 a year for the average household. Ninety-two percent of property taxes paid by residents are paid to other jurisdictions, such as the School District, the Fire District, the County and the State. Based on current financial projections, the Police Department's funding will be insufficient to sustain the Department's existing staffing level. Without additional revenue, the Department will have to cut police officers beginning in 2016. With this financial projection in mind, the City Council asked the Public Safety Commission to evaluate the Police Department's staffing requirements and develop a long-range staffing and financing plan. Over the course of nearly a year, the Commission reviewed information on the Police Department's current operations and examined different staffing and financing models from a variety of public safety agencies. The Commission completed its study and submitted a Long Range Public Safety Study to the City Council in December of 2013.

The Public Safety Commission found that there is an urgent need to develop not only a strategy on how to maintain existing staffing levels, but more importantly to develop a more sustainable funding source to maintain and enhance police service levels. The Commission recommended that the City submit to voters a ballot measure to add a 3.5% tax on utility companies who provide services in University Place. The Public Safety Commission estimates that this additional tax would cost a household with $400 a month in utility expenses an additional $14 per month. If approved by voters, the new revenue (like property taxes) would be restricted for the sole purpose of maintaining and enhancing public safety. The revenue could not be used for other City expenses. The additional revenue would allow the Police Department to maintain its existing staffing and rehire three officers and a patrol sergeant. The Commission felt that this was the minimal amount necessary to protect a city of 32,000 residents. The City Council voted to put the utility tax measure on the November 2014 ballot.

PHOTO COURTESY OF CITY OF UNIVERSITY PLACE

University Place Police Chief Mike Blair.

STUDY SESSION

University Place
WASHINGTON

Memo

DATE: October 5, 2015 Study Session

TO: Mayor, Mayor Pro-Tem, Council and Planning Commission

FROM: David Swindale, Planning and Development Services Director
Jeff Boers, Principal Planner

SUBJECT: GMA Periodic Review – Development Regulations Update

Background

University Place is required under the Growth Management Act to update its development regulations to ensure consistency with its Comprehensive Plan -- which is being updated to ensure consistency with regional policy directives and amendments to state law that have been enacted since the last periodic update.

On June 29, 2015, the City submitted a complete set of code amendments to the Department of Commerce to initiate the mandatory 60-day state agency review period. This period ended August 28, 2015 and no agency comments were received. The City also submitted required State Environmental Policy Act (SEPA) documentation to the Department of Ecology on June 30th to initiate a 14-day SEPA review period. No SEPA comments were received.

The Planning Commission conducted a public hearing on the proposed code amendments on July 1, 2015. After deliberating on this matter at its July 23, August 5 and August 19, 2015 meetings, the Commission voted to recommend approval of the package of amendments provided with this memorandum.

Proposal Intent

The Department of Commerce has prepared periodic review checklists to assist local jurisdictions with identifying amendments that may be needed to comply with state legislation that has been enacted since the last periodic update. Staff used these checklists to compile a list of these needed amendments. In addition, staff identified amendments that are not necessarily required by state law but are nonetheless recommended to ensure consistency with the updated Comprehensive Plan.

The proposed amendment package includes a limited number of housekeeping amendments but does *not* include tree retention, signage or other zoning code amendments that may be considered by Council later in 2015. Rather, the recommended amendments are intended primarily to meet periodic update requirements. Amendments are proposed to UPMC Title 4 - Revenue and Finance (impact fees), UPMC Title 17 - Critical Areas (definition of fish and wildlife habitat areas), and UPMC Title 19 – Zoning.

Included in the Title 19 amendments are zoning text amendments and map amendments that would:

- Eliminate the Town Center Overlay (TCO)
- Apply the Town Center (TC) zone to the area formerly zoned TCO
- Rename the remainder of the TC zoned area to Community Commercial (CC)
- Rezone properties at Narrows Plaza from Commercial to Mixed Use – so as to accommodate commercial mixed use development that may include a residential component.

Additional text amendments are largely intended to improve internal consistency with respect to terminology used throughout the zoning code.

Process

The October 5th study session will provide an opportunity for Council to become familiar with the amendments recommended by the Commission. Once Council has had sufficient time to review the amendments and possible revisions thereto, consideration of the amendments and final action may be scheduled for a subsequent meeting.

Attachment:

1. Planning Commission-recommended development regulation amendments

AGENDA

Appendix A to Planning Commission Resolution No. 2015-02
GMA Periodic Update Code Amendments
August 19, 2015 Draft

- ***Amend UPMC 19.05.060 by amending descriptions for specific zoning classifications.***

19.05.060 Brief user's guide.

A. Chapters. The zoning code, UPMC Title 19, contains 23 chapters summarized as follows:

19.05 Introduction. Establishes the purpose, title and basic rules for using the zoning code.

19.10 Definitions. Provides definitions for words used throughout the title. Words or terms used only in one chapter may be defined in that chapter.

19.15 Penalties and Enforcement. Provides guidelines for the enforcement and penalties in the administration of the zoning code.

19.20 Zones, Map Designations, Interpretation of Boundaries. Lists the zoning classifications, describes potential and overlay zones, and adopts the zone map and discusses the interpretation of map boundaries.

19.25 Zone Classifications and Use Tables. Lists and describes the zoning classifications, allowed uses for each zone, and categorization of uses.

19.30 Accessory Uses. Lists and identifies accessory uses allowed in the City of University Place.

19.35 Temporary Uses. Lists allowable temporary uses and associated standards.

19.40 Essential Public Facilities. Provides a process for the siting of essential public facilities.

19.45 Density and Dimension Standards. Provides development standards such as density, setbacks, height and lot width.

19.50 Design Standards for Mixed Use, Mixed Use – Office, and Mixed Use – Maritime~~Commercial~~ Zones. Provides design standards and guidelines for development in these zoning districts. (See City of University Place Design Manual.)

19.51 Town Center Zone Design Guidelines. Provides design standards and guidelines for development in the Town Center Zone. (See City of University Place Design Manual.)

19.52 Design Standards and Guidelines for Community Commercial~~Town Center~~ Zone. Provides design standards and guidelines for development in this zoning district. (See City of University Place Design Manual.)

19.53 Design Standards and Guidelines for Small Lot and Multifamily Development. Provides design standards and guidelines that apply to small lot and multifamily development in the R1, R2, MF-L and MF-H zoning districts. (See City of University Place Design Manual.)

19.54 Design Standards and Guidelines for Streetscape Elements. Provides streetscape standards and guidelines, including sidewalk, landscaping and street tree requirements, for neighborhood collector arterial, local, neighborhood and access lane streets, alleys and paseos. (See City of University Place Design Manual.)

19.55 Overlay Zones. Provides regulations for special overlay zones within the City including, for example, ~~Town Center,~~ Chambers Creek Properties, Day Island and ~~t~~Transition ~~o~~Overlay zones.

~~**19.56 Town Center Overlay Zone Design Guidelines.** Provides design standards and guidelines for development in the Town Center Overlay Zone. (See City of University Place Design Manual.)~~

19.57 Chambers Creek Properties Overlay Zone Design Guidelines. Provides design standards and guidelines for development of the Chambers Creek properties master site plan. (See City of University Place Design Manual.)

19.60 Off-Street Parking and Loading Requirements. Provides development standards for off-street parking and access.

19.65 Landscape and Buffering. Provides development standards for landscaping, buffering, significant tree preservation, irrigation and other landscape requirements.

19.70 Other General Development Standards. Includes additional standards to address general and specific uses such as home occupations, accessory dwelling units, agricultural uses, adult entertainment, improvements and secure community transition facilities.

19.75 Signs. Includes the size, placement and other design criteria required for signs in the City of University Place.

19.80 Nonconforming Lots, Uses and Structures. Establishes standards for the expansion, continuation and discontinuation of nonconforming lots, uses and structures.

19.85 Discretionary Land Use Permits and Decision Criteria. Establishes the permit processes and criteria for permits provided by this title, e.g., administrative use permits, conditional use permits, administrative design review approvals and variances; provides procedures for amending, revoking or modifying discretionary land use permits; and establishes time limitations on permit approvals and refiling of applications.

19.90 Zoning Code Amendments. Specifies the administrative rules and process for amending the zoning code and zoning map, legislative amendment and rezones.

B. Numbering Scheme. The numbering scheme used in this title operates as shown below:

Title of Chapter	Section	Paragraphs
Authority and 19.05	.010	(A)(1)(a)(i)(A)

- ***Amend UPMC 19.10.030 by adding, repealing or amending the following definitions:***

"Duplex." ~~See "Two-family."~~ means a building containing two dwelling units, providing separate living accommodations within each unit, attached in pairs on a single lot.

"Dwelling" means a building or portion thereof designed exclusively for human habitation, including single-family, duplex~~two-family~~ and multiple-family dwellings, accessory dwelling units, live-work units, modular homes, manufactured homes and mobile homes, but not including hotels or motel units having no kitchens.

"Live-work Unit" means a dwelling unit or sleeping unit in which a significant portion of the space includes a non-residential use that is operated by the tenant. Nonresidential use is limited to no more than 50% of floor area.

"Modular home" shall mean a dwelling that is designed for human habitation and is either entirely or substantially prefabricated or assembled at a place other than a building site and meets all of the requirements of Chapter 296-150A WAC. Modular homes are also commonly referred to as factory-built housing, and for purposes of this title a modular home is considered single-~~ and two-~~family and duplex housing.

~~**"Two-family"** means two dwelling units within the same building. Two-family housing types are also known as duplexes~~

- ***Amend UPMC 19.20.020 by updating/correcting various zone names and map symbols and eliminating TCO***

19.20.020 List of zones.

In order to accomplish the purposes of this code, the following zones, overlay zones and zoning map symbols are established.

Zone	Map Symbol
Residential 1	R1
Residential 2	R2
Multifamily Residential – Low	MF-L
Multifamily Residential – High	MF-H
Mixed Use – Office	MU-O
Neighborhood Commercial	NC
Mixed Use	MU
Town Center	TC
Community Commercial	CC
Light Industrial – Business Park	~~IB~~LI-BP
Parks and Open Space ~~Zone~~	POS
Mixed Use -- Maritime	MU-M

Overlay Zones	Map Symbol
~~Town Center~~	~~TCO~~
Chambers Creek Properties	CCPO
Public Facility	PFO
Day Island/Day Island South Spit/Sunset Beach	DIO/DISSO
Transition Properties	TPO

- ***Amend UPMC 19.20.030 Zones by revising descriptions to better match revised comprehensive plan land use designation descriptions. Edit zoning classification names to ensure consistency with the names listed in the tables in 19.20.020.***

19.20.030 Zones.

A. Purpose. The purpose of zones is to divide the City into areas or zones to achieve the goals and policies of the Comprehensive Plan. Foremost amongst the goals of the City's Comprehensive Plan is to protect residential areas from incompatible land uses, encourage economic development, protect the environment, maintain the City's character, and improve and maintain quality of life. Zones separate or combine various land uses, help maintain property values, protect public health, safety and welfare and aid in City administration. Use, density, building height, setbacks and sign types are examples of land uses regulated by zone.

B. Zones.
1. ~~Single-Family Residential (~~Residential 1 (R1). Single-family neighborhoods comprise a large percentage of the City's land area. ~~and the community wants to retain a primarily single-family character in its housing mix.~~ Consistent with community preferences, ~~P~~protection of single-family residential neighborhoods is a priority in the Comprehensive Plan. To protect and enhance ~~protect~~ the character of these~~single-family~~ neighborhoods, ~~those~~properties within them ~~areas of the City that are primarily single-family in nature are designated~~are zoned ~~single-family residential (~~R1~~)~~. A base density of four dwelling units per~~to the~~ acre is allowed, with up to six units per acre permitted for small lot development through the administrative design review process, when designed consistent with the small lot design standards and guidelines adopted by reference in Chapter 19.53 UPMC. These standards and guidelines are intended to ensure that new development is integrated into the community and compatible with the surrounding context while providing functional, safe, vibrant and desirable neighborhoods. Duplexes may be developed at a base density of five dwelling units per~~to the~~ acre. Uses allowed include attached and detached single-family/duplex housing, small lot housing, ~~duplexes,~~ attached and detached accessory dwelling units, adult family homes, Level I group homes, schools, public parks, community and cultural services, ~~home-operated~~family day care, religious assembly, appropriate home occupations, and minor utility distribution facilities. The character of R1~~single-family~~ neighborhoods shall be protected and enhanced by eliminating and disallowing inappropriate uses; limiting traffic impacts; requiring compliance with screening, buffering and other design standards for adjacent high density residential, commercial, mixed use and industrial development; preserving and protecting the physical environment; and providing interconnecting pedestrian and bicycle facilities, including sidewalks and trails to schools, shopping, services, and recreational facilities.

2. ~~Two-Family Residential (~~Residential 2 (R2). To achieve a mix of housing types and densities while maintaining healthy residential neighborhoods, the ~~two-family residential (~~R2~~)~~ classification ~~designation~~ applies to ~~includes~~ areas ~~of the City~~ that have ~~had a historic~~developed with a mix of single-family attached and detached housing. A base density of six dwelling units per acre is allowed, with up to nine

units per acre permitted for small lot development through the administrative design review process, when designed consistent with the small lot design standards and guidelines adopted by reference in Chapter 19.53 UPMC. These standards and guidelines are intended to ensure that new development is integrated into the community and compatible with the surrounding context while providing functional, safe, vibrant and desirable neighborhoods. Uses allowed include attached and detached single-family/duplex housing, small lot housing, attached and detached accessory dwelling units, adult family homes, Level I group homes, schools, ~~home-operated~~family day care, assisted living and nursing homes, religious assembly, public parks, community and cultural services, appropriate home occupations, and minor utility distribution facilities. The character of these ~~two-family residential~~ neighborhoods shall be ~~protected~~preserved and enhanced by eliminating and disallowing inappropriate uses; limiting traffic impacts; requiring compliance with screening, buffering and other design standards for adjacent high density residential, commercial, mixed use and industrial development; preserving and protecting the physical environment; providing opportunities for a wide range of high quality housing choices; and providing interconnecting pedestrian and bicycle facilities, including sidewalks and trails to schools, shopping, services, and recreational facilities.

3. Multifamily Residential – Low ~~Density~~ (MF-L). Multifamily Residential – ~~l~~Low ~~density~~ zones are located along major arterials and transit routes, close to shopping, public facilities and services, and in areas of existing lower density residential development. In the MF-L~~multifamily low density~~ zone, a base density of 25 dwelling units per acre is allowed through the administrative design review process, when a project is designed consistent with the multifamily design standards and guidelines adopted by reference in Chapter 19.53 UPMC. Density may be increased to a maximum of 30 units per acre when an affordable housing component is included in a development. Uses allowed in the MF-L~~multifamily – low density~~ zone include multifamily housing, attached and detached single-family/duplex housing, nursing homes and assisted living facilities, mobile and manufactured housing, adult family homes, Level I group homes ~~facilities~~, schools, public and private parks, community and cultural services, ~~home-operated~~ family day care, religious assembly, appropriate home occupations, and minor utility distribution facilities. Compliance with design standards is required and screening, ~~B~~buffers, open space, landscaping, and other ~~appropriate architectural~~ design elements shall be incorporated into all development to mitigate adverse impacts that may be associated with the ~~provide a smooth~~ transition between different densities and land uses. Pedestrian sidewalks, ~~and~~ trails and bicycle facilities shall be provided for access to schools, shopping, services, and recreational facilities.

4. Multifamily Residential – High ~~Density~~ (MF-H). Multifamily Residential – ~~h~~High ~~density~~ zones are located along major arterials and transit routes, close to shopping, public facilities and services, and in areas of existing higher density residential development. In the MF-H ~~multifamily high density~~ zone, a base density of 55~~35~~ dwelling units per~~to the~~ acre is allowed through the administrative design review process, when a project is designed consistent with the multifamily design standards and guidelines adopted by reference in Chapter 19.53 UPMC. Density may be increased to a maximum of 60~~40~~ units per acre when an affordable housing component is included in a development. Uses allowed in the MF-H~~multifamily high density~~ zone include multifamily housing, attached and detached single-family/duplex housing, nursing homes and assisted living facilities, mobile and manufactured housing, adult family homes, Level I group homes, schools, public and private parks, community and cultural services, ~~home-operated~~family day care, religious assembly, appropriate home occupations, and minor utility distribution facilities. Compliance with design standards is required and screening, ~~B~~buffers, open space, landscaping, and other ~~appropriate architectural~~ design elements shall be incorporated into all development to mitigate adverse impacts that may be associated with the ~~provide a smooth~~ transition between different densities and land uses. Pedestrian sidewalks, ~~and~~ trails and bicycle facilities shall be provided for access to schools, shopping, services, and recreational facilities.

5. Mixed Use – Office (MU-O). It is the City's intent to create a well-balanced, well-organized combination of land uses~~, which~~ that recognizes historic development patterns, protects adjoining residential

neighborhoods from incompatible uses, and discourages a continuous retail strip along Bridgeport Way. The ~~mixed use – office (~~MU-O classification~~) designation~~ serves as a transition zone providing separation between more intense commercial activities and residential areas, and between the Neighborhood Commercial area at 27th Street West and Bridgeport Way, and the Village at Chambers Bay~~Town Center~~ beginning at 35th Street West and Bridgeport Way. A base density of 30 dwelling units per acre is allowed through the administrative design review process, when a project is designed consistent with the design standards adopted by reference ~~provided~~ in Chapter 19.50 UPMC. Density may be increased to a maximum of 35 units per acre when an affordable housing component is included in a development. Uses allowed include multifamily housing, attached single-family housing, adult family homes, Level I group homes, nursing homes and assisted living facilities, day care, religious assembly, professional offices, limited retail uses, public parks, community and cultural services, administrative government services, and minor utility distribution facilities. New multifamily will be allowed only in conjunction with other permitted commercial uses. Screening, ~~B~~buffers, landscaping, and other ~~appropriate architectural~~ design elements shall be incorporated into all development to mitigate adverse impacts that may be associated with the ~~provide a smooth~~ transition between different densities and land uses. Sidewalks and ~~small open~~ public open spaces shall be provided to encourage a pedestrian-friendly atmosphere and connections with transit stops, schools, shopping, services, and recreational facilities.

6. Mixed Use (MU). The ~~mixed use (~~MU classification~~) designation is~~ applies to an area of compatible residential and commercial uses along ~~major~~ arterial streets and provides a transition between the more intense Town Center (TC) zone and the ~~single-family residential (~~R1~~)~~ zone. The historic commercial center of University Place along 27th Street West, west of Bridgeport Way, is the primary MU~~mixed use~~ area. A base density of 30 dwelling units per acre is allowed through the administrative design review process, when a project is designed consistent with the design standards adopted by reference~~provided~~ in Chapter 19.50 UPMC. Density may be increased to a maximum of 35 units per acre when an affordable housing component is included in a development. Uses allowed include multifamily housing, attached single-family housing, adult family homes, Level I group homes, nursing homes and assisted living facilities, day care, religious assembly, professional offices, general retail, personal services, restaurants, small food stores, lodging, family entertainment businesses, public and private parks, community and cultural services, administrative government and safety services, and minor utility distribution facilities. Developments that include a mix of retail, personal services, offices, and residential uses are encouraged. New multifamily will be allowed only in conjunction with other permitted commercial uses. Screening, ~~B~~buffers, landscaping, and other~~appropriate architectural~~ design elements shall be incorporated into all developments to mitigate adverse impacts that may be associated with the ~~provide a smooth~~ transition between different densities and land uses. Sidewalks, bicycle facilities, and ~~open~~ public open spaces shall be provided to encourage a pedestrian-friendly atmosphere and connections with transit stops, schools, shopping, services, and recreational facilities.

7. Neighborhood Commercial (NC). To help achieve a mix of commercial uses that primarily serves the needs of local residents and businesses, ~~neighborhood commercial (~~NC classifications apply to~~) designations are located at~~ the intersections of 27th Street West and Bridgeport Way, ~~at~~ Cirque Drive and Bridgeport Way, 67th Avenue West and Bridgeport Way, and ~~at~~ Cirque Drive and Orchard Street. The NC~~neighborhood commercial~~ areas are ~~small~~ compact centers that provide a mix of neighborhood scale retail shopping, personal services, banks, professional offices, public parks, community and cultural services, administrative government and safety services, and service~~gas~~ stations that serve the daily needs of the portion of the City where they are located. Residential development is limited to adult family homes, bed and breakfasts, and attached single-family housing. Screening, ~~B~~buffers, landscaping, and other ~~appropriate architectural~~ design elements shall be incorporated into all development to mitigate adverse impacts that may be associated with the ~~provide a smooth~~ transition between the NC~~neighborhood commercial~~ zones and adjoining residential~~ and mixed use~~ zones. Landscaping, ~~and~~ sidewalks and public open spaces shall be provided to encourage a pedestrian-friendly atmosphere.

8. Town Center (TC). The Town Center serves as a focal point for the City and provides a sense of community and civic pride. The ~~Town Center (~~TC~~)~~ zone is centered on Bridgeport Way ~~located~~ between 35th Street West and the 3800 block~~44th Street West along Bridgeport Way~~. The Town Center is a pedestrian-oriented area. Wide sidewalks, pedestrian connections to adjacent residential areas, landscaping, public open spaces, and public art ~~will be~~are an integral part of the Town Center. Public facilities in the Town Center include the Civic Building, which houses the University Place branch library, police headquarters and other city offices, City Hall at Windmill Village, West Pierce Fire and Rescue facilities, ~~the public safety building, a public~~ and Homestead ~~p~~Park.~~, and the library.~~ Public facilities and services, retail stores, personal services, professional offices, restaurants, and some entertainment uses~~, and mixed uses~~ are encouraged to locate in the Village at Chambers Bay, which comprises a significant portion of the Town Center area. The TC zone requires a minimum density of 20 units per acre, has no maximum~~A~~ ~~base~~ density, and requires ~~of 12 dwelling units per acre is allowed through the administrative design review process, when a~~ projects to be ~~is~~ designed consistent with the design standards adopted by reference~~provided~~ in Chapter 19.52 UPMC. An overall maximum floor area ratio of 2.0 accommodates a relatively high intensity of use and development. ~~Density may be increased when located within the Town Center Overlay if Town Center design standards and guidelines are met.~~ New multifamily development will be allowed only when specific design standards are met, when additional amenities are provided, and when built in conjunction with a permitted commercial use. Design standards for new development, major redevelopment and major tenant improvements and public/private development partnerships help promote a ~~pedestrian friendly~~ dynamic economy and healthy community~~economic environment~~.

9. Community Commercial (CC). The CC zone is centered on Bridgeport Way between the 3800 block and 44th Street West. This area is slated to become increasingly pedestrian-oriented with redevelopment over time. Uses allowed include adult family homes, Level I group homes, nursing homes and assisted living facilities, day care, religious assembly, professional offices, general retail, personal services, restaurants, food stores, lodging, public and private parks, community and cultural services, administrative government services, and minor utility distribution facilities. Developments that include a mix of retail, personal services, offices, and residential uses are encouraged. New multifamily will be allowed only in conjunction with other permitted commercial uses. A base density of 35 dwelling units per acre is allowed when a project is designed consistent with the design standards adopted by reference in Chapter 19.52 UPMC. Density may be increased to a maximum of 40 units per acre when an affordable housing component is included in a development. Buffers, landscaping, and other design elements shall be incorporated into all developments to mitigate adverse impacts that may be associated with the transition between different densities and land uses. Sidewalks, bicycle facilities, and public open spaces shall be provided to encourage a pedestrian-friendly atmosphere and connections with transit stops, schools, shopping, services, and recreational facilities.

~~9. Commercial (C). Meeting the goal of concentrating commercial development in locations which best serve the community and protect existing residential areas, the historical commercial development area in the northeast corner of the City is zoned commercial (C). Uses allowed in this area include general retail, family entertainment, recreation, restaurants, personal services, professional offices, public and private parks, community and cultural services, administrative government services, and safety services. The commercial zone is primarily auto-oriented with customers drawn from more than just the adjacent neighborhoods. Although the commercial zone is auto-oriented, sidewalks, bicycle facilities, and landscaping provide a safe and friendly pedestrian environment with easy pedestrian access between uses in the zone and adjacent neighborhoods. Design standards for new development, major redevelopment, major tenant improvements and public/private development partnerships help promote a dynamic and healthy economic environment.~~

10. Light Industrial – Business Park (LI-BP~~IB~~). ~~Clean light industrial and business park uses are encouraged in the City in appropriate locations. Although the City is primarily a residential community and~~

~~not a major employment center, the community wants to attract a variety of businesses to provide local employment opportunities.~~ The primary LI-BP area, which has historically been used for light manufacturing and light industrial uses, is located south of 27th Street West between Morrison Road on the west, 67th Avenue on the east, and Morrison Pond on the south. Additional light industrial and business park uses are located along the east side of 70th Avenue West north of 27th Avenue~~south of 22nd Street~~ West. The ~~light industrial – business park (~~LI-BP~~IB)~~ classification ~~designation~~ recognizes many of the existing uses in these areas as appropriate, while maintaining a separation of these uses from adjoining residential uses. Uses allowed in the LI-BP zone~~light industrial – business park designation~~ include light and clean industries, storage and warehousing, automotive repair, contractor yards, ~~and~~ limited retail, restaurants, offices, and entertainment uses, parks, community and cultural services, administrative government and safety services, utility and public maintenance facilities, and public transportation services. Inappropriate uses that have a high potential to impact nearby residential and mixed use areas will be disallowed or eliminated over time. Development and redevelopment in the LI-BP ~~light industrial – business park~~ zone shall include features such as sidewalks, bicycle facilities, open space, landscaping, functional and attractive signage~~s~~, traffic control and ~~overall~~privately coordinated management and maintenance. Buffers and design elements~~standards~~ shall be incorporated into all new developments and substantial redevelopments to mitigate adverse impacts that may be associated with the ~~provide a compatible~~ transition to adjacent zones and land uses.

11. Parks and Open Space (POS). The purpose of the parks and open space zone is to recognize those lands designated for City parks and public open space. Parks include developed City parks where typical uses include active and passive outdoor recreational activities, including but not limited to ball fields, sport courts, tot lots, trails, open space, and cultural activities. ~~, p~~Park buildings and structures, concessionaires, general park operations and maintenance activities, ~~and~~ storm drainage facilities, caretaker's quarters, ~~and~~ other compatible public uses and structures, and uses customarily incidental to parks, are also allowed.

Open space includes undeveloped City park lands and critical areas such as wetlands, steep slopes, and stream corridors owned by the City. Until developed as park land, uses in these areas should be low impact, low intensity uses such as permanent open space, passive hiking trails, and passive interpretative trails.

12. Mixed Use – Maritime (MU-M). The Mixed Use - Maritime zone is intended to accommodate: marinas, yacht clubs with boat moorage and related facilities and activities, and other boating facilities. The MU-M zone is also intended to accommodate mixed use development that may include a variety of water-oriented commercial, transportation and light industrial uses, and moderate density residential uses, located in the vicinity of Day Island. Additional purposes are to provide public access to the shoreline and recreational uses oriented toward the waterfront, and to accommodate non-water-oriented uses on a limited basis where appropriate. Under the MU-M zone, existing ecological functions are to be protected and ecological functions restored, where restoration is reasonably feasible, in areas that have been previously degraded, consistent with the intent of the Day Island Medium Intensity Shoreline Environment and other Shoreline Master Program requirements in UPMC Title 18, when applicable.

- ***Amend UPMC 19.20.040 Overlay Zones – eliminate TC Overlay***

19.20.040 Overlay zones.

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

B. Overlay Zones.

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

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

2~~3~~. Chambers Creek Properties Overlay (CCPO). The Chambers Creek properties overlay is an area of land located in the southwest corner of the City that is owned by Pierce County. This property consists of a total of 930 acres with about 700 acres situated in the City. A master plan was developed over several years with the help of area residents, and was originally adopted by Pierce County and the City in 1997 with an update in 2005. In accordance with the Chambers Creek properties master site plan, the "properties," as they are referred to by Pierce County, are currently developed with a mix of public facilities and services including the County's principal wastewater treatment facility, the County's Environmental Services Building, active and passive open spaces including Chambers Bay, an 18-hole links style golf course, ball fields, open meadows and an extensive trail system. Future development includes restaurants, a golf club house, lodging, a boat launch, more trails and an off-leash dog area. The development of the Chambers Creek properties is subject to a joint procedural agreement and design standards aimed at achieving County and City goals and promoting economic development.

3~~4~~. Day Island/Day Island South Spit/Sunset Beach Overlay (DIO/DISSO/SBO). The purpose of the Day Island/Day Island South Spit/Sunset Beach overlay areas is to preserve the unique residential character of Day Island and Sunset Beach by recognizing and preserving historic development patterns. The Day Island Overlay also supports continued marina operations at the north end of Day Island. Many houses on Day Island and Sunset Beach were built with different building setbacks than current codes allow. There are also numerous encroachments on the public right-of-way, which should be corrected over time. A special set of development standards applies in this area to achieve its purpose.

4~~5~~. Transition Properties Overlays (TPO). The purpose of transition properties overlays is to create a uniform set of design standards aimed at protecting single-family neighborhoods that abut commercial areas, and therefore need extra protection not provided by other standards due to unique circumstances. Four special protection areas have been identified by the City Council including Westwood Square, Menlo Park (two areas), and 28th Street. Design standards for these areas include limits on access, additional buffering and/or setback requirements, building modulation, and location of windows.

- ***Amend UPMC 19.25.020 by changing two-family reference to duplex.***

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 or duplex~~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.

- ***Amend 19.25.040 Residential use category by amending* definition of *adult family home* to match state definition in *Chapter 70.128 RCW and WAC 388-76-10000 and by amending descriptions to ensure consistency with comprehensive plan terminology.***

A. Adult Family Home. Adult family home use type means a residential home~~an attached single- or two-family dwelling unit~~ in which a person or an entity ~~persons~~ is licensed to 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 a licensed operator, resident manager, or caregiver, who resides in the home.~~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. Located ~~O~~on two or fewer acres;

c. ~~Is l~~Limited to two stories in height;

d. Maintains an architectural character similar to typical single-family and duplex~~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. Located ~~O~~on more than two acres;

c. ~~Is l~~Limited to two stories in height;

d. Maintains an architectural character similar to typical single-family and duplex~~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);

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 dwelling 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 detached single-~~ or two-~~family dwellings~~ units~~ or duplexes 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. Located ~~O~~on two or fewer acres;

c. Limited to two stories in height~~No taller than two stories~~;

d. Maintains an architectural character similar to typical single-family and duplex~~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. Located ~~O~~on more than two acres;

c. Limited to two stories in height~~Is no taller than two stories~~;

d. Maintains an architectural character similar to typical single-family and duplex~~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);

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 housing use type refers to a building containing two or more~~a single~~ dwelling units that occupy~~ies~~ space from the ground to the roof and are attached ~~to other dwellings~~ by one or more common walls ~~which may be~~ located on one or more common~~side~~ lot lines. Each dwelling unit is located on a separate ~~its own~~ lot and may be occupied by no more than one family as defined in UPMC 19.10.030. Examples include, but are not limited to, row houses and townhouses where units are located side by side rather than stacked.

1. Level 1. ~~Single-family attached with up to t~~Two attached units.
2. Level 2. ~~Single-family attached exceeding~~ More than two attached units.

K. Single-Family/Duplex~~Two-Family~~ Housing. Single-family/duplex~~two-family~~ housing use type refers to a building containing one or two ~~residential~~ dwelling units, providing separate living accommodations within each unit. Single-family/duplex housing includes freestanding dwelling units~~for individual families,~~ that are ~~either~~ not attached to another dwelling unit by any means, or two units ~~are~~ attached in pairs on a single lot~~of two~~. A single-family/duplex housing unit may be occupied by no more than one family as defined in UPMC 19.10.030. ~~Single-family and two-family dwelling units include stick-built and modular homes. A two-family housing structure is commonly known as a "duplex."~~

- ***Amend UPMC 19.25.110 Use Tables Zone Acronyms by eliminating C zone and TC Overlay, establishing CC zone, and correcting various names.***

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 1
R2	~~Two-Family~~ Residential 2
MF-L	Multifamily Residential – Low ~~Density~~
MF-H	Multi~~-F~~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
CC	Community Commercial
LI-BP	Light Industrial – Business Park
MU-M	Mixed Use -- Maritime

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.

- ***Amend UPMC 19.25.110 Residential Use Table to allow family day care facility as a permitted use in all residential, commercial or other zones that allow residential uses of any type, consistent with RCW 36.70A.450 and WAC 365-196-865. (see table on following pages)***
- ***Allow Level 1 group homes in all zones that allow residential uses consistent with state and federal law. Amend UPMC 19.25.110 Residential Use Table to list them as a permitted use in the NC, TC and MU-M zones. (see table on following pages)***

- ***Amend 19.25.110 residential use table to list adult family home as a permitted use in the TC and MU-M zones, as required under state and federal law. Note: All zones allowing residential uses must allow adult family homes. (see table on following pages)***

- ***Amend UPMC 19.25.110 Civic and Recreation Use Types and Zone Classification Table by adding "Recreation -- nonprofit" as a permitted use in the R1 zone and allowing this as a permitted use in the R2. Currently, the R2 requires a CUP. (see table on following pages)***
-

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)**	**CC (154)**	**LI-BP**	**MU-M (27)**
Adult family home (6 or fewer)	P	P	P		P	P	**P**	P	**P**		**P**
Assisted living facility		P1, C2	P3		P3		P3	P3	**P3**		
Bed and breakfast (2)	P	P	P		P	P					
Caretaker unit	P (22)			P							P
Family daycare facility	**P**	**P**	**P**		**P**	**P**	**P**	**P**	**P**		**P**
Level I group home	P	P	P		P	**P**	**P**	P	**P**		**P**
Live/work unit					**D (5)**			**D (5)**	**D (5)**		**D (16)**
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)	**D (5)**		D (16)
Nursing home		P1, C2	P3		P3		P3	P3	**P3**		
Single-family attached housing	P1	P1	P2		P2	P2		P2			
Single-**family/duplex** ~~(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**	**CC**	**LI-BP**	**MU-M (20, 21, 27)**
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	P
Community clubs	C	C	C	P	P	P	P	P	P	P	P
Courthouse							C		C		
Cultural services (museums, libraries)				P	C	P	P	P	P		P
Day care centers (exceeds 12)	C	C	P		P	P	P	P	P	C	P
Education	P1	P1	P1		P1	P1 (6), 4, C2	P1 (6), 4, C2, 3	P1 (6), 4, C2, 3	**P1 (6), 4, C2, 3** ~~**C1, 3, P2, 4**~~	P4	P4
Hospitals/24-hour medical clinics					P, C2	P, C2	P, C2	P, C2	P, C2	C	
Holding cells							P1	P1	**P1**	C	
Postal services						P1	P1	P1	P1	P1, 2	P1
Private clubs and lodges						P	P	P	P		P
Public safety services	C	C	C		P	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	P1,3
Recreation – Nonprofit	P	P~~C~~	C			C	C	C	C		P1,3
Religious assemblies	P1, C3	P1, C3	P1, C3		P1, C2	P	P	P	**P**~~**C**~~	P1	P1

Transportation	P1	P1	P1		P1, C2	P1, C2	P1, C2	P1, C2	P1, C2	P1	P1, C2
Utility and public maintenance facilities				P1, 2			P1, C2	P1, C2	P1, C2	P	P1, C2

See notes in UPMC 19.25.120.

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

USE TYPES	**ZONE CLASSIFICATIONS**										
UTILITIES	**R1**	**R2**	**MF**	**POS**	**MU-O (14)**	**NC**	**TC (15)**	**MU (14)**	**CC (154)**	**LI-BP**	**MU-M (20, 21, 27)**
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,~~ C1, 2, 3, 4	P1, A2, 3, C4	P1, C2, 3
Electric facilities	C	C	C		P	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	P1, 2
Recycling collection sites	P	P	P	P (18)	P	P	P	P	P	P	P
Sewage collection facilities	P	P	P		P	P	P	P	P	P	P
Storm water facilities	P	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	P1, C2
ESSENTIAL PUBLIC FACILITIES (8)	**R1**	**R2**	**MF**	**POS**	**MU-O (14)**	**NC**	**TC (15)**	**MU (14)**	**CC (154)**	**LI-BP**	**MU-M**
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)**	**CC (154)**	**LI-BP**	**MU-M**
Agricultural sales						P	P	P	P		P1
Crop production	P	P	P								
Fish enhancement											P
Limited horse boarding	P	P									

See notes in UPMC 19.25.120.

Commercial Use Types and Zone Classification Table

USE TYPES	**ZONE CLASSIFICATIONS**											
COMMERCIAL USES	**R1**	**R2**	**MF**	**POS**	**MU-O (14)**	**NC**	**TC (15)**	**TC-O**	**MU (14)**	**CC (154)**	**LI-BP**	**MU-M**
Administrative and professional offices					P1	P1, 2, 3	P1, 2	P1	P1, 2, 3	P1, 2~~, 3~~	P1	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	P
Beauty salon/barber					P (10)	P	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	P
Commercial centers						C	P1, C2 (12)	P1, C2 (12)	C	**P1, C2 (12)**		
Eating and drinking establishment					P4	P1, 2, 3	P1, 2, 3	P1, 3	P1, 3, C2	P1, 2, 3	P1, 3 (19)	P1, 3

Food stores (11)						P1, C2	P	P	P1, C2	P		P
Garden center (11)						P	P~~1~~	P~~1~~	P~~1~~	P	C	
Health club (a.k.a. fitness center)						P	P	P	P	P	C	P
Kennels										~~C~~	P	
Limited accessory retail (MU-O only)					P (13)							
Lodging – Hotels and motels (no RV)						C	P	P	P	P		P
Marinas and other boating facilities (launch ramps and covered moorage) (25)	P											P2
Mini casinos												
Movie theaters (indoor only)						P	P	P	C	P		
Mobile, manufactured, and modular home sales											C	
Vehicle sales, repair, service						P1, 2			P1, C2	~~P1, 2~~	P1, 2, C3, 4	P6 (26)
Pawn shops										~~P~~	C	
Personal services (other)					P1 (10)	P1, C2	P1, C2	P1, C2	P1, C2	P1, C2	P	P1, C2
Pet day care						P		P	P	~~P~~	P	
Rental and repair						P1, C2			P1, C2	~~P1, C2~~	P	P1 (26) C2 (26)
Sales of general merchandise (11)						P1, 3, 4, C2	P1, 3, C2	P1, C2	P1, 3, 4, C2	P1, 3, ~~4,~~ C2	P1, C2	P1
Tattoo parlors										~~C~~	P	
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**	**CC**	**LI-BP**	**MU-M**
Boat Building										C	C
Bulk fuel dealers										C	
Buy-back recycling											
Contractor yards									~~C1~~	P	P (26)
Craft production facilities									~~P~~	P	P
Food and related products										P	C
Industrial services and repair										C	C
Limited manufacturing										P	P
Microbeverage production facilities										P	P
Motion picture, TV and radio production studios								C	~~C1~~	P	
Printing, publishing and related industries										P	
Salvage yards										P1, C2	
Storage units										P	P (26)
Vehicle impound yards										P	
Warehousing, distribution and freight movement										C	C

See notes in UPMC 19.25.120.

- ***Amend UPMC 19.25.120 Residential Use Table Notes by updating zone names.***

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 and Community Commercial zones per Chapter 19.52 UPMC or the design standards for the Mixed Use~~,~~ and 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, MF-H and MU-M zones subject to compliance with multifamily design standards and guidelines per Chapter 19.53 UPMC. Vertical mixed use buildings that include multi-family units in the MU-M zone are exempt from these provisions and subject to compliance with the mixed use design standards adopted by reference in Chapter 19.50.

(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.

(20) Uses allowed subject to compliance with mixed use design standards per Chapter 19.50 UPMC. The director may exempt development proposals from compliance with specific mixed use design standards that conflict with Title 18 Shoreline Master Program requirements.

(21) Uses located within the Day Island Medium Intensity (DIMI) Shoreline Environment are also subject to compliance with the requirements of UPMC Title 18. Non-water oriented commercial, industrial and recreation uses, certain transportation and utility uses, and overwater portions of marinas and other boating facilities, are subject to Shoreline Conditional Use Permit approval in accordance with Table 18.30.A

(22) May be authorized only in conjunction with an approved marina or other boating facility.

(23) Modifications to existing marinas and other boating facilities may be authorized in accordance with Level 1 zoning requirements and Title 18 Shoreline Master Program requirements when located within the R1 Day Island Overlay Zone. Level 2 marinas are not permitted in the R1 Day Island Overlay Zone.

(24) Level 2 marinas and other boating facilities may be authorized in accordance with the Chambers Creek Properties Master Site Plan and Title 18 Shoreline Master Program requirements when located within the R1 Chambers Creek Properties Overlay.

(25) Covered moorage lawfully established prior to adoption of the Shoreline Master Program is a permitted use; no new covered moorage may be authorized. Existing covered moorage may be maintained, modified or replaced, but not extended in terms of cumulative footprint and shading of water. See UPMC 18.30.070.G.

(26) Predominantly marine-related activities, facilities, services, merchandise, and uses. Predominant means the most common, main or prevalent activities measured by the proportion of a site or building floor area devoted to such activities. The city may consider additional factors in determining whether marine-related activities are the predominant use of a site or building.

(27) Conditional use permit required for buildings or structures exceeding 45 feet in height.

- ***Amend UPMC 19.45.100 Density and dimensions tables by revising densities for MF-H zone to 55/60 (base density/affordable housing component increase); converting TC Overlay to TC zone, eliminating C zone, converting TC zone outside of TC Overlay to new Community Commercial zone (standards unchanged from old TC zone). (see table on following pages)***

Density and Dimensions Table

	ZONE CLASSIFICATIONS											
DENSITY AND DIMENSIONS (SETBACKS)	**R1**	**R2**	**MF-L**	**MF-H**	**POS**	**MU-O**	**NC**	**TC**	**MU (9)**	**CC**	**LI-BP**	**MU-M**
Base Density (du/ac) (1)	4 SFD; 5 duplex	6	25	55~~35~~		30 (2)	4	20 min ~~12~~ (18)	30 (2)	35		30
Maximum Density (du/ac) (3)	6 small lot housing	9 small lot housing	30	60~~40~~		35 (2)	6	none	35 (2)	40		35
Minimum Lot Size (16)	9,000 detached SFD, 6,750 attached SFD, and 13,500 duplex in conventional plat; none specified for small lot housing	6,000 SFD, 12,000 duplex in conventional plat; none specified for small lot housing	4,000	2,500		4,000	4,000		4,000			
Minimum Lot Width (15)	60'	55'										
Maximum Lot Coverage	50% (17)	50% (17)	50%			45%	45%		45%			50-65% (22) 75-90% (23)
Setback, Arterial Streets	25' (19)	25' (19)	25'		25'	15'/20' min/max (5)	25'	0'/20~~10'~~ ~~min/max~~ (18)	15'/20' min/max (5)	0'/10 ~~15'/20'~~ min/max (18) ~~(5)~~	35'	0'
Setback, Other Roads	25' (19)	25' (19)	25'		25'	15'/20' min/max (5)	20'	0'/20~~10'~~ ~~min/max~~ (18)	15'/20' min/max (5)	0'/10' ~~15'/20'~~ min/max (18) ~~(5)~~	25'	0'
Setback, Rear (4)	30' (19)	30' (19)	0'/30' ~~(7)~~		30'	0'/30' ~~(7)~~	0'/30' ~~(7)~~	0'/50~~30~~ (13)'	0'/30' ~~(7)~~	0'/30'	0'/50'	0'/30'
Setback, Side (4)	8' (8) (19)	8' (8) (19)	0'/30' ~~(7)~~ (8)		8'	0'/30' ~~(7)~~ (8)	0'/30' ~~(7)~~ (8)	0'/10~~30~~' (13)	0'/30' ~~(7)~~ (8)	0'/30'	0'/50'	0'/30'

	ZONE CLASSIFICATIONS											
DENSITY AND DIMENSIONS (SETBACKS)	**R1**	**R2**	**MF-L**	**MF-H**	**POS**	**MU-O**	**NC**	**TC**	**MU (9)**	**CC**	**LI-BP**	**MU-M**
Maximum Height	35' SFD or duplex, 30' small lot (20)	35' SFD or duplex, 30' small lot (20)	45'		45'	45'	40'	75'/120'/ 55' (14) ~~40' (18)~~	45'	45' (18)	40'	35'/45'/65' (24)
Floor Area Ratio (FAR)	.40 average and .45 maximum for small lot housing; .40 maximum for existing substandard lot (21)	.40 average and .45 maximum for small lot housing; and .40 for existing substandard lot (21)										

Overlay Zones Density and Dimensions (Setbacks)

OVERLAY ZONES	~~**Town Center**~~	**Chambers Creek Properties (10)**	**Public Facility (6)**	**Transition Properties**	**Day Island**	**Day Island South Spit**	**Sunset Beach**
	~~**TCO**~~	**CCPO**	**PFO**	**TPO**	**DIO**	**DISSO**	**SBO**
Base Density (du/ac) (1), (2)	~~20~~			(6)	4	4	4
Maximum Density (du/ac)	~~-~~			(6)	6 (3)	6 (3)	6 (3)
Setback, Arterial Streets (10)	~~0'/20'~~			(6)	NA	NA	NA
Setback, Other Roads	~~0'/20' (13)~~			25'	20' (11)	0'	0'/20' (12)
Setback, Rear (4)	~~0'/50' (13)~~			(6)	20'/35' (25)	5' (26)	5' (26)
Setback, Side (4)	~~0'/10' (13)~~			(4)	5'	0'	5' Total
Height	~~75'/120'/55' (14)~~			(6)	35'	30'	35'

- ***Amend UPMC 19.45.100 Density and Dimension Table Notes to reflect changes to table.***

19.45.100 Density and dimension table notes.

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

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

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

(4) Side and Rear Yard Setbacks. A side or rear yard setback is not required in LI-BP~~IB~~, CC, TC, MU, NC, MF-L, MF-H, MU-M and MU-O zones if the parcel does not abut an R1 or R2 zone. If abutting an R1 or R2 zone, a 30-foot setback is required along the abutting lot line(s), unless the subject parcel is in a transition overlay, in which case a 20-foot setback is required along the abutting lot line(s). No setback is required in the MU-M zone where the parcel abuts a railroad right-of-way.

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

(6) Refer to underlying zone.

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

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

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

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

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

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

(13) Town Center ~~Overlay~~ Zone Setbacks.

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

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

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

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

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

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

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

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

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

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

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

(22) Impervious area located within 100 feet of the ordinary high water mark; may be increased from 50 to 65 percent by restoring or enhancing the vegetation conservation area in accordance with the provisions of UPMC 18.25.120.

(23) Impervious area located more than 100 feet from the ordinary high water mark; may be increased from 75 to 90 percent by restoring or enhancing the vegetation conservation area in accordance with the provisions of UPMC 18.25.120.

(24) Maximum height of a building or structure is 35 feet when located within 100 feet of the ordinary high water mark (OHWM). Height may be increased for buildings or structures located more than 100 feet from the OHWM or when located on the upland (easterly) side of 91st Avenue West, up to a range of 45 to 65 feet, when a visual impact assessment is submitted in accordance with UPMC 18.25.110(E) and the decision-maker determines that a proposal will comply with the purpose and intent of UPMC 18.25.110 regarding view protection. The 35-foot, 45-foot and 65-foot limit areas located east of 91st Avenue West are shown in Figure 11.

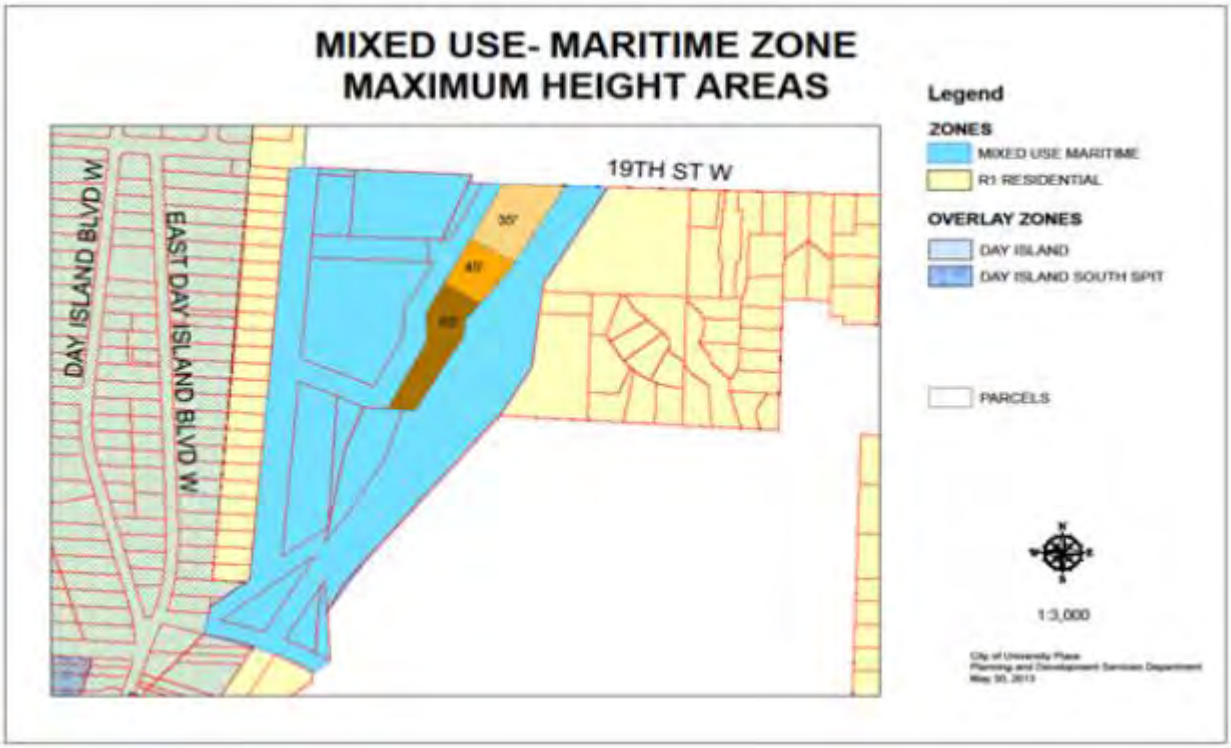


Figure 11

(25) A 35-foot rear setback measured from the ordinary high water mark is required for properties located within shoreline jurisdiction.

(26) Rear setback is measured from the ordinary high water mark.

- ***Amend UPMC 19.50 by updating references to zoning district names.***

DESIGN STANDARDS FOR MIXED USE, MIXED USE – OFFICE, AND MIXED USE – MARITIME~~, AND COMMERCIAL~~ ZONES

19.50.020
Authority and applications.
A. The provisions of this chapter shall augment and/or supersede existing regulations in the University Place zoning code regarding Mixed Use, Mixed Use – Office, and Mixed Use – Maritime~~, and Commercial~~ zones defined in the official zoning map. The chapter provisions shall apply to:
1. All new construction on vacant land requiring building or development permits;
2. Major Redevelopment. (As defined in Chapter 19.10 UPMC.);
3. Major Improvement. (As defined in Chapter 19.10 UPMC.);
4. When the provisions of this chapter apply, they apply to the entire property where the use is situated;
5. Renovation of an existing single-family structure for residential or commercial use is exempt from this chapter, provided no expansion of the structure occurs.

B. The following zoning classifications~~designations~~ are exempt from the provisions of this chapter:
1. Light Industrial – Business Park;
2. Neighborhood Commercial;
3. Town Center;

4. Multifamily-Low
5. Multifamily-High; and
5. Residential 1;
6. Residential 2;
7. Community Commercial; and
8. Parks and Open Space.

C. When provisions included in these design standards conflict with the definitions in Chapter 19.10 UPMC and requirements of the University Place zoning code, these design standards shall apply unless otherwise provided. These design standards shall not supersede provisions of the zoning code regarding uses and density.

D. When provisions included in these design standards conflict with shoreline master program requirements in UPMC Title 18, the shoreline master program requirements shall apply.

E. The following mixed use design standards adopted by reference in Chapter 19.50 UPMC shall apply to the Mixed Use – Maritime zone:

1. Pedestrian Circulation

2. Site Planning and Building Placement – provisions relating to exterior lighting and abutting development

3. Open Space and Amenities

4. Building Design – provisions relating to pedestrian building entries, treatment of blank walls, roof lines, rooftop equipment, and character and massing

5. Surface Parking – provisions relating to encouraging joint-use parking areas, parking lot landscaping and treatment of perimeter, and pedestrian circulation through parking lots.

19.50.050 Design standards and guidelines adopted.

The "Design Standards for Mixed Use, Mixed Use – Office, Mixed Use – Maritime, and Commercial Zones" are adopted by reference and contained in a separate City design manual titled "Design Standards for Mixed Use, Mixed Use – Office, Mixed Use – Maritime, and Commercial Zones."

- ***Amend UPMC 19.52 by updating references to zoning district names.***

Chapter 19.52
COMMUNITY COMMERCIALTOWN CENTER ZONE DESIGN GUIDELINES

19.52.010 Purpose.

The following special design standards apply to the Town Center Community Commercial zone and are intended to promote integrated development with pedestrian-oriented design. The design standards are intended to implement the City's Comprehensive Plan and Economic Strategic Action Plan. The design standards help guide architects, developers and property owners in designing proposals that are consistent with the City's vision for to know what is expected of theirfuture development within this areaprojects.

19.52.020 Authority and applications.

A. These zoning controls apply to all new development, exterior alterations and major redevelopment or major improvements in the ~~Town Center~~ Community Commercial ~~zone outside the Town Center overlay~~ zone. Standards are mandatory while guidelines are discretionary.

B. Renovation of an existing single-family structure for residential use is exempt from the following sections, provided no expansion of the structure occurs.

C. A standard may be replaced with an equivalent item(s) if the applicant can demonstrate to the satisfaction of the Director that the standard is of equal or greater quality or quantity.

D. Any exterior alterations shall comply with these standards. When expanding the footprint of an existing building that is nonconforming with regard to its distance from the edge of a sidewalk, the building footprint shall be expanded in the direction of the sidewalk to decrease the nonconforming setback, unless it can be demonstrated this is not structurally possible.

E. Administrative design review approval~~administrative use permit~~ is required to develop in the ~~Town Center~~ Community Commercial zone. Provisions regarding the administrative design review process~~use permit~~ are found in this chapter and in Chapter 19.85 UPMC.

F. All University Place Municipal Code provisions apply unless preempted by a specific standard in this title.

G. The following UPMC provisions do not apply:

19.30.040(A)(8), Commercial Vehicles	19.65.120, Perimeter landscape buffer*
19.35.040(D), Temporary Housing Units – Medical Situations	19.65.270 – 19.65.320, Tree Preservation
19.45.040(J), Projection Exception	19.70.060(F), Open Space and Parks
19.50.020 – 19.50.030, Design Review	19.75.090(D), Signs on Marquee, Canopy and Awnings
19.65.100, Street frontage landscaping	

*Except adjacent to R1 and R2 Zones.

H. Each section includes a boxed definition or intent statement.

I. When reference is made to required or recommended use, streetscape amenity landscaping or parking in the zone, refer to specific standards and/or guidelines regarding those items. For example, if landscaping is required in parking areas, refer to the landscaping section in streetscapes for specific plant and irrigation standards and guidelines.

J. The ~~Town Center~~ Community Commercial zone is divided into areas by streets. Each street has different characteristics, including traffic volumes, width of right-of-way and proximity to single-family residential uses. These differences are recognized through the application of unique~~require~~ standards and guidelines to achieve the ~~Town Center~~ Comprehensive Plan's vision for each area~~ and implement the City's Comprehensive Plan~~. Building height, building mass, buffering, landscaping, parking standards and signs vary by area.

19.52.030 General requirements.

A. Purpose. The purpose of the design review process is to ensure that development within the ~~Town Center~~ Community Commercial zone complies with these standards and guidelines and the overall vision established in this title.

B. Scope. The provisions of this chapter shall apply to all applications for administrative design review ~~administrative use permit~~ within the ~~Town Center~~ Community Commercial zone.

C. Review Authority. The Planning and Development Services Director ~~of Community Development~~ shall review the applications in accordance with the process below.

D. Review Criteria. The Planning and Development Services Director ~~of Community Development~~ shall approve applications when any of the following findings are made:

1. The applicant meets all standards of this title; or

2. The application sets forth a proposal that the Director determines is equivalent to or exceeds the standards of this title.

19.52.040 Review process.

A. Time Frame and Procedure. Design review shall be conducted in accordance with the timelines and procedures set forth in UPMC Title 22, Administration of Development Regulations. ~~Town Center~~ Administrative design review shall be considered a Type I permit.

B. Pre-Submittal Concept Review. A pre-design meeting may be scheduled with the City's Technical Review Committee prior to formal project development and application. The applicant may present schematic sketches and a general outline of the proposed project. This meeting will allow City staff to acquaint the applicant with the design standards, submittal requirements and the application procedures, and provide early input on the proposed project.

C. Submittal Requirements. Applicants shall submit the design review application form(s) provided by the Planning and ~~Community~~ Development Services Department, along with the correct number of documents, plans and support material required in the application checklist.

D. Review Fees. Design review fees must be paid at the time of submittal.

E. Written Decisions. The Director shall issue a written decision approving, approving with conditions or denying the permit and include findings of fact and conclusions that support the decision.

F. Expiration of Approvals. If the applicant has not submitted a complete application for a building or site development permit within two years from the date of permit issuance, or if appealed within two years from the decision on appeal from the final design review decision, design review approval shall expire. The Director may grant an extension for no longer than 12 months, for good cause shown, if a written request is submitted at least 30 days prior to the expiration of the permit.

G. Exceptions. The Director is authorized to make exceptions to the standards when the applicant can demonstrate to the satisfaction of the Director that the exception meets the intent of these standards and is of equal or greater quality or quantity.

H. Appeals. Any decision of the Director may be appealed to the City Hearings Examiner. Appeals shall be filed as set forth in UPMC Title 22.

- ***Amend UPMC 19.55 by deleting the Town Center Overlay section.***

~~19.55.050 Town Center overlay.~~

~~A. Purpose. The purpose of the Town Center overlay is to promote high quality mixed use development utilizing design standards, incentives and increased density and height limits to create a viable center.~~

~~B. Standards*. The Town Center Overlay Design Standards and Guidelines shall apply in the Town Center Overlay.~~

~~*Code reviser's note: The Town Center overlay design standards were amended by Ordinances 549 and 605. No change was made to the code.~~

- ***Renumber UPMC 19.56 to 19.51 and amend further by eliminating references to the Town Center Overlay***

Chapter 19.51~~6~~
TOWN CENTER ~~OVERLAY~~ DESIGN STANDARDS

19.51~~6~~.010 Purpose.

The purpose of this chapter is to establish design standards and guidelines for the Town Center ~~overlay~~ zone to promote high quality mixed use development in accordance with the Community and Town Center vision statements.

19.51~~6~~.020 Applicability.

A. These standards and guidelines apply to all new development, exterior alterations and major improvements in the Town Center zone~~overlay~~. Standards are mandatory while guidelines are discretionary.

B. Any exterior alterations shall comply with these standards. When expanding the footprint of an existing building that is nonconforming with regard to its distance from the edge of a sidewalk, the building footprint shall be expanded in the direction of the sidewalk to decrease the nonconforming setback, unless it can be demonstrated this is not structurally possible.

C. All University Place Municipal Code provisions apply unless preempted by a specific standard in this title.

D. The following UPMC provisions do not apply:

19.30.040(A)(8), Commercial vehicles	19.65.100, Street frontage landscaping
19.35.020, Seasonal and temporary commercial uses	19.65.120, Perimeter landscape buffer*
19.35.040(D), Temporary Housing Units – Medical Situations	19.65.270 – 19.65.320, Tree preservation
19.45.040(J), Projection exceptions	19.70.060(F), Open space and parks
19.45.050, Height standards	19.75.090(D), Signs on Marquee, Canopy and Awnings
19.50.020 – 19.50.030, Design review	

* Except adjacent to R1 and R2 Zones.

19.51~~6~~.030 Review process.

~~An overlay~~ Administrative design review approval ~~administrative use permit~~ is required to develop in the Town Center zone~~overlay~~. Provisions regarding the ~~overlay~~administrative design review process~~administrative use permit~~ are found in the Town Center ~~overlay~~ design standards and in Chapter 19.85 UPMC.

19.51~~6~~.040 Design standards and guidelines adopted.

The Town Center ~~overlay~~ design standards are adopted by reference and contained in a separate City design manual titled "Town Center ~~Overlay~~ Design Standards and Guidelines."

- ***Amend UPMC 19.60.050 Off Street Parking Requirements by changing references, from two-family to duplex***

19.60.050 Off-street parking spaces required for particular uses.

Unless otherwise specified the number of parking spaces required is calculated on a per-square-foot basis. For example, if 200 appears in the table next to the use type, then one parking space is required for every 200 square feet of floor area. In commercial centers, the required parking is calculated for each use separately to determine the total amount of parking required. The minimum number of off-street parking spaces required shall be as set forth in the following table:

	Parking Requirements
RESIDENTIAL USES	
Adult Family Home (6 or Fewer)	1 per employee + 2
Assisted Living Facility	0.5 per bed
Affordable Senior Multifamily Housing (1)	0.6
Bed and Breakfast	1 per room
Group Home	0.5 per bed
Mobile/Manufactured Home	1 per unit
Multifamily Housing	
Studio and 1 Bedroom Unit	1 per unit
2 Bedroom Units	1.5 per unit
3+ Bedroom Units	2 per unit
Nursing Home	0.25 per bed
Single-Family Housing (Attached)	2 per unit
Single-Family Housing (Attached) in Small Lot Development	1.5 per unit + 1 guest stall
Single-Family Housing (Detached) in Small Lot Development	2 per unit + 1 guest stall
Single-Family (Detached) and Duplex ~~Two-Family~~ Housing	2 per unit

	Parking Requirements
CIVIC AND RECREATION USES	
Administrative Government Service	400
Animal Control	400
Cemetery/Mortuary	1 per 5 seats
Community Center	200
Community Club	200
Courthouse	200
Cultural Service (Museum, Library)	250
Day Care Center (Exceeds 12)	1 per employee + 1 per 10 clients
High School	1 per employee + 1 per 10 students
Elementary and Intermediate	1 per employee + 10
Hospital and 24-Hour Medical Clinic	1 per employee + 1 per bed
Jail	1 per employee + 0.25 per bed
Postal Service	250 for retail area
Private Club and Lodge	200
Public Safety Service	400
Recreation – Public	2/acre of open space
Recreation – Nonprofit	2/acre of open space
Religious Assembly	1 per 5 seats
Utility and Public Maintenance Facility	400
UTILITIES AND RESOURCE USES	
Utilities Use	
Comm. and Personal Wireless Telecommunication Facility	400*
Essential Public Facilities Use	
Organic Waste Processing Facility	1 per employee + 10
Sewage Treatment Facility	1 per employee + 10
Resource Use	
Agricultural Sale	250
*Note: For telecom towers = 1 per tower.	
COMMERCIAL USES	
Office/Business Uses	
Administrative and Professional Office	400

	Parking Requirements
Veterinary Clinic/Animal Hospital	400
Retail/Services/Entertainment	
Adult Entertainment	200
Amusement and Recreation (Private)	200
Beauty Salon/Barber	400
Building Materials	250
Business Support Service	400
Eating and Drinking Establishment	200
Garden Supply (Nursery)	250
Health Club (a.k.a. Fitness Center)	200
Kennel	1 per employee + 1 per 10 cages
Limited Accessory Retail (MU-O Only)	250
Lodging – Hotel and Motel (No RV)	1 per room
Marina and Other Boating Facility	1 per slip
Medical and Dental Office	250
Mini Casino	200
Movie Theater (Indoor Only)	1 per 4 seats
Mobile, Manufactured and Modular Home Sales	400
Motor Vehicle and Related Equipment Sales	400
Pawn Shop	250
Personal Service (Other)	250
Rental and Repair Service	400
Sales of General Merchandise	250
Tattoo Parlor	250
Video Rental/Sale	250
Wholesale Trade	250
INDUSTRIAL USES	
Boat Building	400 office, 1,000 other
Bulk Fuel Dealer	400 office, 1,000 other
Buy-Back Recycling	400 office, 1,000 other
Contractor Yard	400 office, 1,000 other
Craft Production Facility	400 office, 1,000 other
Food and Related Products	400 office, 1,000 other
Industrial Service and Repair	400 office, 1,000 other
Limited Manufacturing	400 office, 1,000 other
Microbeverage Production Facility	400 office and tasting room, 1,000 other

	Parking Requirements
Motion Picture, TV and Radio Production Studio	400
Printing, Publishing and Related Industry	400 office, 1,000 other
Salvage Yard	400 office
Storage Unit	250
Warehousing, Distr. and Freight Movement	400 office, 2,000 other

(1) "Affordable" means dwelling units priced, rented or leased only to those households earning 80 percent or less of the median household income for Pierce County, Washington. "Senior" means dwelling units specifically designed for and occupied by elderly persons under a Federal, State or local government program or occupied solely by persons who are 62 or older or houses at least one person who is 55 or older in at least 80 percent of the occupied units, and adheres to a policy that demonstrates intent to house persons who are 55 or older.

- ***Amend UPMC 19.60 Off Street Parking Requirements by updating references to zoning districts***

19.60.030 Location.

Off-street parking facilities shall be located as hereinafter specified; where a distance is specified, such distance shall be the walking distance measured from the nearest point of the parking facilities to the nearest point of the building that such facility is required to serve.

A. Surface parking lots within the ~~Town Center (~~TC~~)~~, ~~Mixed Use (~~MU~~)~~, ~~Mixed Use – Office (~~MU-O~~)~~, MU-M and ~~Commercial (~~C~~)~~ zones shall comply with design standards for location of surface parking lots as described in the applicable design standards.

B. For a single-family dwelling, duplexes or multifamily dwellings, the parking facilities shall be located on the same lot or building site as the building they are required to serve.

C. For churches, hospitals, large group homes, institutions, rooming and lodging houses, nursing and convalescent homes, and community clubs, primary parking facilities shall be located not farther than 150 feet from the facility.

D. For uses other than those specified, parking facilities shall be located not farther than 500 feet in the ~~Town Center (~~TC~~)~~ and CC zones and 300 feet in all other zones from the facility.

19.60.080 Cooperative (joint-use) parking facilities.

When two or more uses occupy the same building or when two or more buildings or uses cooperatively share an off-street parking facility, the total requirements for off-street parking and loading facilities shall be at least the sum of the requirements for the greater of the uses at any one time or as allowed by the Director. All applications for cooperative parking shall be reviewed and approved by the Director as an administrative decision. The following review criteria shall be considered by the Director:

A. The applicant shall demonstrate compliance with design standards for encouraging joint-use parking areas within ~~Town Center (TC), Mixed Use (~~MU~~)~~, ~~Mixed Use – Office (~~MU-O~~)~~ and MU-M~~Commercial (C)~~ zones as described in Chapter 19.50 UPMC.

B. The applicant shall demonstrate that there will not be a conflict with the operating hours of the businesses that seek to have cooperative parking.

C. The applicant shall submit a formal cooperative parking agreement.

D. A change of one or more of the uses voids the agreement. A new agreement shall be prepared for consideration.

The discontinuation of a use or uses subject to a cooperative parking agreement shall terminate such agreement and shall require the submittal of a new agreement for the Director's approval.

- ***Amend UPMC 19.65 Landscaping/Trees by updating references to zoning districts***

19.65.095 Difference of standards.

Where there is a difference between the standards listed in this chapter and the specific requirements listed for specific uses, the more stringent will apply. Landscaping design standards and guidelines specified for small lot development, multifamily development, and projects located within the TC, MU, MU-O, MU-M or CC ~~Town Center, Mixed Use, Mixed Use – Office, or Commercial~~ zones shall prevail when conflicts between this chapter and these specific requirements exist. The Director may permit alternative landscaping, as provided in UPMC 19.65.170, when the overall site development plan proposed provides equivalent or better results than required by this title.

- ***Amend UPMC 19.65 Landscaping/Trees by changing references – from two-family to duplex.***

19.65.090 Landscaping.

Landscaping shall be located along street frontages, around the perimeter, in parking areas and/or on other areas of a site in accordance with the following sections and the landscape tables in UPMC 19.65.150(A) and (B). This subsection shall apply to the following:

A. New Development. All new uses shall provide landscaping in accordance with the requirements of this chapter. The landscape tables indicate the particular landscape category which applies to proposed uses. The tables and other sections of this chapter shall be used as standards when landscaping requirements are imposed as part of a discretionary permit review process.

B. Expansions of or Alterations to Existing Uses. The requirements of this section shall apply to remodeling or expansion of existing uses under either of the following conditions: (1) when the remodeling or expansion results in the remodeling of or addition of 10 percent or more of the gross floor area of the existing principal building or, collectively, to any principal buildings in a commercial center; or (2) when the remodeling or expansion results in cumulative improvements to the interior and/or exterior of a structure (except for normal maintenance, repair, and life/safety improvements including but not limited to reroofing, painting, recarpeting, fire sprinkler installation, and improved exiting and accessibility), which within a 12-month period exceeds a cumulative value of 10 percent of the assessed value of the structure as assessed by the Pierce County Assessor's Office. All landscape requirements of this section shall apply to the entire property. The landscape tables indicate the particular landscape category which applies to proposed expansion or alteration. Where conformance with this section would create a nonconformity of parking standards or would conflict with the location of existing buildings on the lot, the Director shall determine how the code is to be applied. The Director shall use landscape averaging by requiring more landscaping in one area and reducing it in another. In determining how to apply the landscaping requirements in such circumstances, the Director shall use the following criteria in deciding which of the landscaping requirements to adjust, listed in the order of highest importance:

1. Compliance with street frontage landscaping standards;

2. Compliance with perimeter landscaping standards;

3. Compliance with internal area of parking lot standards;

4. Compliance with other landscaping standards of this title.

C. Change of Use or Occupancy. When the use of a building or lot changes to another use which does not involve expansion or remodeling as provided in subsection (B) of this section, such use need not provide additional landscaping except under the following circumstances:

1. Additional off-street parking is required, in which case the landscaping required by UPMC 19.65.110 shall be required for all new parking spaces or parking facilities provided.

2. The use is subject to special use permit in which case the review authority shall establish the minimum landscape requirements for the specific use.

3. New uses, storage or other activities will take place outdoors, in which case the requirements of UPMC 19.65.120 shall apply.

4. The previous use did not comply with the requirements of the landscaping regulations in effect at the time it was established.

5. Difference of Standards. Where there is a difference in the standards listed in this section and the specific requirements listed for specific uses, the more stringent will apply. The Director may permit alternative landscaping, as provided in UPMC 19.65.170, when the overall site development plan proposed provides equivalent or better results than required by this title.

6. If contiguous lots are developed jointly, the requirement for perimeter buffering between the jointly developed lots shall not be required.

7. No street frontage landscaping is required for single-family or duplex~~two-family~~ dwellings constructed on a lot of record that existed on the effective date of this code.

19.65.100 Street frontage landscaping.

Any portion of any use, except individual single-family or duplex~~two-family~~ lots that abut~~s~~ a public right-of-way shall install Level III landscaping unless otherwise specified. See Figure 1 in UPMC 19.65.140.

19.65.150 Perimeter landscape tables.

A. Residential, Commercial and Industrial Table.

Existing Uses						
	School or Park	**Single-~~ or Two-~~ Family or Duplex Dwellings**	**Multifamily and Senior Housing**	**Offices and Services**	**Commercial Uses**	**Industrial Uses**
Proposed Uses						
Single-~~ or Two-~~Family or Duplex Subdivisions	L3		L3	L1	L1	L1
Short Plats**	L3		L3	L3	L3	L3
Multifamily and Senior Housing*	L1	L1	L2	L1	L1	L1
Mixed Use	L1	L1	L1/L2***	L3	L3	L2
Religious Assembly and Day Care	L1	L1	L2	L1	L1	L1
Offices and Services	L1	L1	L1	L3	L3	L2
Commercial Uses	L1	L1	L1	L3	L3	L2
Industrial Uses	L1	L1	L1	L2	L2	L3

*Includes mobile home parks

**Required on newly created vacant lots only as a condition of building permit issuance. Installation required prior to building permit final.

***Mixed use projects that are predominantly commercial shall use an L1 buffer. Mixed use projects that are predominantly residential shall use an L2 buffer.

Note: Perimeter landscaping not required when development is adjacent to vacant land.

B. Public Facilities and Utilities Table.

Existing Uses						
	Single- or Two-Family Dwellings	**Single-~~or Two-~~Family or Duplex Subdivisions**	**Multifamily and Senior Housing**	**Offices and Services**	**Commercial Uses**	**Industrial Uses**
Proposed Uses						
Government and Utility Offices	L1	L1	L1	L3	L3	L2
Schools and Parks	L1	L1	L1	L2	L2	L1
Government and Utility Maintenance Facilities	L1	L1	L1	L2	L2	L3
Sewage Treatment Plants	L1	L1	L1	L1	L1	L1
Accessory Utility Facilities	L2	L2	L2	L3	L3	L3

Amend UPMC 19.65 Landscaping/Trees by correcting reference to landscaping level.

19.65.105 Transition landscaping requirements.

Development or redevelopment of uses not permitted in the R1 or R2 zones on those portions of properties that abut or are across a local street (as defined in Chapter 13.20 UPMC) from an R1 or R2 zoned property shall:

A. Install Level I landscaping within the front yard setback abutting all local streets. See Figure ~~3~~ 1 in UPMC 19.65.140.

B. Install a solid 100 percent sight-obscuring six-foot-high fence or wall within or along the required setback along all local streets. The location of the fence or wall shall be approved by the Director. For the purposes of this section, a cyclone fence with slats is not a sight-obscuring fence.

- ***Amend UPMC 19.70.040.A by renaming "home-based day care facilities" to "family day care facilities" and amend description in UPMC 19.70.040.B to be generally consistent with state terminology.***

UPMC 19.70.040 Day care facilities.

A. The purpose of this section is to provide operating criteria to meet the need for quality, affordable and safe day care facilities for adults and children in all areas of University Place. There are two types of day care facilities: ~~home-based~~family day care facilities and day care centers.

B. ~~Home-Based~~Family Day Care Facilities. ~~Home-based~~Family day care facilities operate from a residence and provide child care and early learning services for not more than twelve children. Children include both the provider's children, close relatives and other children irrespective of whether the provider gets paid to care for them. Family day care facilities provide their services in the family living quarters of the day care provider's home.~~are restricted to a maximum of 12 children. Home-based~~Family day care facilities shall be permitted in residential dwellings located in any area zoned for residential ~~and~~or commercial use.

C. Day Care Centers. Day care centers are facilities that operate in places other than a residence~~ with no limited number of clients~~. There are two types of day care centers: adult day care centers, and child day care centers that provide care for thirteen or more children during part of the 24-hour day.

1. Operating Criteria for Day Care Centers.

a. Minimum Fencing/Screening Required. Outdoor recreation areas must be enclosed by a six-foot-high fence.

b. Off-Street Parking. A minimum of one stall for every employee plus one for every 10 children or adults shall be provided. Off-street parking area shall meet the landscaping requirements in UPMC 19.65.110, Parking lot and impervious surface area landscaping.

c. Loading. There shall be an off-street area for loading and unloading children or adults, clearly marked. Adequate vehicle turnaround shall be provided on site for parking and loading so as to preclude the necessity of backing out onto the street.

d. Signs. One sign will be permitted at a size to be determined by the zone classification where the facility is located.

2. Permitted Zones. Day care centers shall be permitted as specified in Chapter 19.25 UPMC, Uses and Zone Classification Tables.

- ***Amend UPMC 19.70.090 by updating references to zoning districts.***

19.70.090 Solid/hazardous waste handling, treatment, and storage facilities.

A. Purpose. The purpose of this section is to use buffering, fencing, and landscaping concepts to:

1. Provide mitigation measures to reduce noise, odor, dust, litter, and lighting impacts on users of the site and abutting uses and to coordinate these measures with the permit requirements of other local and State agencies;

2. Promote compatibility between land uses and unify development with aesthetic screening;

3. Provide mitigation measures for security, vector, and fire control;

4. Provide for potential corrective measures for ground water protection; and

5. Promote the use of water conservation in the design, planting, and maintenance of landscaping.

B. Development Standards. The following development standards are applicable to all solid waste facilities whether or not a solid waste permit is required by State regulations or the Tacoma-Pierce County Health Department, unless otherwise stated. These standards are in addition to the other requirements of each zone classification. Individual facilities requiring a special use permit may be subject to increases to these standards by the Hearings Examiner.

C. Waste Handling Facilities.

1. Applicability. These development standards apply to the following types of facilities:

a. Organic waste processing facility, including any solid waste facility specializing in the controlled composition of organic solid waste and requiring a solid waste permit under Chapter 70.95 RCW, and to any soil treatment or composting facility designed to handle more than 40 cubic yards and which composts a feedstock material other than municipal solid waste;

b. Municipal solid waste (MSW) composting facility, including any MSW composting facility which requires a solid waste permit including a facility located within an enclosed structure; and

c. Transfer station, waste separation recovery facility, and moderate-risk waste facility, including all interim transfer facilities receiving solid waste from off site and which require a solid waste permit under Chapter 70.95 RCW.

2. Buffering. Waste handling facilities shall have a buffer zone around the active area so that the active area is no closer than 50 feet to the facility property line when adjacent to existing public, residential or commercial zones, including the R1, R2, MF-L, MF-H, POS, MU-O, MU, MU-M, NC, TC, and CC zones.

3. Fencing. To impede entry by the public and animals, a waste handling facility shall have perimeter fencing six feet in height with lockable gate; provided, that no sight-obscuring fence constituting a traffic hazard is erected within any required setback flanking a street. Every fence shall be maintained in a condition of good repair and shall not be allowed to become or remain in a condition of disrepair including, but not limited to, noticeable leaning, sagging, missing sections or broken supports.

4. Landscape Screening. To be adequately screened to prevent blowing of litter and minimize noise and dust nuisances, a waste handling facility shall have a perimeter landscaping area which is not less than

20 feet in width. Landscape screening shall be designed and maintained so as not to impair vehicle visibility at corner intersections or adjacent to points of ingress and egress. Landscape planting screens shall be planted according to an approved site plan, with due consideration to seasonal planting conditions, irrigated as necessary, and permanently maintained. All planting material which does not live shall be replaced within the next planting season. Landscaping areas shall incorporate the following elements:

a. A perimeter, sight-obscuring earth berm when adjacent to existing public, residential, or commercial uses or public, residential, or commercial zones, including the R1, R2, MF-L, MF-H, POS, MU-O, MU, MU-M, NC, TC, and CC zones, at least three feet high with a slope of not more than 40 percent (1:2.5) on the side away from the active area, and terraced and/or planted with groundcover to minimize erosion;

b. At least one row of deciduous and evergreen trees, staggered and spaced not more than 15 feet apart;

c. At least one row of evergreen shrubs spaced not more than five feet apart which will grow to form a continuous hedge at least five feet in height when adjacent to existing public, residential, or commercial uses or public, residential, or commercial zones, including the R1, R2, MF-L, MF-H, POS, MU-O, MU, MU-M, NC, TC, and CC zones; and

d. A mixture of lawn, low-growing shrubs, or hardy evergreen groundcover over the balance of the area.

5. Use of Existing Vegetation to Satisfy Requirements. The applicant is responsible for submitting to the City an alternative conceptual landscape plan, supporting photographs, and a brief explanation as to how the alternative plan satisfies the intent of the landscaping required for each type of facility. Supplemental plant material may be required to be installed within the natural landscape area, critical area, or critical area buffer to fully comply with the intent of this section.

D. Drop Box Transfer Station. This section applies to all drop box transfer stations receiving solid waste from off site and requiring a solid waste permit under Chapter 70.95 RCW.

1. Fencing. To impede entry by the public and animals, a drop box transfer station shall have perimeter fencing six feet in height with lockable gate; provided, that no sight-obscuring fence constituting a traffic hazard is erected within any required setback flanking a street. Every fence shall be maintained in a condition of good repair and shall not be allowed to become or remain in a condition of disrepair including, but not limited to, noticeable leaning, sagging, missing sections or broken supports.

2. Landscape Screening. To be adequately screened from residential development, a drop box transfer station shall have a perimeter landscaping area of mixed evergreen trees and shrubs that is not less than six feet in width when adjacent to existing public, residential, or commercial uses or public, residential, or commercial zones, including the R1, R2, MF-L, MF-H, POS, MU-O, MU, MU-M, NC, TC, and CC zones. Landscape planting screens shall be planted according to an approved site plan, with due consideration to seasonal planting conditions, irrigated as necessary, and permanently maintained. All planting material which does not live shall be replaced within the next planting season.

- ***Amend UPMC 19.70.120 by changing references, from two-family to duplex***

19.70.120 Manufactured housing.

Manufactured homes are permitted in all zones that permit single-family detached and duplex~~two-family~~ housing provided:

A. The manufactured home shall be a new manufactured home;

B. The manufactured home shall be set upon a permanent foundation, as specified by the manufacturer, and the space from the bottom of the home to the ground shall be enclosed by concrete or an approved concrete product which can be either load bearing or decorative;

C. The manufactured home shall comply with all design standards applicable to all other homes within the neighborhood in which the manufactured home is to be located;

D. The home is thermally equivalent to the State Energy Code; and

E. The manufactured home otherwise meets all other requirements for a designated manufactured home as defined in RCW 35.63.160.

- ***Amend UPMC 19.70.130 by updating references to zoning districts.***

19.70.130 Drive-through and drive-up facilities.

A. Purpose. The purpose of this section is to recognize that drive-through and drive-up uses may be appropriate at some locations; provided, that such uses are located in consideration of adjacent land uses, traffic patterns, aesthetics compatibility, vehicular/pedestrian conflicts, noise, light and glare, odor and emissions, and litter.

B. Where Permitted. Drive-through and drive-up uses are permitted as an accessory use to any principal use allowed in the following zones subject to the standards included in this section and a conditional use permit if applicable:

1. Neighborhood Commercial.

2. Mixed Use~~ District~~.

~~3. Commercial.~~

3~~4~~. Community Commercial~~Town Center zone south of 37th Street West~~. Proposed drive-through facilities located in Community Commercial~~Town Center~~ zoned parcels south of 40th Street and west of Bridgeport Way West require a Conditional Use Permit.

C. Exemptions. Uses regulated by this section include any use that utilizes a drive-through or drive-up as part of their service to customers. Examples include but are not limited to automobile services, restaurants including espresso stands, financial institutions, retail and service uses and drop boxes. The following uses are exempt from this section:

1. Delivery and loading spaces required pursuant to Chapter 19.60 UPMC.

2. Drop boxes, including library, bank and video drop boxes.

3. Hotel porticos and valet parking services.

4. Curbside to go services where a parking stall is reserved for a customer who calls in a to-go order. The customer may or may not get out of the car. One stall is allowed per restaurant use.

D. Standards. Where permitted, drive-through and drive-up facilities shall comply with the following standards; except that where drive-through and drive-up uses are nonconforming, these standards shall apply to all major improvements or major redevelopments.

1. To achieve the ~~Town Center~~ vision of a pedestrian oriented zone, in addition to this code section, drive-through and drive-up facilities located within the TC and CC~~Town Center~~ zones shall comply with the following requirements.

a. Where drive-through or drive-up facilities are proposed to be located within existing commercial centers, a minimum of two of the following requirements shall be met:

(1) An additional pedestrian connection between the public street and the principal building within the shopping center.

(2) An additional pedestrian connection to a second public street for shopping centers with two or more street frontages.

(3) Provide two additional pedestrian connections between parking areas located within the center and buildings within the center.

(4) Provide an additional 750 square feet of plaza area within the shopping center. The plaza area shall be improved in accordance with Chapter 19.52 UPMC.

(5) Provide a pedestrian connection from the principal building to a neighboring property.

(6) Provide enhanced walkways that exceed the design standards through landscaping and design.

(7) Provide enhancement to an existing pedestrian connection within the commercial center, or~~. Or~~ upgrade the existing connection to current pedestrian connection standards as described in subsection (D)(1)(b) of this section.

(8) Provide amenities that achieve the goal of the Town Center that meet or exceed the options listed above and are approved by the Director.

b. Pedestrian connections shall be a minimum of five feet wide. Raised walkways are preferred. The City may consider alternative designs where major design challenges exist. The walkways shall be differentiated from the parking area by use of alternate materials or finishes. Paint striped walkways would not be allowed to meet this requirement. Alternate materials can include but are not limited to: concrete, pavers, stamped and painted asphalt, or others subject to City approval.

2. Traffic and Circulation.

a. Except at entry and exit points, drive-through stacking lanes shall be separated physically (i.e., by a wall, raised curb or landscape planter) from the parking lot, and shall comply with the following capacity standards:

Use	Length of Stacking Lane(s)
Bank/Retail	3 – 6 cars, depending upon volume
Restaurants	8 – 12 cars, depending upon volume
Automobile Service, Other	Determined on an individual basis, depending on volume

b. The entrance and exit from a drive-through lane, or designated drive-up parking spaces, shall be internal to the site and not a separate entrance/exit to or from the street.

c. The drive-through stacking lane shall be situated so that any overflow from the stacking lane shall not spill out onto public streets or major circulation aisles of any parking lot.

d. Drive-through lanes and drive-up spaces shall be located in the rear or side yards and shall not be placed between a street and the building. See Diagram 1.

e. Reserved parking spaces for drive-through orders may be required.

f. Vehicle conflicts with pedestrians and bicycles shall be minimized.

3. Landscaping and Screening.

a. Drive-through windows, menu boards, stacking lanes, drop-offs, and drive-up spaces shall be located to minimize impacts to adjacent properties and screened from the public right-of-way to the maximum extent possible. At a minimum, a berm or wall and Level III landscaping shall be required.

b. The drive-through, drop-off or drive-up facility shall be buffered and visually screened from residential development with a wall and Level I landscaping, or by other equivalent natural or constructed barriers, such as other commercial development.

4. Architecture. Drive-through elements shall be architecturally integrated into building design and not appear to be applied or stuck on to the building.

Not Architecturally Integrated

Architecturally Integrated

5. Noise.

a. The project applicant shall provide the plans and specifications for any potential noise sources, such as intercom system, trash compactor, etc. Plans shall include measures to mitigate any potential adverse impact from such noise sources. Plans shall include calculations from a qualified design professional specializing in environmental acoustics.

b. Speakers at drive-through facilities shall not be audible to adjacent residential uses or disturbing to adjacent nonresidential uses. Sound attenuation walls or other mitigation measures shall be required as necessary.

c. Speaker boxes of any point-to-point intercom system shall be oriented away from residential development and other sensitive receptors located in the general area of the drive-through facility.

d. Outdoor maintenance and cleaning activities shall be limited if determined necessary by the City to achieve compatibility with surrounding land uses.

e. The on-site manager shall not permit any loud music, noise or other sounds by means of radio, or other broadcasting apparatus or device, and shall not permit fighting, quarreling, loitering, or loud noise or other nuisance which disturbs the quiet and peace of the premises or the neighborhood.

f. Hours of operation shall be limited as determined necessary by the City to achieve compatibility with surrounding land uses.

6. Emission Control. Drive-through and drop-off lanes and drive-up spaces shall not be located adjacent to plazas and other pedestrian use areas, other than walkways, and are discouraged adjacent to nonresidential buildings within 30 feet of the proposed lane. Drive-through stacking lanes shall not be located within 50 feet of any residential uses.

7. Light and Glare. All lighting fixtures shall be designed, installed and maintained so as to direct light only onto the subject property.

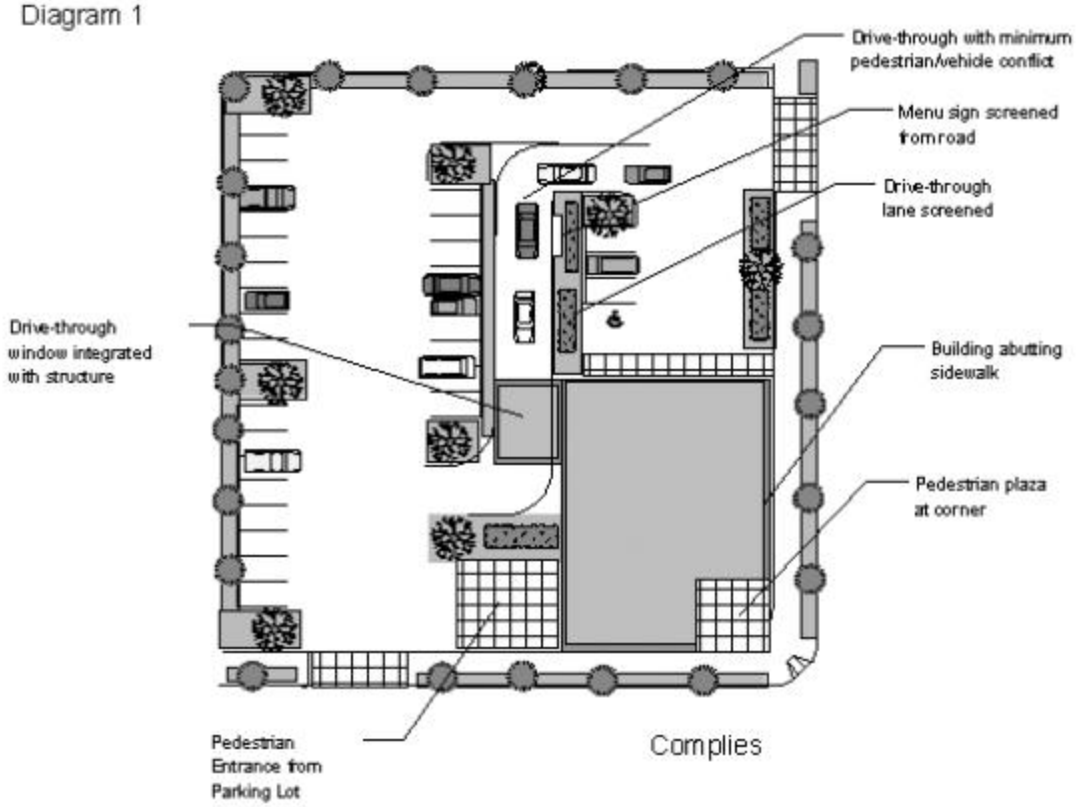
8. Maintenance. The site shall be maintained in a litter-free condition and no undesirable odors shall be generated on the site. The on-site manager shall make all reasonable efforts to see that the trash or litter originating from the use is not deposited on adjacent properties. Trash enclosures and bins shall be enclosed on all sides to suppress odors and prevent spillage of materials. Graffiti shall be removed within 48 hours.

E. Additional Conditions. The standards in this section constitute the minimum deemed necessary under general circumstances and in most cases to prevent adverse effects from drive-through facilities. Other and further standards may be required as conditions of approval to ensure that such uses are consistent with the Comprehensive Plan and findings required to grant a conditional use permit if one is required.

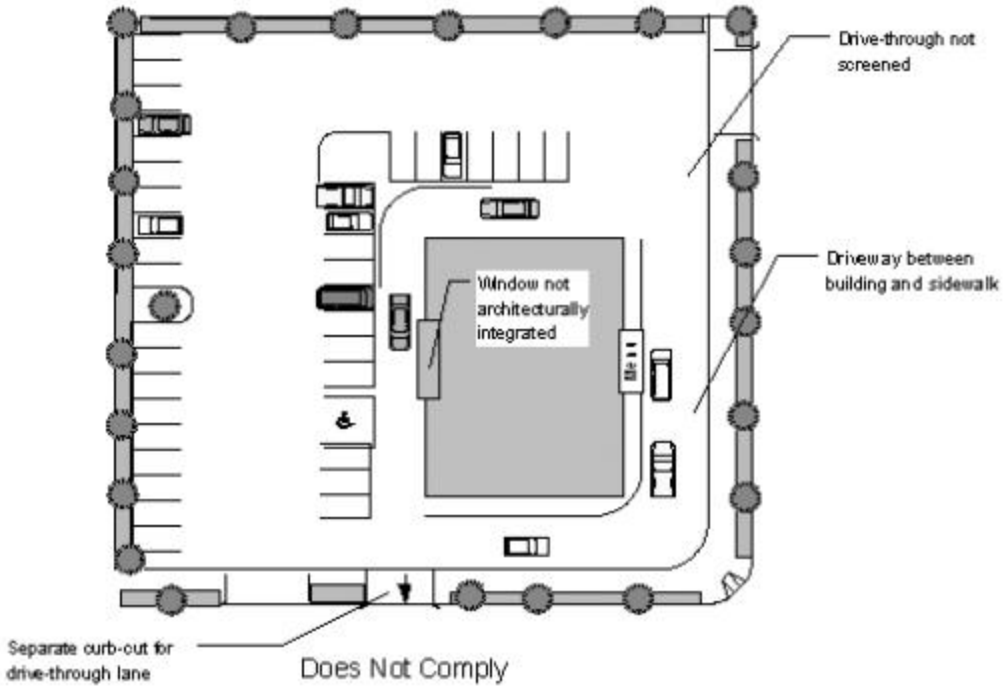
F. Continuation of Use. If any nonconforming drive-through or drive-up facility is discontinued for a period of 12 months or longer, any new drive-through facility shall comply with these standards.

1. A nonconforming drive-through lane or drive-up may relocate to a more conforming location consistent with this section.

Diagram 1



Complies



Does Not Comply

Note: This diagram is for illustrative purposes only and NOT intended to dictate required site layout or design

- ***Amend UPMC 19.75.080 by updating references to zoning districts.***

19.75.080 Specific sign requirements table.

The following requirements apply to specific sign types. The Director may prescribe reduced area and height, more controlled illumination and greater setback as a condition of any special use permit approval.

Commercial Zones (TC, NC, MU, MU-O, MU-M, CC, LI-BP~~IB~~)						
Type of Sign	**Permit Required**	**Area (Sq. ft.)**	**Height (feet)**	**Setback* (feet)**	**Number of Signs**	**Other Requirements**
A-Board **	Yes (temporary)	12 per face		5 to 20	1 per 50' of frontage	Setback 5' from ROW; setback 20' from intersections
Banner **	Yes (temporary)	24			1 per tenant	
Billboard	Prohibited					
Bus Shelter	Yes					Subject to Pierce Transit agreement
Changing Message	Yes		10	0 100	1	Allowed only in NC zone; 100' setback measured from center of any controlled intersection
Charitable Event	Yes (temporary)	16	10	0	1 per site	Nonilluminated; may be placed 7 days prior to event; removed 2 days following the event
City Gateway	No	32	10	0	1	Greater height, number, and size subject to Director approval
Construction	No	16	5	5	2 per street frontage	May be placed on site upon filing complete and valid land use or building permit application; may be in place until project has received final approval
Directional	No	6	3	0	1	1 per entrance or 1 per exit
Flags	No	20	10	0	1	Nongovernmental flags subject to stated requirements;

						government flags are exempt from requirements
Freestanding Single Tenant	Yes	32	10	0	1 to 2	1 abutting street of highest classification; if signs are 100' apart, a second sign is permitted on secondary street
Freestanding Two to Five Tenants	Yes	40	10	0	1 to 2	1 abutting street of highest classification; if signs are 100' apart, a second sign is permitted on secondary street
Freestanding Six or More Tenants (Commercial Centers)	Yes	50	10	0	1 to 3	1 abutting street of highest classification; if > 300' street frontage, a second sign placed 100' from first sign is permitted; an additional sign is also permitted on a secondary street
Historic Markers Plaques/Gravestones	No					
Incidental	No	2				Size limitation shall not apply to signs providing directions, warnings or information when established and maintained by a public agency
Kiosks	Yes	20	8	0		Reviewed and approved on individual basis
Medical Emergency/Public Safety	Yes	20	10	0	1	Greater height, number, and size subject to Director approval
Menu	Yes	45	7	0	2	N/A
Murals	No					Commercial messages or business identification is not permitted
Nameplates	No	6				

New Residential Development	Yes (temporary)	16	10	15	1 per street frontage	Two-year period
Official Legal Notices	No	Exempt	Exempt			Notices issued and posted by public agency or court
Off-Premises Advertising	No	25% of on-premises sign	10	0		Permitted only as subordinate use to a properly permitted existing on-premises sign located on abutting property
Political **	No	3	3	0		Area and height requirements apply only to signs at the edge of public right-of-way
Personal Message	Yes	3	5*	0	1 per lot	Nonilluminated *if free-standing
Plaques, Tablets, or Inscriptions	No	3				Nonilluminated, indicates name of building; date of erection, or commemorative information; integral part of building structure; or attached flat to face of building
Projecting	Yes	20	Height of building	10	1	In lieu of freestanding sign; project 5' from building wall; extend no more than 2' from face of curb; clearance ≥ 10'
Promotional	Yes (temporary)			5 to 20	No limit	Setback 5' from ROW; setback 20' from intersections; 5-day time period, may be approved in conjunction with temporary sign under same permit fee
Real Estate	No (temporary)	12	6	0	1 per tax lot	Nonilluminated; removed 15 days after sale, lease, or rental of property
Religious	Yes	36	10	0	1 per street frontage	

Religious Symbols	No					
Residential Development	Yes	32	10	0	1	
Residential Open House A-Boards	No	5, ≤ 2 faces		5 from ROW	1 to 4	Permitted during daylight hours only; a realtor, seller, or agent must be on property; 1 per street frontage, 3 off-premises for any single development
Roof	Yes	≤ 15% of building facade	Shall not project above building	0		Prohibited unless placed on parapet or incorporated into building to provide overall finished appearance
State, City, or Public Service Company	No					Signs indicating danger, aids to service or safety
Street Banners – Decorations	Yes					Permitted in accordance with UPMC Title 13
Special Event	Yes (temporary)	30		5	5 on premises	45-day time period for each event; this time is included in the limit for temporary signage
		4			6 off-premises	
Street Banners **	No			0		
Strings of Incandescent Lights	No			0		Lights shall not exceed 25 watts per bulb
Traffic Control	No					Traffic direction signs or Adopt-A-Road litter control program signs
Temporary Use	Yes (temporary)	12 per face		5	1 A-board	Subject to temporary sign requirements; displayed for duration of permitted temporary use
		24			1 banner	
Under-Marquee	Yes	7	8' clearance, sign 12"	2	1 per business	8' clearance from sign to walking surface below, sign height 12", sign must swing
Wall	Yes	15% of building facade		0		18" in thickness

Window	Yes	20% of window		0		7-day time period; > 30 days is considered wall sign and subject to wall sign standards
Yard Sale **	No	3	3	0	1 on premises3 off premises	

* The sign owner must provide proof that the sign will not adversely impact the clear-view triangle as specified in UPMC Title 13.

** Additional requirements are listed in UPMC 19.75.090, Specific sign requirements.
Exemption from the sign permit provisions of this chapter shall not be deemed to grant authorization for any sign constructed, erected or located in any manner in violation of the provisions of this chapter or any other laws or ordinances of the City or the State of Washington, including the prohibition against placing signs upon City right-of-way.

- ***Amend UPMC 19.85.050 by updating references to zoning districts***

19.85.050 Administrative design review.

A. Purpose. The purpose of this section is to establish procedures for the review of small lot and multifamily developments for which design review is required. In addition, these procedures apply to projects that are subject to compliance with the design standards and guidelines for the MU, MU-O and MU-M~~C~~ zones per Chapter 19.50 UPMC, ~~or~~ the TC zone per Chapter 19.51 UPMC, and the CC zone per Chapter 19.52 UPMC. The design review process is intended to enable the City to evaluate development proposals with respect to architectural design, landscape design, urban form, pedestrian and vehicular circulation, utility design, and site characteristics. The process allows the City to condition development proposals to ensure their compatibility with adjoining uses, compliance with development regulations, and consistency with comprehensive plan goals, objectives and policies. The process is intended to ensure that all critical design issues are addressed early in the site planning and review stages of project development.

B. Authority. The Director is authorized to review development proposals subject to administrative design review. The Director may approve, approve with conditions, modify and approve with conditions, or deny, the application for administrative design review. The City shall grant design approval when the Director has determined that the criteria listed in subsection (C) of this section have been met by the proposal. The Director may impose specific conditions upon the use, including an increase in the standards of this title, which will enable the Director to make the required findings in subsection (C) of this section. These conditions may include, but are not limited to: restrictions on locations of structures and uses; structural restrictions that address safety, noise, light and glare, vibration, views, aesthetics, and other impacts; and increased buffering requirements, including open space, berms, fencing and landscaping.

C. Criteria for Administrative Design Review Approval. Before any administrative design approval may be granted, the Director shall adopt written findings showing that the following criteria are met by the proposal:

1. The proposed use and site design will not: be detrimental to the public health, safety, and welfare; injurious to property or improvements in the vicinity; or adversely affect the established character of the surrounding vicinity.

2. The proposed use and site design will meet or exceed all applicable development, performance and design standards and conform to the intent of the design guidelines that apply to the specific use, location, or zoning classification.

3. The proposed use and site design will be consistent and compatible with the goals, objectives and policies of the comprehensive plan.

4. All conditions necessary to lessen any impacts of the proposed use are measurable and can be monitored and enforced.

D. Application Procedures. Administrative design review is classified as a Type II application. The processing procedures for this application are described in Chapter 22.05 UPMC.

E. Pre-application Review. Applicants are encouraged to schedule a pre-application meeting with the City's technical review committee prior to formal project application. An applicant may present schematic sketches and a general outline of the proposal for a preliminary staff review. The meeting is intended to provide a prospective applicant with information concerning application procedures, submittal requirements and design standards and guidelines that may be applicable to the proposal. The meeting is also intended to provide a prospective applicant with early input and initial design direction from City staff on the proposal. The completion of this pre-application review process does not vest any future application.

F. Final Design Review. The Director may determine that a design submittal generally meets the criteria listed in subsection (C) of this section but includes specific design elements that will require a more detailed review later in the design process to demonstrate full compliance. In such case, the Director may grant design review approval subject to the submittal and approval of additional detailed plans. This final design review is intended to ensure that all specific design issues identified during the Director's initial review are fully addressed prior to issuance of a building permit, site development permit or other construction permit.

G. Submittal Requirements. Application for administrative design review shall be submitted on forms provided by the City. A minimum of 10 sets of the following plans, materials, and other applicable information shall be submitted with the application in clear and intelligible form:

1. A site plan drawing at a scale of not less than one inch per 50 feet that shows:

a. The location of all existing and proposed structures and improvements, including, but not limited to, fences, culverts, bridges, roads and streets on the subject property;

b. The boundaries of the property proposed to be developed and, if the property is to be subdivided, the boundaries of each proposed lot within the property;

c. All proposed and existing buildings and setback lines, including those located on adjoining properties;

d. All areas to be preserved as buffers or to be dedicated to a public, private, or community use or for open space and information regarding the percentage of area covered and size and type of existing vegetation to be removed or to be retained;

e. All existing and proposed easements;

f. The locations of all existing utility structures and lines;

g. The stormwater drainage systems and management plan for existing and proposed structures and parking facilities;

h. All means of vehicular and pedestrian ingress and egress at the site and the size and location of driveways, streets and roads;

i. The design of off-street parking areas showing the size and location of internal circulation and parking spaces;

j. The location and design of trash enclosure areas, exterior lighting, exterior signage, mechanical and utility facility areas;

2. Elevation plans drawn to scale for each building or structure elevation. Additions and alterations to existing structures shall be clearly identified on the plans. Design details such as exterior finish materials and textures, lighting and other fixtures, and design elements such as belt courses, brackets, chimneys, cornices, roof overhangs, window trim, sills and sashes shall be identified to assist with the review process;

3. Sign plan showing the location, dimensions, area, design, material, color and methods of illumination of all exterior signs;

4. Exterior mechanical device screening plans that identify the building elevation and site plans of all proposed exterior mechanical devices, including roof-mounted equipment, and proposed screening;

5. Landscape plan drawn to scale showing the locations of existing trees to be removed and to be retained on the site, the location of proposed landscaping, and location and design of irrigation systems. In addition, a plant schedule indicating species, varieties, sizes and numbers of plants to be installed, and planting specifications shall be submitted. The documentation should meet the requirements of Chapter 19.65 UPMC and demonstrate compliance with applicable design standards and guidelines;

6. Topographic map that delineates contours, both existing and proposed, at intervals of two feet, and that locates existing streams, wetlands, forested areas and other natural features;

7. A grading plan showing existing and proposed grades;

8. The existing zoning district of the proposed development site and any other zoning district within three hundred feet of the site;

9. Impervious surface calculations, including: the proposed number of square feet of surfaces covered by buildings, driveways, parking lots, or any other structure covering land; the total number of square feet in the entire proposed development site; and the percentage of the site covered with impervious surface;

10. The proposed number of dwelling units and number of bedrooms in the development;

11. The proposed number of square feet in gross floor area for each residential and nonresidential use; and

12. For properties containing critical areas or their regulated buffers, all informational requirements specified in UPMC Title 17, Critical Areas, shall be included in the design review submittal.

H. Waiver of Submittal Requirements. The Director may waive the submittal requirement for any of the items listed in subsection (G) of this section when, in the reasonable discretion of the Director, the item is inapplicable or unnecessary for the completion of the design review.

I. Request for Additional Information. The Director may require the applicant to submit additional information or material that is necessary for the proper review of the application.

J. Performance Bond. The Director may require as a condition of administrative design review approval that the applicant furnish the City with a performance bond, or other form of guarantee deemed acceptable by the City Attorney, to secure the applicant's obligation to complete the provisions and conditions of the design submittal as approved. If a performance guarantee is required under this section, the property owner shall provide the City with an irrevocable notarized agreement granting the City and its agents the right to enter the property and perform any necessary work.

Critical Areas Amendments Required Per Commerce Checklists

- ***Amend definition of fish and wildlife habitat areas to match the amended definition enacted by the state legislature in 2012 per RCW 36.70A.030 (5).***

UPMC 17.10.005
"Fish and wildlife habitat areas" means:

A. Areas which have a primary association with federally listed endangered, threatened or candidate species, and which, if altered, may reduce the likelihood that the species will maintain and reproduce over the long term, or

B. Areas that have been documented by WDF&W as habitat for state listed endangered or threatened species, or

C. Creeks listed in UPMC 17.25.040.

"Fish and wildlife habitat areas" does not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of and are maintained by a port district or an irrigation district or company.

Impact Fee Amendments Required Per Commerce Checklists

- ***Amend park impact fees to be consistent with state revised encumbrance period of 10 years per RCW 82.02.070 and 080. Amend UPMC 4.55.110 Refunds, to read:***

UPMC 4.55.110 Refunds
A. If the City fails to expend or encumber the appropriate impact fees within ten ~~six~~ years of when the fees were paid, or within such other time periods as established pursuant to UPMC 4.55.100, the current owner(s) of the property on which impact fees have been paid may receive a refund of such fees.

- ***Amend traffic impact fees to be consistent with state revised encumbrance period of 10 years per RCW 82.02.070 and 080. Amend UPMC 4.65.120 Impact fee refunds, to read:***

UPMC 4.65.120 Impact fee refunds

A. The current owner of property on which impact fees have been paid may receive a refund of such fees if the impact fees have not been expended or encumbered within ten ~~six~~ years of their receipt by the City. In determining whether impact fees have been expended or encumbered, impact fees shall be considered expended or encumbered on a first-in, first-out basis from the date of receipt.

University Place
WASHINGTON

Memo

DATE: September 30, 2015

TO: City Council

FROM: David Swindale, Director, Planning and Development Services

SUBJECT: Regional Growth Center Subarea Plan Ad-Hoc Advisory Committee

On December 10, 2014 the Puget Sound Regional Council designated an existing 465 acre commercial, multifamily and mixed use area within University Place a "Provisional Regional Growth Center. In order to obtain a non-provisional designation as a Regional Growth Center, the City is required to adopt a subarea plan for the regional growth center within two years of provisional designation.

Anticipating this requirement the City Council adopted developing a subarea plan for the Regional Growth Center as a 2015-2016 City Council Goal. Further, Policy LU12B of the 2015 Comprehensive Plan update directs the City to develop and implement a subarea plan for the Regional Growth Center, focusing on three districts the Town Center District, the 27th Street Business District and the Northeast Mixed Use District; and

There is a diverse collection of interests represented in the three districts of the subarea planning area that would be benefit from the formation of a Subarea Plan Ad-hoc Advisory Committee. The Ad-hoc Committee would develop the project scope, assist in the selection of a consultant(s) conduct community outreach, develop conceptual subarea plans propose guiding policies, zoning entitlements, development and design standards, and provide recommendations to the Planning Commission and City Council.

In 2009 the City Council appointed a Regional Growth Center Ad-Hoc Advisory Committee to recommend the area, goals, policies and regulations for a Regional Growth Center made up of two members of the Planning Commission, two members of the Economic Development Commission, one member of the Parks and Recreation Commission, one member of the Community Oriented Policing Commission and three members at large to advise the Planning Commission and City Council on the area, goals, policies and regulations for a Regional Growth Center

Staff recommends a similar ad-hoc advisory committee makeup be appointed to as soon as possible to commence subarea planning this winter in order to meet the two year deadline set by PSRC.

A draft scope of work and PSRCs Regional Center Subarea Planning guidance is attached.

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3715 Bridgeport Way West
University Place, WA 98466
Tel 253.566.5656
Fax 253.566.5658
www.CityofUP.com

UP REGIONAL GROWTH CENTER SUBAREA PLAN
DRAFT WORKPLAN

PHASE I - AD-HOC COMMITTEE / CONSULTANT SELECTION			
GROUP	**ACTION**	**OUTCOME**	**NOTICE**
Staff	Develop Draft Scope of Work	Draft Scope of Work	Send to PSRC for Comment
City Council	Introduction to Subarea Plan	Direction to prepare Ad-Hoc Advisory Commitee Resolution	Normal Council Notice
City Council	Consider Resolution Appointing Ad-Hoc Committee	Resolution Appointing Ad-Hoc Committee	Normal Council Notice
Ad-Hoc Committee	Introduction to Subarea Planning	Review Draft Scope of Work	Public Meeting Notice
Staff	Draft and Publish RFP	RFP Responses	
Staff	Develop Subarea Plan Map	Subarea Plan Map	
	RFP Deadline		
Staff / Ad-hoc Committee	Review RFPs	Select 3 Consultants to Interview	
Staff / Ad-Hoc Committtee Officers	Interview Selected Consultants		
Staff	Select and Notify Successful Consultant		
Staff/Consultant	Finalize Scope of Work / PSA	PSA	
Staff	Create Subarea Facebook Page / Twitter	Facebook and Twitter Accounts	Web, Facebook Twitter
Staff	Document Progress	Phase I Staff Report	
Planning Commission	Progress Update	Comments Suggestions	Normal Commission Notice
City Council	Progress Update	Comments Suggestions	Normal Council Notice
Staff	Notify PSRC on Progress		

UP REGIONAL GROWTH CENTER SUBAREA PLAN
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PHASE II - DESIGN WORKSHOPS / VISIONS / COCPETUAL SITE PLANS / GOALS, POLICIES AND ACTIONS			
GROUP	**ACTION**	**OUTCOME**	**NOTICE**
Staff & Consultant	Develop District Inventories and Profiles including economic / market study, population / housing capacity / utility capacity/ transportation analysis	**Staff Report II-A** with inventories and profiles	
Ad-Hoc Committee, Consultant & Staff, Public	Introduction to Subarea Planning - SWOT Analysis and/or Visual Preference Survey	**Staff Report II-B** with SWOT and Visual Preferences Survey Results	**
Ad-Hoc Committee, Consultant & Staff, Public	Design Charrettes	**Staff Report II-C** with draft District Visions, Brands and Conceptual Site Plans	**
Ad-Hoc Committee, Staff	Develop Goals, Polices and Actions to achieve the Vision	**Staff Report II-D** including proposed goals, policies and actions for each district and the subarea.*	**
Staff	Notify PSRC on Progress	PSRC Comments	
Staff	Combine IIA-IIC Staff Reports	**Phase II Staff Report**	
Planning Commission	Progress Update	Comments Suggestions	Normal Commission Notice
City Council	Progress Update	Comments Suggestions	Normal Council Notice

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PHASE III - ENTITLEMENTS / ZONING / DEVELOPMENT AND DESIGN STANDARDS / INFRASTRUCTURE			
GROUP	**ACTION**	**OUTCOME**	**NOTICE**
Staff & Consultant	Draft Amendments to Zoning Code, Design Standards, Public Work Standards	**Staff Report III-A** - Proposed use, density, height, setback, density and design standards*	
Ad-Hoc Committee, Staff, Public	Review Draft Amendments to Zoning Code, Design Standards, Public Work Standards	**Staff Report III-B** Draft Amendments to Zoning Code, Design Standards, Public Work Standards*	**
Staff	Infrastructue needs analysis	**Staff Report III-C** Funding and Capital Improvement Plans	
Staff & Consultant	Draft Subarea and District Plans	**Staff Report III-D** 1st - Draft Subarea and District Plans*	
Ad-Hoc Committee, Consultant, Staff, Public	Review and Recommendations	2nd Draft Subarea and District Plans	**
Staff	Combine IIIA-IIID Staff Reports	**Phase III Staff Report***	
Staff	Notify PSRC on Progress	PSRC Comments	
Planning Commission	Progress Update	Comments Suggestions	Normal Commission Notice
City Council	Progress Update	Comments Suggestions	Normal Council Notice

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PHASE IV - REVIEW / ADOPTION			
GROUP	**ACTION**	**OUTCOME**	**NOTICE**
Staff	Complete SEPA Checklist	Threshold Determination	Ecology, Tacoma, Utilities, etc.
Staff	SEPA Publication		
Staff	Send Draft to State Agencies per GMA	State Agency Comments	
Staff	Send PSRC per RGC Requirements	PSRC Comments	
Staff	Update Phase III Staff Report with noice and comment informaiton	Phase IV-A Staff Report	
Planning Commission, Ad-Hoc Committee, Consultant, Staff, Public	Review 2nd Draft Subarea and District Plans	3rd Draft Subarea and District Plans	Normal Commission Notice +**
Planning Commission	Public Hearing	Public Testimony	**
Staff	Update Phase IVA Staff Report with testimony summary	**Phase IV-B Staff Report***	
Planning Commission	Review and Recommendations	4th Draft Subarea and District Plans	Normal Planning Coommission notice **
Staff	Notify PSRC on Progress	PSRC Comments	
Staff	Report on SEPA, State and PSRCComments	**Phase IV-C Staff Report**	
City Council, Planning Commission, Ad-Hoc Committee, Consultant, Staff, Public	Review 4nd Draft Subarea and District Plans	Council Comments	Normal Council meeting notice +**
Staff	Update Phase IVC Staff Report with Council Comments / Changes	**Phase IV-D Staff Report***	
City Council, Public	Public Hearing	Public Testimony	Normal Council meeting notice +**
Staff	Update Phase IVD Staff Report with Summary of Public Testimony and Council Comments / Changes	**Phase IV Staff Report***	
City Council, Public	Consideration	Fianl Subarea Plan	Normal Council meeting notice +**
Staff	Send Subarea Plan to PSRC	PSRC Approval	
Staff	Send Subarea Plan to GMA Services		

* Repeat Staff Reports as needed to move to next task.

** Web, Facebook, Twitter, direct mail to district property owners and tenants, public notice

Business of the City Council
City of University Place, WA

Proposed Council Action:

Adopt a resolution opposing City of Tacoma Proposition No. 3, which includes a 1.5% Utility Company Earnings Tax for Tacoma street improvements only to the extent that passage of that measure results in University Place residents paying an increased Tacoma utility tax on electrical power without the opportunity to vote on the measure.

Agenda No: 14
Dept. Origin: City Attorney
For Agenda of: October 5, 2015
Exhibits: Resolution

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

SUMMARY / POLICY ISSUES

The City Council of the City of Tacoma adopted Amended Resolution No. 39236 and has placed Proposition No. 3, 1.5% Utility Company Earning Tax for Tacoma Street improvements on the November 3, 2015 ballot for Tacoma voters. If approved, the effect will be an increase to Tacoma's utility tax on the earnings of natural gas, electric and phone companies, including the City of Tacoma-owned Tacoma Power, which provides utility service to customers in University Place.

Utility companies may choose to pass this cost on to their customers through their rates, though the Tacoma City Council could, by separate action, have to approve any Tacoma Power rate change to its customers. Tacoma's expressed use of the increased tax revenue is to exclusively finance citywide street maintenance improvements and safety upgrades in the City of Tacoma. If this proposition passes and the Tacoma City Council passes the tax on to all ratepayers, the result will be City of University Place residents subsidizing road maintenance for another city while road maintenance issues within University Place remain to be addressed.

The City Council of the City of University Place desires to express its opposition to any action by the Tacoma City Council that results in University Place residents paying an increased Tacoma utility tax on electrical power to repair Tacoma streets, without the opportunity to vote on the measure.

RECOMMENDATION / MOTION

MOVE TO: Adopt a resolution opposing City of Tacoma Proposition No. 3, which includes a 1.5% Utility Company Earnings Tax for Tacoma street improvements only to the extent that passage of that measure results in University Place residents paying an increased Tacoma utility tax on electrical power without the opportunity to vote on the measure.

AGENDA

RESOLUTION NO. ____

A RESOLUTION OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, OPPOSING CITY OF TACOMA PROPOSITION NO. 3 WHICH INCLUDES A 1.5% UTILITY COMPANY EARNINGS TAX FOR TACOMA STREET IMPROVEMENTS ONLY TO THE EXTENT THAT PASSAGE OF THAT MEASURE RESULTS IN UNIVERSITY PLACE RESIDENTS PAYING AN INCREASED TACOMA UTILITY TAX WITHOUT THE OPPORTUNITY TO VOTE ON THE MEASURE

WHEREAS, the Tacoma City Council has placed Tacoma Proposition No. 3 on the ballot for Tacoma voters in the November 3, 2015, election; and

WHEREAS, Tacoma Proposition No. 3 would, if approved, increase Tacoma's utility tax on the earnings of telephone, natural gas, and electric utilities, including the City of Tacoma-owned Tacoma Power, which provides electric service to customers in University Place; and

WHEREAS, only Tacoma residents will vote on Tacoma Proposition No. 3; and

WHEREAS, if Tacoma Proposition No. 3 is approved, the Tacoma City Council proposes to use the increased tax revenue to repair Tacoma streets; and

WHEREAS, if Tacoma Proposition No. 3 is approved, the Tacoma City Council could, by separate action, pass the 1.5% increase on to Tacoma Power customers both inside and outside Tacoma through a rate increase, including customers in University Place; and

WHEREAS, the effect of such an action would be to pass the cost of the 1.5% Tacoma tax increase on to the University Place and other non-Tacoma electricity customers; and

WHEREAS, in the event that a 1.5% Tacoma Power rate increase is adopted by the Tacoma City Council to pass through a new Tacoma utility tax to customers, University Place customers would in effect be paying a tax to repair Tacoma's streets, without the opportunity to vote on such a tax; and

WHEREAS, the City Council of the City of University Place desires to express its opposition to any action by the Tacoma City Council that results in University Place residents in effect paying an increased Tacoma utility tax to repair Tacoma streets, without the opportunity to vote on the tax measure.

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

Section 1. Expression of Opposition. The City Council of the City of University Place expresses its opposition to City of Tacoma Proposition No. 3, to the extent that passage of that measure by Tacoma voters results in University Place residents paying an increased Tacoma utility tax to repair Tacoma streets, without the opportunity to vote on the tax measure.

Section 2. Effective Date. This resolution shall take effect immediately upon its adoption.

ADOPTED BY THE CITY COUNCIL ON OCTOBER 5, 2015.

_____

Denise McCluskey, Mayor

ATTEST:

_____
Emelita Genetia, City Clerk

APPROVED AS TO FORM:

_____
Steve Victor, City Attorney