

ORDINANCE NO. 596

AN ORDINANCE OF THE CITY OF UNIVERSITY PLACE AMENDING ORDINANCE 549 THE TOWN CENTER OVERLAY DESIGN STANDARDS TO DELETE A PROHIBITION ON USES THAT ENCOURAGE PATRONS TO REMAIN IN THEIR CARS WHILE RECEIVING GOODS AND TO DELETE THE MAXIMUM DENSITY ALLOWED ON AN INDIVIDUAL PARCEL WHILE MAINTAINING A MAXIMUM GROSS DENSITY OF 60 DWELLING UNITS PER ACRE

WHEREAS, in accordance with the State Growth Management Act the University Place City Council adopted a Comprehensive Plan on July 6, 1998 which became effective July 13, 1998 with amendments on May 1, 2000 and August 4, 2003; and

WHEREAS, the Growth Management Act requires the City to adopt development regulations which are consistent with and implement the Comprehensive Plan and the Act; and

WHEREAS, the Comprehensive Plan includes goals and policies related to a vision of a safe, inviting, pedestrian-friendly neighborhood in the heart of the community where residents and visitors could gather, meet, shop and dine; and

WHEREAS, this vision was refined over many years resulting in the City Council's adoption of the 1999 Town Center Plan; and

WHEREAS, in a step toward implementing the 1999 Town Center Plan, the City Council approved the Economic Development Strategic Action Plan in December 2002. The Strategic Action Plan calls for an increased focus on Town Center as a means of creating a vibrant and sustainable economy establishing a diversified tax base that provides new sources of revenue to maintain quality of life and essential community services; and

WHEREAS, the City Council appointed the Economic Development Committee in 2003. The Committee partnered with the City's Planning Commission in May 2003 to sponsor a Smart Growth Workshop focused on Town Center design standards; and

WHEREAS, the environmental impacts of the Town Center Design Standards were reviewed in the non-project portion of the University Place Town Center Environmental Impact Statement ("EIS"), February 10, 2004. The EIS also examined the environmental impacts of developing a pedestrian friendly mixed-use town center that includes civic, entertainment, residential and retail uses; and

WHEREAS, on July 14, 2011, the City issued a Determination of Non-significance and Adoption of Existing Environmental Document, The City of University Place Town Center Development Final Environmental Impact Statement (FEIS). The Determination is based on the finding that deleting a prohibition on uses that allow patrons to remain in their vehicles while receiving goods and deleting the maximum density per parcel acre while maintaining the maximum overall gross density would not have any significant impacts not already addressed in the FEIS; and

WHEREAS, the mitigation measures contained in the Mitigation Document of Ordinance 409, together with the City's development standards including the Town Center Design Standards and Guidelines and any future mitigation measures that may be imposed through the land use process are adequate to mitigate any significant adverse environmental impacts of the Planned Action Projects addressed in the EIS. Additional voluntary mitigation measures shall also be incorporated in subsequent development agreement(s) pursuant to RCW 36.70B.170; and

WHEREAS, the Planning Commission held public meetings on February 16, May 18, June 1, and July 1, 2011 and public hearings on April 20, and July 6, 2001, prior to recommending the attached amendments to City Council; and

WHEREAS, the proposed amendments were submitted for State agency review in accordance with RCW36.70A; and

WHEREAS, the City Council held public meetings to discuss the Planning Commission's recommendations and other requested amendments to the Town Center Overlay Design Standards on May 2, June 13, July 11, and July 18, 2011 and considered public comments and questions on the proposed amendments; and

WHEREAS, the City Council finds that the proposed amendments to the Town Center Overlay Design Standards serve to implement the City's Vision Statement, the Comprehensive Plan goals and policies, the Town Center Vision, and the Economic Development Strategic Action Plan and are in the best interest of the citizens and property owners of the City; and the proposed amendments are in the best interest of the public and enhance the public health, safety, comfort, convenience, and general welfare.

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

Section 1. The Town Center Overlay Design Standards - Amendments. The Town Center Overlay Design Standards are hereby amended as set forth in Exhibit "A" attached.

Section 2. Copy to be Available. One copy of this Ordinance shall be available in the office of the City Clerk for use and examination by the public.

Section 3. Severability. If any section, sentence, clause, or phrase of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this Ordinance.

Section 4. Publication and Effective Date. A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City. This Ordinance shall take effect twenty days after publication provided the City receives no substantive comments regarding the SEPA determination or State Agency Review.

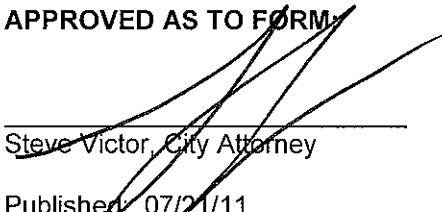
PASSED BY THE CITY COUNCIL ON JULY 18, 2011.


Debbie Klosowski, Mayor

ATTEST:


Erin Genetia, City Clerk

APPROVED AS TO FORM:


Steve Victor, City Attorney

Published: 07/21/11
Effective Date: 08/10/11

EXHIBIT A - PROPOSED AMENDMENT TO TOWN CENTER OVERLAY DESIGN STANDARDS AND GUIDLINES

CHAPTER III USE

Delete that portion of the following standard limiting maximum density on an individual parcel to 100 units per acre.

A maximum of 60 dwelling units per acre and a minimum of 20 dwelling units per acre is permitted subject to these Standards. Density on individual parcels may exceed 60 dwelling units per acre provided the overall density of a project site does not exceed 60 dwelling units per acre. ~~An individual parcel cannot exceed 100 dwelling units per acre.~~

PROHIBITED USE

Delete the following prohibited use standard:

~~Any commercial use that encourages patrons to remain in their cars while receiving goods.~~