

ORDINANCE NO. 386

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, PERTAINING TO STREET LIGHTING ON NON-ARTERIAL STREETS BY AMENDING SECTIONS 13.15.110, 13.15.330, AND 13.15.340 OF TITLE 13 AND SECTION 19.70.060(D) OF THE UNIVERSITY PLACE MUNICIPAL CODE BY ELIMINATING A REQUIREMENT THAT NEW DEVELOPMENTS ON NON-ARTERIAL STREETS INSTALL STREET LIGHTING IN RIGHTS OF WAYS AS A CONDITION OF PROJECT APPROVAL

WHEREAS, four sections of the University Place Municipal Code presently require that new land use developments located on non-arterial streets install street lighting as part of the frontage improvements required as a condition of permit approval; and

WHEREAS, the overwhelming number of non-arterial streets within the City do not presently have street lighting; and

WHEREAS, the City of University Place does not have the financial resources to pay the ongoing electric bills for street lighting on non-arterial streets; and

WHEREAS, the City Council wishes to reduce the burden on developers who are developing properties on non-arterial streets by eliminating the requirement to install street lighting: NOW, THEREFORE,

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

Section 1. Amending Section 13.15.110 of the University Place Municipal Code.
Section 13.15.110 of the University Place Municipal Code is hereby amended as follows:

13.15.110 Street frontage improvements.

A. All developments or major tenant improvements shall install street frontage improvements at the time of construction pursuant to these standards. Such improvements shall include curbs, gutters, bike lanes, planter strips, medians, sidewalks, bus stops, bus shelters, bus pads, bus pullout, street storm drainage, street lighting system, traffic signal modification, relocation or installation, utility relocation, landscaping and irrigation, and street widening all per these standards. Plans shall be prepared and signed by a licensed civil engineer registered in the state of Washington. Right-of-way dedication shall be required in conjunction with required street frontage improvements. Installation of street lighting shall not be required on non-arterial streets.

B. All frontage improvements shall be made across the full frontage of property from centerline to right-of-way line.

C. Exceptions.

1. When the director of public works deems that the above such improvements cannot be accomplished at the time of building construction, a recorded agreement on forms provided by the city shall be completed which provide for these improvements to be installed at a later date by the applicant or by the applicant's signing of a waiver of protest to a local improvement district (LID) in favor of and on a form acceptable to the city. Provided further that no street frontage improvements shall be required in conjunction with the building or remodeling of a single family home on single residential lot unless the lot is part of a subdivision of land which required street frontage improvements as a condition of final plat approval.

2. Requirements of this section shall not apply to the construction, remodeling or enlargement of any Group R, Division 3 (single family or duplex) or Group U occupancy (as defined in the Uniform Building Code) to the construction of any accessory residential structure, to any sign, or to the structural

addition, alteration or repair to any existing structure within any twelve month period which neither exceeds fifty percent of the value of the existing structure nor increases the total floor space of the structure by more than ten percent. Provided, that no Group R, Division 3 structure or mobile home shall be constructed or placed on a lot unless such lot takes access from a road which satisfies the requirements of this Chapter.

Section 2. Amending Section 13.15.330 of the University Place Municipal Code.
Section 13.15.330 of the University Place Municipal Code is hereby amended as follows:

13.15.330 General.

All developments requiring frontage improvements pursuant to this Code shall provide street lights in accordance with the standards for such improvements of the city and they shall be owned and operated by the city if located within public rights-of-way. Street lighting located on private properties shall be under a maintenance agreement and maintained by the homeowners' association. Installation of street lighting shall not be required on non-arterial streets.

Section 3. Amending Section 13.15.340 of the University Place Municipal Code.
Section 13.15.340 of the University Place Municipal Code is hereby amended as follows:

13.15.340 Design standards.

A street lighting plan submitted by the applicant and approved by the public works director shall be required for all street light installations. Type of installation shall be as set forth in these Standards and as directed by the city except where noted herein.

All public street light designs shall be prepared by an engineering firm capable of performing such work. The engineer shall be licensed by the state of Washington. All developments shall submit the lighting plan on a separate sheet. After system is completed and approved, a set of "as built" mylars shall be submitted to the city as a permanent record.

Street lighting shall incorporate a mixture of two pedestrian light poles to one median light pole along sidewalks to achieve lighting requirements and also to provide pedestrian safety and pedestrian scale to the street.

A. Planter Strip Lighting

Light poles located within planter strips shall be 16 feet high, round tapered fiberglass poles, model No. OA-305-16-GR/-3 (anchor base) as manufactured by W.J. Whatley, Inc. or City Engineer approved equal. Mounted on each pole shall be a luminaire, model No. K118-LAR-III-100-MH-120-K18-GR, as manufactured by W.J. Whatley, Inc. or City Engineer approved equal. Each pole shall be outfitted with a decorative base cover, as manufactured by W.J. Whatley, Inc. Pole color to be determined by City Engineer. Poles shall be positioned to provide a minimum 24 inch clearance between the edge of the pole base and the vertical face of the curb.

B. Median Lighting

Light poles located within raised medians shall be 35 feet high, round tapered fiberglass poles, model No. A4328-(Y)-18-64/611-N6 (anchor base) as manufactured by W.J. Whatley, Inc. or City Engineer approved equal. Each pole shall be outfitted with a decorative base cover, as manufactured by W.J. Whatley, Inc. Pole color to be determined by City Engineer. Mounted on each pole shall be a decorative double mast arm, model No. KA 72-T1-8-7' (rise) and two luminaires, Model No. K-205-EPP-200-HPS-120-PC-GR, all as manufactured by King Luminaires, or City Engineer approved equal.

Spacing will be determined by the director of public works using the following criteria:

**AVERAGE MAINTAINED HORIZONTAL
ILLUMINATION (FOOT CANDLES)**

Road Class Residential

Local Feeder and Minor	0.4
Collector Arterial	0.6
Secondary Arterial	0.8
Major Arterial	0.8

Uniformity Ratio: ~~6:1 average: minimum for local~~
4:1 average: minimum for collector
3:1 average: minimum for secondary and major arterial

Dirt Factor = 0.85, lamp lumen depreciation factor – .073

Minimum Weak Point Light = 0.2fc except residential local street

Average Illumination at Intersections = 1.5 times the illumination required on the more highly illuminated street

400 watt initial lamp lumens	=	50,000
200 watt initial lamp lumens	=	22,000
150 watt initial lamp lumens	=	16,000
100 watt initial lamp lumens	=	9,500

Line loss calculations shall show that no more than five percent voltage drop occurs in any circuit. Lamp load factor shall equal 1.2. Pole foundations shall be per drawing 2-17.

All street light electrical installations including wiring conduit and power connections shall be located underground.

The general notes in UPMC 13.15.345 need to be included on any plans dealing with street design in addition to all applicable requirements as set forth in UPMC 13.10.040.

Section 4. Amending Section 19.70.060(D) of the University Place Municipal Code.

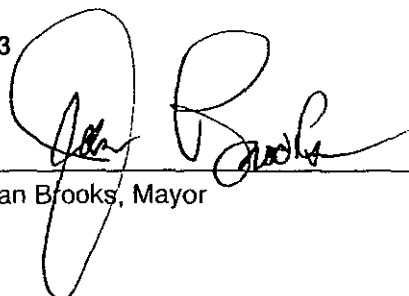
Section 19.70.060(D) of the University Place Municipal Code is hereby amended as follows:

D. Lighting. Street lighting shall be provided in conjunction with all new development or major tenant improvements on the arterial streets of the City. Street lighting shall be provided along arterial streets in accordance with specification and standards approved by the city engineer. In multifamily, commercial, and industrial developments and major tenant improvements, lighting and glare shall be shielded or directed away from moderate density single-family zones and residential uses.

Section 5. 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.

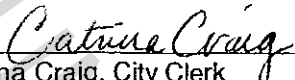
Section 6. Publication And Effective Date. A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City. This ordinance shall take effect five days after publication.

PASSED BY THE CITY COUNCIL ON JUNE 2, 2003



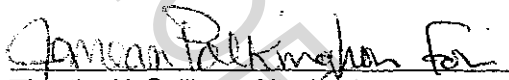
Jean Brooks, Mayor

ATTEST:



Catrina Craig, City Clerk

APPROVED AS TO FORM:



Timothy X. Sullivan, City Attorney

Date of Publication: 6/4/03

Effective Date: 6/9/03