

ORDINANCE NO. 370

AN ORDINANCE OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, ADOPTING AN AMENDMENT TO SECTION 19.65.100 "STREET FRONTAGE LANDSCAPING" OF THE UNIVERSITY PLACE MUNICIPAL CODE TO EXEMPT INDIVIDUAL SINGLE-FAMILY AND TWO-FAMILY LOTS FROM THE REQUIREMENTS FOR STREET FRONTAGE LANDSCAPING.

WHEREAS, the University Place City Council adopted a GMA Comprehensive Plan on July 6, 1998 which became effective July 13, 1998; 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, an inconsistency exists between the Comprehensive Plan and the Zoning Code with regard to frontage landscaping requirements for single family and two family lots abutting a public right-of-way; and

WHEREAS, on July 8, 2002 the City Council held a Public Hearing to take public testimony on the issue and proposed amendment and,

WHEREAS, on October 18 2002, the City issued a SEPA Determination of Nonsignificance with a 14-day appeal period ending on November 1, 2002; and

WHEREAS, the proposed amendment was submitted to State agencies for a 60-day review period pursuant to RCW 36.70A.106 during which no agencies provided comment; and

WHEREAS, the Planning Commission during a regular meeting on November 20 2002 discussed the inconsistency and unanimously recommended the City Council adopt the amendment exempting single family and two family homes from the requirement to install ornamental landscaping;
NOW THEREFORE

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

Section 1. Chapter 19.65.100 Frontage Landscaping Chapter 19.65.100 of the University Place Municipal Code is hereby amended as follows:


"Any portion of any use, except individual single or two family lots, that abuts a public right-of-way shall install a Level III landscaping unless otherwise specified. See Figure 1."

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 five days after publication.

PASSED BY THE CITY COUNCIL ON JANUARY 21, 2003



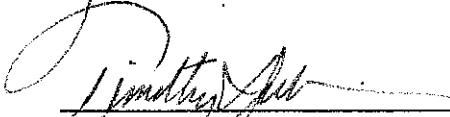
Jean Brooks, Mayor

ATTEST:



Catrina Craig, City Clerk

APPROVED AS TO FORM:



Timothy X. Sullivan, City Attorney

Date of Publication: 1/23/03
Effective Date: 1/28/03