

ORDINANCE NO. 272

AN ORDINANCE OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, AMENDING SECTION 16.05.10 OF THE UNIVERSITY PLACE MUNICIPAL CODE, ADOPTION OF THE COMPREHENSIVE PLAN, BY ALLOWING FOR TEXT AMENDMENTS, AMENDMENTS TO THE LAND USE ELEMENT PLAN MAP, AND ADOPTION OF THE COMPREHENSIVE STORM DRAINAGE PLAN AND TOWN CENTER PLAN BY REFERENCE, PURSUANT TO THE GROWTH MANAGEMENT ACT CHAPTER 36.70A RCW.

WHEREAS, on July 6, 1998 the City of University Place adopted its Comprehensive Plan, in compliance with Chapter 36.70A RCW the State of Washington Growth Management Act, with numerous and varied opportunities for public involvement; and,

WHEREAS, RCW 36.70A.130 allows for comprehensive plans to be amended no more frequently than once per year and that such amendments be considered concurrently by the legislative body so that cumulative impacts can be evaluated; and,

WHEREAS, over a year has passed since the adoption of the Comprehensive Plan and the City of University Place determined that amendments to the University Place Comprehensive Plan are at this time in order and in the public interest; and,

WHEREAS, the public, interest groups and agencies were invited to submit applications to amend the Comprehensive Plan "Plan Map" and plan text; and,

WHEREAS, the proposed Comprehensive Plan amendments were sent to adjoining local governments, the County, numerous state and federal agencies as well as special interest groups and individual citizens for review and comment; and,

WHEREAS, the proposed Comprehensive Plan amendments are consistent with the County Wide Planning Policies; and,

WHEREAS, on October 20, 1999 the City of University Place Planning Commission held a public hearing on the Comprehensive Plan amendments and forwarded a recommendation to the City Council on November 17, 1999 regarding four (4) plan map amendments along with various substantive and minor text amendments; and,

WHEREAS, a SEPA Determination of Non-Significance (DNS) on the plan amendments was issued on January 20, 2000 with an appeal period ending February 17, 2000 with no appeals having been filed; and,

WHEREAS, the required State agency 60-day review period on the Comprehensive Plan amendments began on January 21, 2000 and concluded on March 21, 2000 with no comments having been received from state agencies; and,

WHEREAS, the University Place City Council held a study session on the proposed Comprehensive Plan amendments on March 13, 2000; and,

WHEREAS, the University Place City Council held a public hearing on April 17, 2000 to consider testimony on the proposed Comprehensive Plan amendments; and,

WHEREAS, the City Council has determined that amending the City of University Place Comprehensive Plan protects the public health, safety and welfare and complies with the Growth Management Act; NOW THEREFORE,

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

Section 1. University Place Comprehensive Plan Text Amendments Adopted. The City of University Place Comprehensive Plan text, adopted by reference pursuant to UPMC Section 16.05.010, is hereby amended as indicated in Exhibit "A" attached.

Section 2. University Place Comprehensive Plan Land Use Plan Map Amended. The University Place Comprehensive Plan Future Land Use "Plan Map", adopted by reference pursuant to UPMC Section 16.05.010, is hereby amended as shown on Exhibit "B", "C", "D" and "E" attached.

Section 3. Amendment to UPMC Section 16.05.010. Adoption of the Comprehensive Plan. University Place Municipal Code Section 16.05.010 is hereby amended as follows to reflect the Comprehensive Plan amendment to adopt, by reference, the University Place Comprehensive Storm Drainage Plan adopted August 17, 1998 by Ordinance No. 201 and the Town Center Plan adopted May 17, 1999 by Resolution No. 220.

"Section 16.05.010 Adoption of the Comprehensive Plan.

The University Place Comprehensive Plan, as adopted by Ordinance No. 197 on July 6, 1998, and as may be subsequently amended in accordance with the provisions of this title, consisting of the following introduction, chapters, and appendices is hereby adopted by reference as Title 16 of the University Place Municipal Code.

Introduction

Chapter 1 Land Use Element

Chapter 2 Housing Element

Chapter 3 Environmental Management Element

Chapter 4 Transportation Element

Chapter 5 Capital Facilities Element

Chapter 6 Utilities Element

Chapter 7 Community Character Element

Chapter 8 Parks, Recreation, and Open Space Element

Appendix A - Glossary

Appendix B - Parks and Recreation Plan (1997) -Adopted by Reference

Appendix C - Transportation Plan (1997) - Adopted by Reference


Appendix D - Comprehensive Storm Drainage Plan (1998) – Adopted by Reference

Appendix E - Town Center Plan (1999) – Adopted by Reference."

Section 4. Severability. If any section, sentence, clause or phrase of this Title 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 Title.

Section 5. 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 be effective five (5) days after its publication.


PASSED BY THE CITY COUNCIL ON MAY 1, 2000.


Lorna Smith, Mayor

ATTEST:


Susan Matthew, City Clerk

APPROVED AS TO FORM


Timothy X. Sullivan, City Attorney

Date of Publication: May 5, 2000
Effective Date: May 10, 2000

ORDINANCE 272
EXHIBIT A

**Proposed Comprehensive Plan Text Amendments
(Substantive Text Revisions)**

• **Vision Statement Pages I-3, I-4**

“Twenty years after incorporation, University Place is a safe, attractive city that provides a supportive environment for all citizens to work, play, get an education and raise families. Children and youth are nurtured and encouraged to develop into competent, contributing citizens in a changing world. **The physical and mental well being and health of all individuals is valued. Violence is not tolerated.** A cooperative community spirit and respect for each other—our commonalities and differences—foster a diverse cultural, spiritual and ethnic life and prepare us for future challenges.

Land Use and Environment

Residential areas and commercial corridors retain a green, partially wooded or landscaped character, although the city is almost fully developed. The public enjoys trail access to protected creek corridors, wetlands and greenbelts. As the gravel pit site on the Chambers Creek properties gradually is reclaimed for public use, people enjoy expansive views, access to Puget Sound, and parks and recreation opportunities.

Community character has been enhanced by fair and consistent enforcement of land use regulations. Buffering and landscaping separate incompatible uses, support the integrity of residential neighborhoods and create more attractive business/industrial developments.

Housing

University Place is a city of low and moderate density housing developments that maintains a friendly neighborhood and community atmosphere. The proportion of residents owning their homes has increased. A mix of housing styles and types is affordable to households at various income levels.

Transportation, Capital Facilities, Utilities

Street lighting, sidewalks, curbs/gutters and bicycle lanes on all arterial streets have improved safety and created better connections between residential and business areas. The entire city now has access to sewers.

Community and Economic Development

The City Hall complex has contributed to the development of a thriving commercial and civic area. This pedestrian-friendly town center and community focal point offers civic activities, convenient shopping, and a welcoming downtown park. Residents and visitors enjoy a walk along shaded trails, a place to sit and relax on a sunny day, an active play area for children and a gathering place for community events.

Partnerships between the City and business sector have resulted in a viable, economically stable business community. Compact commercial and light industrial developments have attracted new investment and brought additional goods and services and more jobs to the community. Public street improvements and new infill developments contribute to the vitality of the core business areas. University Place has established itself as a destination for local shopping, arts, entertainment, and special community events and festivals.

Parks and Recreation

Expansion of parks and recreation services has been achieved through cooperative efforts of the City, the Parks and School Districts and many citizen volunteers. Residents enjoy more neighborhood parks and public spaces, a community and civic center, public access to the shoreline, and a variety of recreation programs and activities for children, youth, adults, and senior citizens.

Governance and Community Services

Open communication between citizens, business, industry and government has strengthened community ties and created an environment of trust, listening, and responsive, fair governance. Information is readily available to citizens and issues are fully discussed. The result has been quality, cost-effective services.

While not always a direct provider of services, the City assists residents in gaining access to community services they need through partnerships and contracts with other agencies.

Coordination with human service agencies results in the delivery and outcome of human services that promotes empowerment and self-determination for individuals in need.

Local government, the school district and private schools work together in the planning process for quality education. The City has increased public safety **by partnering with the Fire District and** by implementing a community policing program that maintains a partnership between community and police, promotes respect for neighbors, and encourages individual responsibility."

- Page 1-4, New Policy as LU1H
"Policy LU1H

Consider adopting an ordinance that addresses vesting of applications to promote development consistent with existing standards."

Discussion: One issue the City has dealt with since incorporation is the processing of applications vested in the County prior to the City's incorporation. These applications are vested under standards that do not typically meet current city standards. Adoption of an ordinance that places a time limit on vesting for certain applications would promote, to some extent, the development of property in accordance with city standards. The City should explore how applicable an ordinance might be relative to outstanding vested applications and consider adopting an ordinance if it is determined in the public interest to place a limitation on vested applications."

- Page 1-8, Goal LU 7, Policies LU7A and LU7B
Delete as follows.

~~URBAN GROWTH AREAS & POTENTIAL ANNEXATION AREAS~~

~~GOAL LU7~~

~~Annex the unincorporated area of Pierce County which lies within the Urban Growth Area of University Place.~~

~~Policy LU7A~~

~~Recognize the community identification and wishes of residents and property owners in proceeding with annexation.~~

~~Discussion: The remaining small unincorporated pocket between University Place and Fircrest (commonly referred to as Fircrest Acres) should be included within a city boundary.~~

~~Policy LU7B~~

~~Participate in joint planning and interlocal agreements to assure adequate urban services to potential annexation areas.~~

~~Discussion: The City will work with other cities, the County and special districts to provide the required services and to address issues which cross city boundaries.~~

[STAFF NOTE: These deletions will result in a need to renumber subsequent policy sections in the Land Use Element.]

- Page 1-10, Day Island, Goal LU9, Policy LU9A

Discussion statement might be rewritten if the special zone for Day Island is adopted concurrently with the Plan amendment. Also, for now, rewrite it to include Sunset Beach since similar provisions will be adopted for Sunset Beach.

"Day Island/Sunset Beach

GOAL LU9

Preserve the unique residential character of Day Island and Sunset Beach.

Policy LU9A

Consider an overlay district or other special mechanism in the zoning code to allow flexibility in building setbacks and other requirements.

Discussion: 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. The City should consider a special zone for Day Island and Sunset Beach or allow more flexibility in the Zoning Code, not only for Day Island and Sunset Beach, but for other older residential areas which may not have setbacks that conform to the current code. Right-of-way encroachments should be dealt with in a consistent way that protects the public interest and is sensitive to individual property owners."

- Page 1-10, Chambers Creek Properties, Policy LU10A

Rewrite the reference to "Develop new land use designations...."

"Policy LU10A

~~Develop new land use designations~~ **Prepare development regulations** that encompass the multi-use aspects of the site, reflect the master planning process, and establish clear direction and predictability for the landowner, Pierce County, and the surrounding communities of Lakewood, University Place, and Steilacoom.

Discussion: The master plan adopted by the Pierce County Council in 1997 established long term direction ~~which is to be~~ implemented through public and private investment, an Interlocal Agreement, the Comprehensive Plan, **Shoreline Master Program** and Zoning Code."

CHAPTER 3 Environmental Management Element

Page 3-8 New Policy EN2G

Add new policy to reflect ESA listing.

"Policy EN2G

Monitor and actively participate in activities related to the Endangered Species Act (ESA) listing of Chinook salmon and other habitat that affects the City of University Place.

Discussion: The Endangered Species Act (ESA) was enacted in 1973 to establish a program to identify and conserve species of fish, wildlife, and plants that are declining in population to the point where they are now, or maybe within the foreseeable future, at the risk of extinction. On March 16, 1999, the National Marine Fisheries Service (NMFS) added nine West Coast Salmon to the Endangered Species List. This included the Puget Sound Chinook Salmon as a "threatened species". The impact of the listing of these species will affect land use and water-related activities in the entire Puget Sound region, including its urban areas such as University Place.

The ESA prohibits killing or harming an endangered species in any way, including significant modification of critical habitat for the species. It requires federal agencies to develop programs to conserve and to help recover endangered and threatened species. Because of the ESA's requirements on public agencies and private landowners, the City of University Place needs to be actively engaged in activities related to the ESA. The City has taken one step toward doing this by creating a city ESA task force to gather information and identify possible salmon habitat restoration programs and funding sources. Other activities involve attending informational workshops, participating in watershed

planning efforts, as well as in county and regional ESA task forces, and coordinating with state and federal agencies.

Chapter 4 TRANSPORTATION ELEMENT

- **Page 4-15-16 Public Transit**

Rewrite to reflect service changes during the last year.

"There are currently four transit routes (Routes 20, 52, 53 and 53A, and 200 and 220) that stop in the City of University Place. These routes are shown in **Figure 4-7** and are described in more detail in the following paragraphs.

~~Route 20 provides service Monday through Saturday along Grandview Drive, Cirque Drive, and Bridgeport Way in the planning area to the Tacoma Community College Transit Center (TCC), the College Center, James Center, Titlow Beach Park, Colgate Park, Green Firs Shopping Center and the Tacoma Mall Transit Center. Transit route stops include Grandview Drive and 27th Street West, Grandview Drive and Cirque Drive, and Cirque Drive and Bridgeport Way.~~

Route 53 and 53A stops at the intersection of South 56th Street and South Orchard Street. Service is provided daily to Downtown Tacoma, the Federal Courthouse, the Washington State Historical Museum, Puget Sound Hospital, Pierce County Health Department, 38th Street Shopping District, Lincoln High School, the Tacoma Mall Transit Center, South Tacoma, Manitou Park, Mount Tahoma High School, Oakland and the Orchard Park Retirement Center. Route 53 travels through University Place to Grandview Drive via Cirque Drive while Route 53A does so by traveling north on Bridgeport Way West and then on 40th Street West to Grandview Drive.

Route 52 serves the northeast portion of University Place. Route 52 travels between Tacoma Community College Transit Center and the Tacoma Mall Transit Center. Route 52 travels on 70th Avenue West and 24th Street West within University Place's city limits.

Route 200 operates daily along Bridgeport Way and stops at 40th Street and Bridgeport Way in the planning area. Service is provided to the TCC Transit Center, James Center, College Center, Department of Licensing, University Place Library, Green Firs Shopping Center, Lakewood and the Lakewood Mall Transit Center.

Route 220 travels on Orchard Street on the east side of the city and serves the Lakewood Transit Mall, University Place, Fircrest, Fred Meyer on South 19th Street and north Tacoma. Service is provided on weekdays and on weekends.

REVISIONS BASED ON PSRC COMMENTS

- **Page 4-2, Add as policy statements under Traffic and Traffic Safety**

Address transportation systems management and transportation demand management more explicitly by differentiating between strategies which are currently utilized, those which the city is committed to implementing, and those which will be considered for use in the future.

Proposed policies include:

"Policy TR4D

Utilize transportation demand management (TDM) strategies to reduce the need for new roads and capacity improvements.

Discussion: Transportation Demand Management (TDM) strategies help create or preserve existing capacity of roadways by reducing demand, thereby deferring or negating the need for capacity improvements. Existing strategies used by the city include coordinating with

Pierce Transit on service levels frequency and route location, and actively pursuing street improvements that include bike lanes, sidewalks and pedestrian crossings that provide a safe, convenient alternative to the use of the automobile.

Potential TDM projects include developing vanpool and ridematch programs in conjunction with Pierce Transit and actively promoting commute trip reduction practices, including complying with the requirements of the State Commute Trip Reduction (CTR) Act.”

“Policy TR4E

Utilize transportation system management (TSM) strategies to make the existing roadways more efficient.

Discussion: Transportation Systems Management (TSM) strategies focus on improving existing roadway system efficiency. Maximizing the efficiency of the existing system can reduce or delay the need for system improvements. The City of University Place employs a myriad of TSM strategies. These include coordinating traffic signal timing, implementing a signal retiming and coordination project to reduce delay and congestion at the city’s signalized intersections as major improvements are implemented, making intersection improvements to facilitate turning movements, and restricting access along principal roadways.”

- Pages 4-16, 4-17, Add discussion under Air, Water, Rail

Expand the discussion of the Burlington Northern-Santa Fe rail line to include issues and impacts associated with the facility.

“The Burlington Northern-Santa Fe Railroad operates a rail line that travels along 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 The Burlington Northern and Santa Fe Railway Company, 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.

The Burlington Northern-Santa Fe Railroad plays an important role. In addition to providing goods and services to and from the Puget Sound region and supporting the economic development needs of industry, transporting goods and freight by rail rather than by vehicle helps reduce highway congestion.

While providing regional benefit the presence of a railroad does have 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 Puget Sound shoreline including through 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.”

- Page 4-16, Public Transit.

Expand the discussion of Sound Transit service in the surrounding area and the Burlington Northern-Santa Fe rail line that runs through the City of University Place.

“More specifically, Sound Transit consists of three distinct lines of business: 1) Regional Express (Bus); 2) Sounder (Commuter rail); and, 3) Link (light rail). Sound Transit improvements in the general area include increased bus service at Tacoma Community College Transit Center, the

Lakewood Mall Transit Center and at the Tacoma Dome Station. Sounder improvements include the eventual construction of a Tacoma-Lakewood rail line that will connect up with the Tacoma-Seattle-Everett segment of the Sounder service in mid-2001. A commuter rail station at 56th and South Tacoma Way is planned for this Tacoma-Lakewood segment. Finally in Pierce County light rail will consist a segment between Downtown Tacoma and the Tacoma Dome station. Additional light rail service in Pierce County would be part of a Phase II Sound Transit effort. Phase II funding would require voter approval.”

- Page 4-20.

Explicitly address inter-governmental coordination requirements to assess impacts on adjacent jurisdictions.
Proposed policy:

“Policy

Encourage cooperative and coordinated transportation planning with adjacent jurisdictions and regional organizations to improve traffic flow and safety in the city and immediate vicinity.

Discussion: The GMA requires that transportation elements have regionally coordinate level of service standards as well as assess impacts of the transportation plan and land use assumptions on adjacent jurisdictions. To do this the City will apprise adjacent jurisdictions of major changes to the land use plan or development proposals that may impact adjacent jurisdictions’ level of service. On going coordination between local jurisdiction staff to coordinate and share land use assumptions and transportation planning assumptions will also be helpful. Finally, monitoring and participation in regional transportation and policy organizations will help the City coordinate with adjacent jurisdictions based on any coordinated regional approach.

- Page 4-28, 4-29.

Add a discussion that clarifies the relationship of tables in the finance plan with each other and to other transportation improvements listed in the element.

“CAPITAL FACILITIES PLAN

Table 4-4 summarizes the City of University Place six-year (1998-2003) capital facilities plan for transportation improvements. **Information in this Table is based on the City’s adopted Transportation Improvement Program, and not necessarily on the recommendations in the City’s Transportation Plan summarized earlier in this Chapter.** For historical purposes, year 1996 and 1997 information is provided. Long term revenue and expenditure projections for years 2004-2017 are aggregated. This long term estimate is based on historical expenditures and an inflation factor.

TABLE 4-4 Revenues and Expenditures

Year	Annual Revenue	Grants, Federal Funds, Loans	Total Revenue	Total Expenditures	Funding Shortfall/ Surplus
1996	\$2,992,800	\$1,047,300	\$4,040,200	\$1,259,800	\$2,780,400
1997	1,101,500	687,900	1,789,400	3,461,000	1,108,800
1998	780,000	2,362,800	3,143,600	4,249,500	3,000
1999	1,041,900	2,397,800	3,439,700	3,584,900	(142,100)
2000	790,100	400,000	1,190,100	1,163,400	(115,400)
2001	787,700	1,900,000	2,687,700	2,652,400	(80,000)
2002	746,900		746,900	425,400	241,500
2003	744,400		744,400	432,800	553,100
2004-	\$10,000,600		\$10,000,600	\$6,893,800	\$3,659,900

2017					
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The six year 1998-2003 plan is based on projects identified in the City's six-year Transportation Improvement Program (TIP). Planned road improvement are summarized in **Table 4-5**. **Table 4-5 represents major road improvements that are programmed during those years rather than all transportation related improvements.** This table also shows the breakdown between grant and City funds.

Table 4-5 1998-2003 Transportation Improvement Plan

Year	Project	Grants/Loans	City Funds	Total
1998	Grandview Drive II	\$ 468,049	228,038	696,087
1998-99	Grandview Drive III	984,122	421,878	1,406,000
1998	67 th Avenue	0	40,000	40,000
1998	Bridgeport Way Phase I	1,768,500	557,500	2,326,000
1999	Bridgeport Way Phase II	485,000	680,000	1,165,000
2000	Chambers Creek Road		50,000	50,000
2001-2003	Bridgeport Way Phase III	1,000,000	195,588	\$ 1,195,588
TOTAL		\$4,705,671	\$2,173,004	\$6,786,675

In summary, for the six-year period between 1998 to 2003 approximately \$12.5 million is programmed for transportation improvements."

CHAPTER 5 - CAPITAL FACILITIES ELEMENT

- Page 5-8 Policy CF6D

Revise to reflect adoption of Comprehensive Storm Drainage Plan as follows:

"Policy CF6D

Adopt a **Implement the adopted Comprehensive Storm Drainage** Stormwater Management Plan that identifies existing flooding problems and includes a strategy to make improvements.

Discussion: To address existing and future possible flooding problems, the City should ~~develop~~ **implement the adopted** a Stormwater Management **Comprehensive Storm Drainage** Plan. This plan could ~~identify~~ **identifies** existing flooding problems, their causes, and ~~prepare~~ includes a programmed strategy to address the problems. Pursuit of funding opportunities and establishing best management practices to minimize development impacts would also be appropriate.

- Pages 5-13 through 5-16

Stormwater

"...

~~The City leases land from Pierce County at Pierce County's Surface Water Management (SWM) site at 4910 Bristonwood Drive West for a City Public Works maintenance facility/shop. The City is negotiating with the County to acquire this property for a permanent Public Works' facilities site.~~

In 1998, the City of University Place adopted a Comprehensive Storm Drainage Plan. This Plan provides a more detailed description of the area's drainage characteristics, including water quality, a capital improvement program, maintenance and operation discussion and a summary of key policy

issues. The Comprehensive Storm Drainage Plan is incorporated into this Comprehensive Plan as Appendix D.

Inventory

....

A detailed inventory of storm drain facilities within the City is on file with the City's Department of Public Works. A system inventory is also contained in the Comprehensive Storm Drainage Plan.

Future Needs

Due to the relatively recent transfer of the County's storm drain system at incorporation, the City's main need is planning related. The City of University Place does not have a comprehensive stormwater management plan but is in the process of preparing one. As such, there is not yet engineering analysis of impacts that future development may have on University Place stormwater facilities and on natural drainage patterns. There has been no formal assessment of the adequacy of facilities to handle future flow.

The comprehensive stormwater master plan will include a detailed inventory of existing facilities, provide an initial overview of potential program improvements, promote inter-governmental coordination, and identify regulatory actions and funding options to achieve a viable storm, surface water and drainage management system.

The City's adopted Comprehensive Storm Drainage Plan identifies problems in the City's drainage infrastructure and receiving waters. Recommended improvements are itemized and identified by the following watersheds: Leach Creek Basin, Soundview Basin, Crystal Springs Basin, North Day Island Basin, Day Island Lagoon Basin, and Chambers Creek Basin.

The recommended improvements are directed at correcting both existing problems and to accommodate the effects anticipated from future growth of the city. These improvements are directed at relieving flooding, controlling erosion in streams, and protecting water quality. The improvements consist of storm drain pipelines, culverts, detention facilities, and stream channel restoration. The improvements consist of both construction of new facilities and restoring existing facilities to their design capacity.

In addition to recommended capital improvements the Comprehensive Storm Drainage Plan includes discussion on maintenance and operation needs. The Drainage Plan also discusses non-structural recommendation such as public education, monitoring and investigations and spill containment and response.

Proposed Location and Capacities

Installation of new facilities is often done in response to specific development. The City requires all new development to comply with the standards set forth in the King County Surface Water Management Design Manual guidelines (KCSWMDM). As noted earlier the City adopts these guidelines as its LOS.

The City's adopted Capital Improvement Program identifies programmed storm drainage improvements.

The City Public Works Department has identified certain 1998 projects to improve stormwater management. These include:

Stormwater Comprehensive Plan	\$150,000
Soundview Emergency Storm Drain	\$110,543
Day Island - 27 th Avenue	\$ 11,250"

Six-Year Funding Plan

The City maintains a Surface Water Management Fund. This fund was established to administer and account for all receipts and disbursements related to the City's surface and stormwater management system. All service charges are deposited into this fund for the purpose of 1) Paying all or part of the cost and expense of maintaining and operating surface and storm water management facilities; 2) Paying all or part of the cost and expense planning, constructing, and improving any such facilities; or 3) Paying or securing the payment of all or any portion of any general obligation or revenue bond issued for such purposes. The SWM fund is organized into two supporting divisions: Engineering and Maintenance and Operations.

The primary revenue sources for the surface water management fund are: 1) Surface Water Management Fund; 2) Interest earnings; and, 3) Beginning fund balance. The primary expenditures are: 1) Design, construction, and inspection of public surface water capital improvement projects; and, 2) Maintenance program for the current system.

In 1998 the City Council increased stormwater utility rates so that improvements identified in the Comprehensive Storm Drainage Plan could be addressed.

~~At this time, the City does not have a formal six-year capital facilities plan for stormwater management. This is due to the recent transfer of stormwater responsibilities from Pierce County to the City, the absence of an adopted stormwater management plan, and past litigation issues with Pierce County over the transfer of stormwater management utility funds to the City. The City of University Place is preparing a stormwater management comprehensive plan that is expected to be adopted in 1998. That document will include information required to be incorporated into this Capital Facilities Element including a six-year CIP. This section will be updated during the next comprehensive plan annual amendment cycle.~~

- **Page 5-20 City Administrative Offices**

Update a paragraph to indicate completion of City Hall remodeling.

~~"There are currently plans to expand the existing City Hall facilities to provide for additional administrative office space as well as to increase the space of the City Council Chambers. Remodeling is expected to be complete in 1999. The City Hall facilities were remodeled and expanded during 1998-1999. This included increasing administrative office space as well as the space in the City Council Chambers and improving the integration of the City Hall building with the adjacent Homestead Park."~~

- **Page 5-20, City Maintenance Facilities**

Revise to reflect city acquisition of the Bristonwood site.

"City Maintenance Facilities

~~"The City's Public Works Department leases land at 4910 Bristonwood Drive West from Pierce County to house the City's maintenance operation facilities. City acquisition of this site is pending. The City of University Place acquired from Pierce County maintenance operation facilities at 4190 Bristonwood Drive West. Additional building facilities have since been constructed at the site by the City."~~

- **Page 5-21, Fire and Emergency Medical Service**

Revise to reflect new Public Safety Building Site.

"Fire and Emergency Medical Service

Twenty-four (24) hour...

~~Fire District #3 is planning for the possible expansion of the Fire Station. This includes an option of also housing police services in the same building. This possibility is still being studied and no decisions have yet been made. Fire District #3 has purchased property adjacent to City Hall for the construction of a new Public Safety Building. Construction is scheduled to begin in 1999 or 2000." [STAFF NOTE: Strike reference to 1999 to reflect current timeframe.]~~

PARKS, RECREATION, OPEN SPACE

- Page 8-4, Policy PRO2B, Policy PRO2E

Update statements relative to adopting a parks impact fee ordinance.

“Policy PRO2B

Preserve parcels identified as potential parks, open space, and trails using a variety of methods, including regulations, mitigation fees, incentives, trades, and the purchase of lands or easements.

Discussion: Implementing these policies depends on adequate funding and response to needs from new development and demand. Implementation can take several forms. In 1998 the City of University Place adopted a parks impact fee. The City should be open to using all opportunities available. These could include regulations, incentives, and a requirement that owners of new development dedicate land if the development is found to increase demand for recreational facilities. ~~As an alternative to land dedication, the City might also consider park impact fees from development projects.~~ All sources of funding and implementation techniques should be considered as growth and development pressures increase the demand for recreation and reduce the amount of land that might be acquired for recreational purposes.

Policy PRO2E

Develop park mitigation options for all development based on development impacts.

Discussion: The City may provide options for mitigation of development impacts, based on the type of development. Such options may include, but not be limited to:

- Require dedication of land within the subdivision for parks mitigation.
- Permit a voluntary park contribution per lot created or establish a park impact fee by ordinance.
- Develop a contractual arrangement that calls for the developer to construct needed facilities in an existing park.
- Develop an alternative which can include dedication of land, on-site facilities or construction of needed facilities in an existing park.”

APPENDIX

- **Appendix A Glossary**

Add the following definitions related to shorelines in their appropriate alphabetical location.

“Aquaculture. Popularly known as fish farming, aquaculture is the culture or farming of food fish, shellfish, or other aquatic organisms.

Dredging. Removal or displacement of earth such as gravel, sand, mud or silt from a stream, river, bay, or other water body for the purposes of deepening a navigational channel or to obtain the materials for other uses.

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

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.

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

Mining. The removal of naturally occurring materials from the earth for economic use.

Railroad. A surface linear passageway with tracks for train traffic.

Recreation. The refreshment of body and mind through forms of play, amusement, or relaxation.”

Include as new adoption by reference documents:

- **Appendix D Comprehensive Storm Drainage Plan**
- **Appendix E Town Center Plan**

EXHIBIT B

APP99-0001

Fred Meyer Stores

UNOFFICIAL DOCUMENT

39
40
41
42
43
44
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46
47
48
49
39
1317.63'
1317.63'

UNDEVELOPED
S81°48'39"E (RAD)
1317.63'
1113.96'

BRIDGEPORT WAY

S89°14'51"E
N89°14'51"W

$\Delta = 02'08''43''$
 $R = 3078.90'$
 $L = 115.29'$

UNDEVELOPED
TRACT 'J'

UNIVERSITY PLACE

218.22'
N88°24'20"E
240.46'
S88°24'20"W
68.31'
N45°40'04"E
N84°49'15"W 346.83'
TRACT 'D'

TRACT 'H'

TRACT 'B'

TRACT 'A'

TRACT 'C'

TRACT 'E'

TRACT 'G'

TRACT 'I'

FOUND SURFACE BRASSIE
CENTERLINE OF BRIDGEPORT WAY
MAY 1991

5' DEDICATED TO THE
CITY OF UNIVERSITY PLACE
FOR ROADWAY AND UTILITIES

Subject Property

67th AVENUE WEST

BRIDGEPORT WAY

APPLICANT: Fred Meyer Stores
FILE#: APP99-0001
PROJECT LOCATION: 6305 Bridgeport Way West
(NW Corner of Bridgeport Way West & 67th Avenue West)
PROPOSED ACTION: Comprehensive Plan Map
Amendment/Rezone from Single Family (R1)
to Neighborhood Commercial (NC).

FOUND SURFACE BRASSIE
CENTERLINE OF BRIDGEPORT WAY

FOUND SURFACE
BRASSIE, INTX. OF
67th AVE. W. &
BRIDGEPORT WAY

1321.95'

20.28'
N01°23'20"E

1323.36'
N01°23'20"E

1152.91'
N01°23'20"E

85.00'
N12°30'41"E

125.00'
N77°09'19"W

546.78'
N77°09'19"W

N77°09'19"W

N27°33'53"E

N27°33'53"E

N27°33'53"E

N27°33'53"E

N27°33'53"E

N27°33'53"E

1064.04'
S10°19'40"W

67.95'
S10°19'40"W

1320.71'
N77°09'19"W

572.93'
N77°09'19"W

484.11'
N77°09'19"W

2641.42'
N77°09'19"W

1320.71'
N77°09'19"W

1320.71'
N77°09'19"W

1320.71'
N77°09'19"W

1320.71'
N77°09'19"W

35.00'
N12°30'41"E

221.37'
S77°09'19"E

88.83'
S77°09'19"E

484.11'
N77°09'19"W

572.93'
N77°09'19"W

484.11'
N77°09'19"W

2641.42'
N77°09'19"W

1320.71'
N77°09'19"W

1320.71'
N77°09'19"W

1320.71'
N77°09'19"W

88.83'
S77°09'19"E

221.37'
S77°09'19"E

484.11'
N77°09'19"W

572.93'
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N12°30'41"E

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S77°09'19"E

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1320.71'
N77°09'19"W

1320.71'
N77°09'19"W

1320.71'
N77°09'19"W

EXHIBIT C

APP99-0002

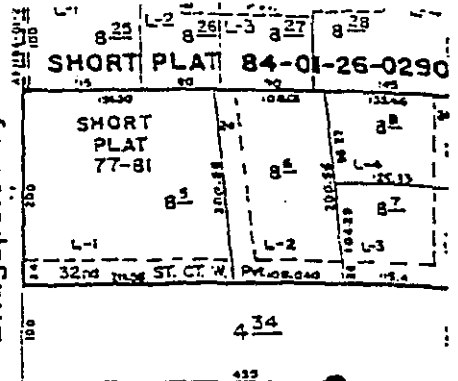
David Mugleston/Ken and Linda Still

UNOFFICIAL DOCUMENT

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231-0	14	14 243-0
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	16	16
	17	17 244-0
232-0	18	18
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	22	22
	23	23

10	10
11	11 256-0
12	12
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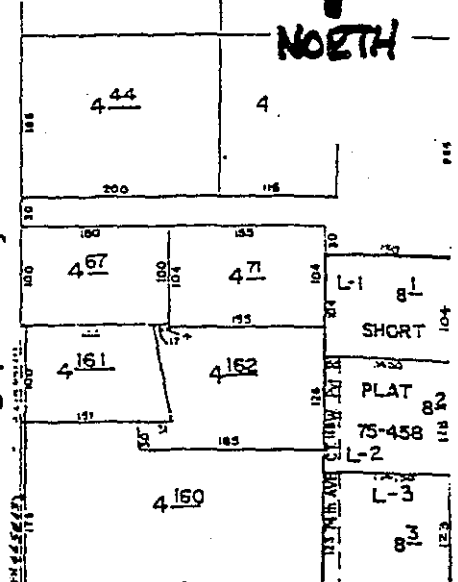
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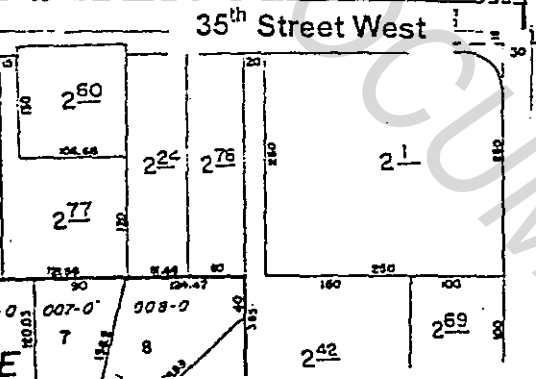
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	13	13 113-0
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	22	22 116-0
	23	23

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22	22 134-0
23	23

135-1	4
136-0	7
137-1	10
137-2	11
138-0	13
139-2	16
140-2	18
141-2	20
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143-2	23



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7	7
8	8



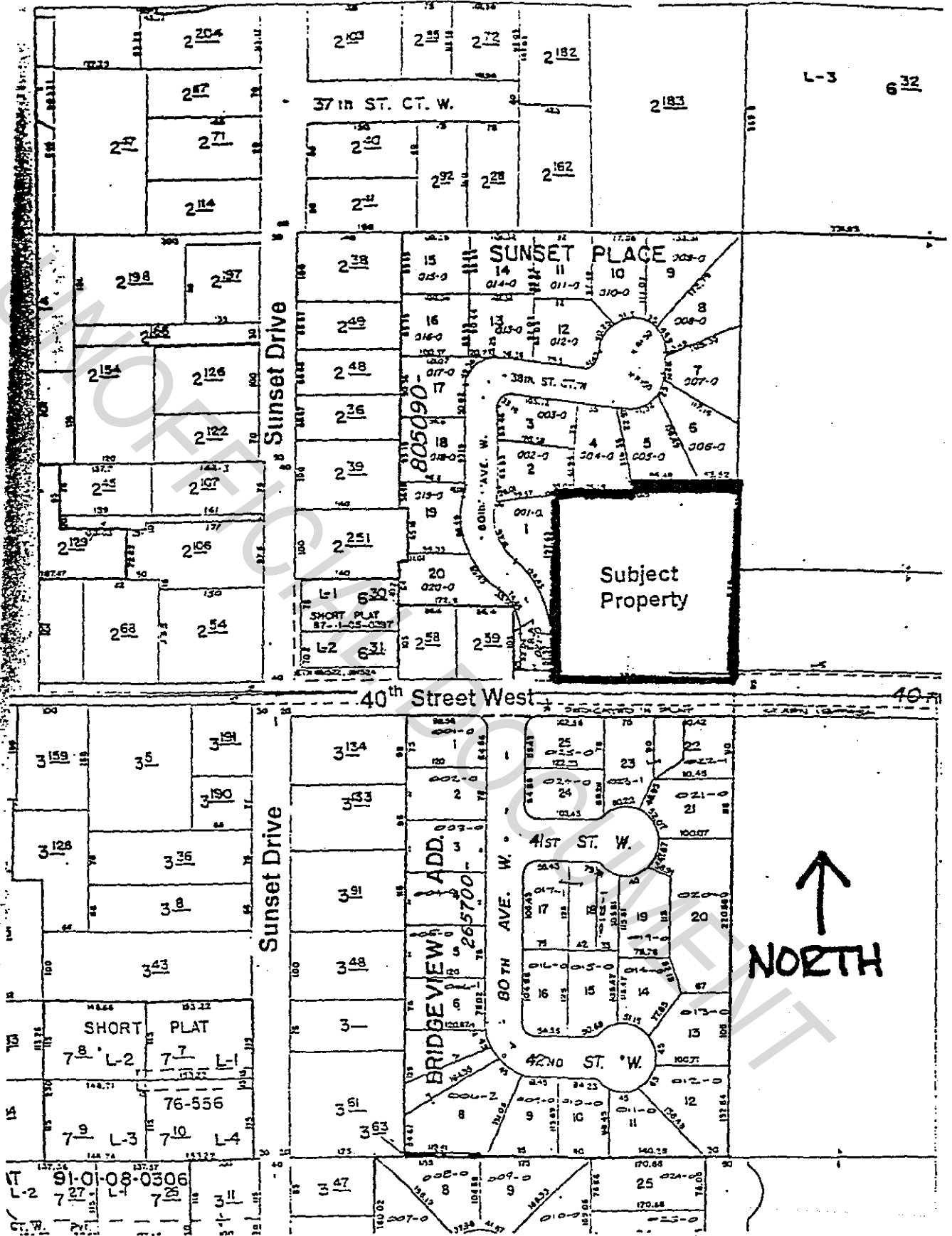
APPLICANTS/OWNERS: Ken and Linda Still/David Mugleston
FILE #: APP99-0002
PROJECT LOCATION: 3300-3400 block (approximate) of Bridgeport Way West (west side). (Lots 7-20 inclusive of Block 16 of Menlo Park Plat, along with westerly 33' of vacated Menlo Drive West). The subject parcels do not abut Bridgeport Way West.
PROPOSED ACTION: Comprehensive Plan Map Amendment/Rezone from "Single Family" (R1) to "Mixed Use-Office" (MU-O).

EXHIBIT D

APP99-0003

Pierce County Fire Protection District #3

UNOFFICIAL DOCUMENT



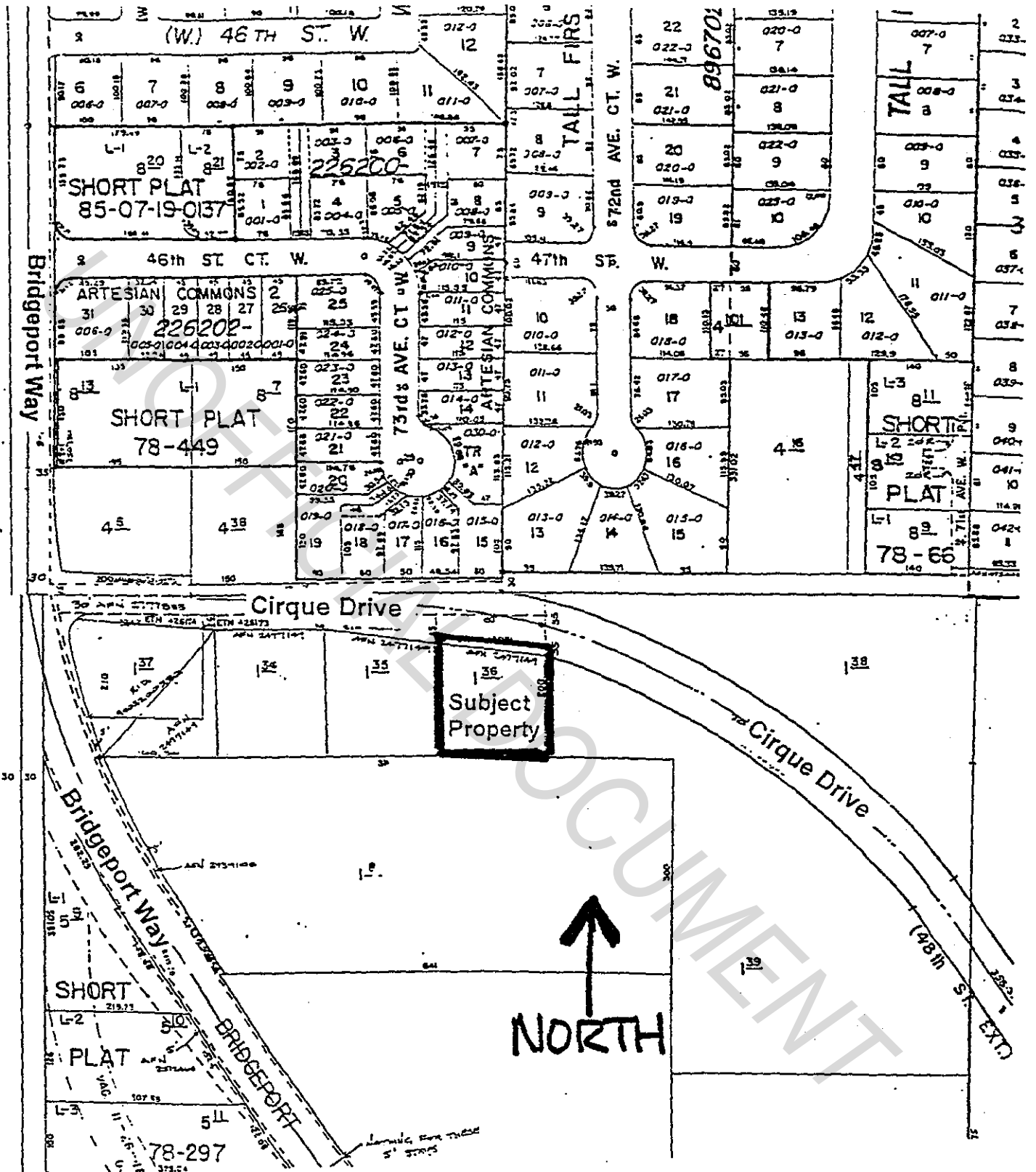
APPLICANT: Pierce County Fire District #3
 FILE #: APP99-0003
 PROJECT LOCATION: 7909 40th Street West, University Place (See map on reverse).
 PROPOSED ACTION: Comprehensive Plan Map Amendment/Rezone from "Public Facilities" (PF) to "Mixed Use-Office" (MU-O).

EXHIBIT E

APP99-0004

City of University Place

UNOFFICIAL DOCUMENT



APPLICANT: City of University Place
 FILE #: APP99-0004
 PROJECT LOCATION: Located in the 7200-7300 Block (approximate) of Cirque Drive (south side). Parcel Number 0220221036.
 PROPOSED ACTION: Comprehensive Plan Map Amendment/Rezone from "Single Family" (R1) to "Public Facilities" (PF).