

ORDINANCE NO. 230

AN ORDINANCE OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, AMENDING UNIVERSITY PLACE MUNICIPAL CODE SECTIONS 19.25.100(D) AND 19.25.330 TO ALLOW VEHICLE IMPOUND YARDS AS A PERMITTED USE IN THE "LIGHT INDUSTRIAL-BUSINESS PARK" (IB) ZONE SUBJECT TO PERFORMANCE STANDARDS.

WHEREAS, the University Place Municipal Code (UPMC) allows, in the City's "Light Industrial-Business Park" (IB) zone, Level 1 Salvage Yards/Vehicle Storage Facilities (Hulk Hauling - where no storage of vehicles as a permitted use and Level 2 Salvage Yards/Vehicle Storage Facilities (Salvage Yards/Vehicle Storage Facilities dealing with the storage and impound facilities for motor vehicles in which all vehicles are stored within an enclosed building(s)) as a conditional use;

WHEREAS, the City Council referred this matter to the Planning Commission for consideration and recommendation back to the City Council; and

WHEREAS, the Planning Commission discussed this issue at its February 3, 1999 study session and conducted a public hearing on February 17, 1999; and

WHEREAS, on April 19, 1999, the University Place City Council conducted a public hearing to hear public testimony; and

WHEREAS a Determination of Non-Significance on the proposal was issued on April 9, 1999;

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

Section 1. Amendments to University Place Municipal Code (UPMC) sections 19.25.100 and 19.25.330. University Place Municipal Code (UPMC) Section 19.25.100 D. "Zone Classification Use Tables" and UPMC Section 19.25.330 "Industrial Use category - Description of Use Categories" are hereby amended as shown on "Exhibit A" attached hereto and incorporated by reference.

Section 2. Copy to be Available. A 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 APRIL 19, 1999

Debbie Klosowski
Debbie Klosowski, Mayor

ATTEST:

Susan Matthew
Susan Matthew, City Clerk

APPROVED AS TO FORM:

Timothy X. Sullivan
Timothy X. Sullivan, City Attorney

Date of Publication: April 22, 1999
Effective Date: April 27, 1999

Exhibit A

1. Section 19.25.100 D. "Zone Classification Use Tables", pertaining to the Industrial Use Category, is hereby amended as follows,

Industrial Use Category

Use & Categories	Light indus Business Park IB	Commercial C	Town Center TC	Mixed Use MU	Neighbor- hood Commercial NC	Mixed Use- Office MU-O	Multi- Family Residential MF	R2	R1	Public Facility PF
Contractor Yards	P									
Food & Related Products	P	C1								
Industrial Services & Repair	C									
Limited Manufacturing	P									
Motion Picture, Television, & Radio Production	P	C1								
Salvage Yards/ Vehicle Storage Facilities	P1, C									
Storage Units	P									
<u>Vehicle Impound Yards</u>	<u>P</u>									
Warehousing, Dist. & Freight Movement	C1									

2. UPMC Section 19.25.330 H. and I are hereby amended at follows:

"H. ~~Salvage Yards/Vehicle Storage Facilities~~. Salvage yards/~~vehicle storage facilities~~ use type refers to uses that involve the salvage of wrecked vehicles, vehicle parts and appliances, and the storage of vehicles for purpose of wholesale trade ~~or impoundment~~.

1. Level 1. Hulk hauling -- where no storage of vehicles is permitted.
2. Level 2. Salvage yards/~~vehicle storage facilities~~ uses dealing with storage ~~and impound~~ facilities for motor vehicles in which all vehicles are stored within enclosed building(s)."

I. Vehicle Impound Yards. Vehicle impound yards use type refers to uses dealing with impound facilities for motor vehicles. Vehicle impound yards are subject to all of the following performance standards:

- a) The maximum size of a vehicle impound yard is one acre;
- b) One vehicle impound yard is permitted per every 10,000 city population (based on most recent State Office of Financial Management population estimate);
- c) A minimum 50 foot setback shall be required between a vehicle impound yard area and all zones other than IB;
- d) That portion of a vehicle impound yard within 200 feet of a zone other than IB shall provide L3 landscaping. Portions of vehicle impound yards beyond 200 feet of zones other than IB shall provide L1 landscaping;
- e) A sound attenuating wall shall be required between the vehicle impound yard and any zone other than IB within 200 feet. The wall shall be approved by the Director.
- f) Lighting shall be shielded from residential areas;
- g) Water quality protection systems for the vehicle impound yard shall be provided in compliance with city standards and best management practices;
- h) That portion of a vehicle impound yard within 200 feet of a zone other than IB shall have hours of operation only between 7:00 a.m. and 8:00 p.m.

4. J. Warehousing.”