

ORDINANCE NO. 186

AN ORDINANCE OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, AMENDING SECTIONS _____.25.330(B) OF UNIVERSITY PLACE ORDINANCE 79, AS AMENDED, ALLOWING MEAT PROCESSING BUT NOT SLAUGHTERING IN THE MODERATE INTENSITY EMPLOYMENT CENTER AND COMMUNITY CENTER ZONES BY MODIFYING THE DEFINITION OF THE FOOD AND RELATED PRODUCTS USE TYPE TO PERMIT MEAT PROCESSING SUBJECT TO PERFORMANCE STANDARDS.

WHEREAS, the Crown Meats Company has been located at 2511 70th Avenue West since 1982 where the use was permitted outright until December 1990; and,

WHEREAS, according to Sections _____.25.100(F) and _____.25.330(B) of the University Place Zoning Code, the processing of animal products is not an allowed use in the City of University Place making Crown Meats a nonconforming use; and,

WHEREAS, to allow Crown Meats to expand their facilities and consolidate their business in University Place, a Zoning Code text amendment was requested on behalf of Crown Meats Company; and,

WHEREAS, the Comprehensive Plan encourages light industry in well defined centers that provide for the development of industrial and manufacturing needs of a growing economy where Employment Centers can be located and designed in a manner which attracts and retains businesses with high paying jobs and in consideration of existing businesses; and,

WHEREAS, the Comprehensive Plan requires that developments meet design standards that further the objectives for Employment Centers and encourages minimizing impacts to surrounding land uses using buffers, landscaping or similar mechanisms; and,

WHEREAS, the Crown Meats Company has been located in an area of the city where light industrial and manufacturing business have historically located in an Employment Center served by good access, public facilities and services; and,

WHEREAS, following testimony at a public hearing on January 21, 1998 the Planning Commission unanimously recommended approval of the zoning text amendment as proposed; and,

WHEREAS, a Determination of Non-significance was issued on January 27, 1998; and,

WHEREAS, on February 9, 1998 the City Council discussed the matter at a study session, NOW THEREFORE,

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

Section 1. Amending Sections. _____.25.330(B), of the University Place Zoning Code, Section _____.25.330(B) is hereby amended as follows:


.25.330(B) Food and Related Products: Food and Related Products Use Type refers to uses which involve the processing, manufacturing, storage and packaging of food materials, raw milk, and ice. Examples include: bakeries which distribute products to many retail outlets, creameries and other dairy products manufacturing without on-site dairy animals, soft drink bottling plants, feed and cereal mills, flour mills, vegetable oil manufacturing, refining or storage, yeast plants, and starch, glucose and dextrin manufacturing, and dry pet food, lard, pickles, sauerkraut, and vinegar manufacturing, sugar refining, breweries and distilleries. This use type may include processing and packaging of red meats, fowl and or fish provided the facility complies with all state, federal and local health regulations, all processing is conducted indoors, and there is no emission of noxious odors or noise. This use type does not include the slaughtering or boarding of live animals or poultry.

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 OF THE CITY OF UNIVERSITY PLACE,
WASHINGTON THIS 17th DAY OF FEBRUARY, 1998.**


Debbie Klosowski, Mayor

ATTEST:


Susan Matthew, City Clerk

APPROVED AS TO FORM:


Timothy X. Sullivan, City Attorney

Date of Publication: 2/19/98

Effective Date: 2/24/98