

ORDINANCE NO. 95

AN ORDINANCE OF THE CITY AMENDING THE INTERIM
COMPREHENSIVE PLAN REGARDING THE URBAN GROWTH
AREA/URBAN SERVICE AREAS.

WHEREAS, certain property owners in unincorporated areas adjacent to the City of University Place have indicated interest in annexation to the city and an annexation petition has been received from one area known as "Fircrest Acres" and another petition is circulating for area east of Alameda Avenue and north and south of 40 Street West; and

WHEREAS, RCW 35.13.005 states that no city or town located in a county in which urban growth areas have been designated under RCW 36.70A.110 may annex territory beyond an urban growth area; and

WHEREAS, these unincorporated areas, which are already substantially developed at urban levels, are part of the Pierce County Comprehensive Urban Growth Area (CUGA) and have been designated as part of Fircrest's Urban Growth Study area and one area at 19th and Mildred also has been designated as a potential area of annexation for Tacoma; and

WHEREAS, the County-Wide Planning Policies state that the County shall designate Urban Growth Areas for each municipality with initial designation of a proposed urban growth area being made by each municipality and a County review, negotiation and decision process to follow; and

WHEREAS, Urban Growth Area amendments are County Comprehensive Plan amendments and Pierce County has required that proposed amendments be submitted to the Department of Planning and Land Services by June 1, 1996; and

WHEREAS, the City of University Place Interim Comprehensive Plan currently designates the Urban Growth Area (UGA) as all land within the city limits and designates the Urban Service Area (USA) as all lands between the city limits and the boundaries of neighboring communities and the Urban Growth Area for University Place should include the current city limits and the Urban Service Area; and

WHEREAS, the Planning Commission held a public hearing on April 17, 1996 and recommended amending the Interim Comprehensive Plan to establish a UGA/USA and the City Council held a public hearing on May 20, 1996 to consider the recommendation; and

WHEREAS, the intent of the City Council is to allow annexation by property owners of adjacent incorporated areas, to provide urban services comparable to those in the City limits and to comply with the Growth Management Act which encourages development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner, RCW 36.7 0A.020(2); Now therefore

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

Section 1. Urban Growth Areas/Joint Planning Areas Amended. The first paragraph of the Urban Growth Areas/Joint Planning Areas of the Land Use Element of the Interim Comprehensive Plan, page 14 of Exhibit A to Ordinance No. 75 is amended as follows:

Urban Growth Areas/Joint Planning Areas

The Urban Growth Area/Urban Service Area (UGA/USA) are those areas between the current city limits and the incorporated city limits of adjacent cities, and are areas of potential annexation to the City of University Place. The proposed area is already substantially developed with residential, commercial, and light industrial uses. City land use designations would be comparable to existing County designations and any changes would be discussed with property owners prior to annexation.

Section 2. Annexation Study Areas (ASA) Amended. The description of Annexation Study Areas (ASA) of the Land Use Element of the Interim Comprehensive Plan, beginning on page 16 of Exhibit A to Ordinance No. 75, is amended as follows:

Annexation Study Areas (ASA)


The City will designate certain areas outside the current city limits as potential annexation areas which are unincorporated territory between the city limits of University Place and its neighboring cities.

These are areas to which the city can provide urban level services and further expects to annex within the next five years at the initiation of area property owners or residents. To the extent that the City's ASA overlap the ASA of an adjoining city, the City will enter into a collaborative process with the other city to negotiate a final determination of an ASA. That final resolution should be based on:

- A. Recognition of resident community identification and wishes of the property owners in the area,
- B. Financial and technical ability to provide municipal services,
- C. The creation of logical service boundaries and logical city boundaries,
- D. Recognition of physical boundaries including,
 - bodies of water
 - topographical boundaries
 - watersheds
 - roadways, and
- E. Protection of critical resource areas significant to either city.

Section 3. Effective Date. This ordinance shall become effective five days after its publication.

PASSED BY THE CITY COUNCIL ON MAY 20, 1996.



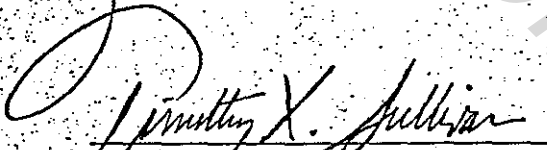
Ronald L. Williams, Mayor

ATTEST:



Susan Matthew, City Clerk

APPROVED AS TO FORM:



Timothy X. Sullivan, City Attorney

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