

RESOLUTION NO. 1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, ADOPTING AN INTERIM COMPREHENSIVE LAND USE PLAN AND DEVELOPMENT REGULATIONS AND RESTRICTING CERTAIN CLASSES OF PERMITS AND LAND USE ACTIONS WITHIN THE CORPORATE LIMITS OF THE NEW CITY OF UNIVERSITY PLACE.

WHEREAS, voters overwhelmingly voted to incorporate the new City of University Place at an election held on November 8, 1994, and

WHEREAS, one of the major concerns of residents of University Place leading to incorporation was the impact of land-use decisions on the University Place community, and

WHEREAS, the City Council was duly elected on April 25, 1995 and sworn in on May 6, 1995, and

WHEREAS, RCW 35.02.137 provides that during the interim period between the time the new City Council is sworn in and the date of incorporation, the new City Council may adopt resolutions establishing moratoria during the interim transition period on the filing of applications with the County for development permits or approvals, including, but not limited to, subdivisions approvals, short subdivision approvals, and building permits, and further that RCW 35A.63.220 allows for interim zoning of a temporary nature within a newly-incorporated city, while a comprehensive land use plan and development regulations are developed and adopted, and

WHEREAS, the City Council has reviewed Pierce County's existing land use controls within the City of University Place and

has determined that significant harm to the City's land use integrity will occur unless immediate action is taken to freeze new multi-family development and the rezoning of property within the new city's boundaries until the City Council can adopt a Comprehensive Land Use Plan and Zoning Code for the new City, and

WHEREAS, during the interim period the impacts of multi-family developments need to be examined before the City can establish the densities that will be both desirable to the community and which will be functional in light of the population allocation which may be made to our City under the State Growth Management Act, and therefore a restriction of multi-family dwellings is required to protect properties in the new City while the comprehensive land use plan is being developed, and

WHEREAS, in order to preserve the quality of life in the University Place community, the City Council has determined that an emergency exists and has determined to act on interim zoning at this time, now, therefore,

THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Interim Zoning.

Interim zoning is hereby established, adopting the current Pierce County Comprehensive Plan and interim development regulations for all properties within the corporate limits of the new City of University Place, except as modified below:

- 1) All vacant, platted and unplatted lands for which no use has been legally established, nor legally established activity is

currently occurring, shall be restricted for use and development of a single family residence, during this interim period, and

2) Any new parcel created during the interim period shall be limited to a density not to exceed one single family dwelling unit per acre.

As used in this resolution, the term "multi-family" means all residential uses other than single-family residences, and the term "multi-family" applies to all residential uses with densities of greater than one unit per acre of land. The terms "development permit or approval" includes, but is not limited to, subdivision approvals, short-plat or short subdivision approvals, rezones, site plan review approvals, and building permits.

This interim zoning provision shall not apply to restrict any public uses of land owned or maintained by a public entity or school district, and further shall not apply to any parcel of land with a total area of less than one acre.

Section 2. Duties of Pierce County. Pierce County shall continue to accept, verify for completeness per Pierce County's current standards, process and review all new applications for the development of any land within the corporate limits of University Place, under the above-described interim zoning regulations, with the exclusion of any new applications for the development of, approval and/or construction of multi-family units, and the rezoning of property to a classification which would permit multi-family development, during the effective dates of this Resolution.

Section 3. Transmittal of Resolution. The Mayor or his/her designate is hereby authorized and directed to file a certified copy of this Resolution with the Pierce county Council and County Executive immediately upon passage.

Section 4. Effective Period of Interim Zoning. The interim zoning hereby imposed shall become effective immediately upon adoption of this Resolution and shall continue in effect for 60 days from the date of adoption, unless subsequently repealed, extended or modified by the City Council.

Section 5. Public Hearing. A public hearing on the interim zoning established by this Resolution shall be held before the City Council on June 7, 1995, at the hour of 7:30 p.m. or as soon thereafter as the business of the City Council may permit. The public hearing shall be held at Curtis High School. All persons who desire to address the City Council regarding the interim zoning are invited to attend. The interim zoning may be repealed, extended or modified following the public hearing.

Section 6. Duties of City Clerk. The Acting City Clerk shall cause that notice of the public hearing shall be published in accordance with applicable laws concerning such a hearing, at least ten (10) days prior to that hearing date.

ADOPTED by the City Council of the City of University Place
at its meeting of May 11, 1995.



Ronald L. Williams, ACTING MAYOR

Attest;



Barbara J. Price, ACTING CITY CLERK

Approved as to Form:



Joe Lombino, ACTING CITY ATTORNEY

FILED WITH THE CITY CLERK:

ADOPTED BY THE CITY COUNCIL: May 11, 1995