

RESOLUTION NO. 14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, ADOPTING A MORATORIUM ON THE FILING OF APPLICATIONS WITH PIERCE COUNTY FOR BUILDING PERMITS FOR MULTIPLE DWELLINGS PURSUANT TO RCW 35.02.137.

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The City Council of the City of University Place hereby makes the following findings of fact:

1. The incorporation of the new city of University Place was overwhelmingly approved at an election held on November 8, 1995;

2. The City Council of the new city of University Place was duly elected on April 25, 1995 and sworn in on May 6, 1995;

3. 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;

4. 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, subdivision approvals, short subdivision approvals, and building permits;

5. The authority granted by RCW 35.02.137 to adopt moratoria on applications for development permits includes the authority to adopt moratoria on applications for certain types of development permits, including building permits, if reasonably related to serving the public health, safety or welfare;

6. Pierce County Code §18.10.204.030 C. defines "two-family dwelling" as a "building designed exclusively for occupancy by two families living separately from each other, and containing two dwelling units";

7. Pierce County Code §18.10.204.030 D. defines "multiple

dwelling" as a "building designed exclusively for occupancy by three or more families living separate from each other, and containing three or more dwelling units";

8. The City Council of the new city of University Place desires to plan for and foster a community which is open to and able to accommodate families and individuals from throughout the economic spectrum. To this end, the City Council is committed to the Growth Management Act's goal to "encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock";

9. An appropriate mix of single-family and multi-family housing is essential to meeting these goals and to achieving the plan and vision of the residents of University Place for their community;

10. Especially in an urban area such as University Place with limited undeveloped land, allowing too much of one type of housing stock to be built can jeopardize the City's ability to reach this appropriate mix of single-family and multi-family housing;

11. In recent years a disproportionate amount of residential construction in the University Place area has been multiple-dwelling housing. If current Pierce County regulations remain in place while the City is considering its permanent zoning and planning measures, it is likely that this trend of high multi-family construction will continue. In that event, the ability of the people of University Place to plan for and achieve the appropriate and desired mix of housing types will be jeopardized;

12. The current rate of construction of two-family housing does not threaten the ability of the people of University Place to plan for and achieve the appropriate and desired mix of housing types. Consequently, two-family housing should not be included in any moratorium;

13. If the moratorium contained in this Resolution is not adopted, the filing of building permit applications for multiple-dwelling housing under County regulations is likely to frustrate effective long-term planning, result in the status quo not being preserved during consideration of the City's permanent regulations, and harm the City's ability to adopt its own permanent plans and regulations governing housing;

14. To preserve the City's ability to adopt reasonable and appropriate plans and regulations governing housing, it is in the interest of the public health, safety and welfare to suspend

temporarily the filing with Pierce County of applications for building permits for multiple-dwelling housing. This measure is necessary to preserve the City's ability to effectuate long-term planning decisions and to plan in a rational manner. For the reasons set out in these Findings, these circumstances constitute an emergency;

15. Under WAC 197-11-880, the adoption of this Resolution is exempt from the requirement of a threshold determination under the State Environmental Policy Act;

16. A public hearing on this Resolution was held before the City Council of University Place on June 7, 1995, at 7:30 p.m. pursuant to public notice.

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

Section 1. Pursuant to RCW 35.02.137, Pierce County shall not accept any applications for building permits for multiple-dwellings, as defined in the Pierce County Code, within the city limits of the new city of University Place.

Section 2. This Resolution shall not affect applications for building permits for lots in vested subdivisions which are expressly intended in such subdivision application or approval for multiple-dwellings.

Section 3. This Resolution shall not affect rights which have vested under the vested rights doctrine of the State of Washington.

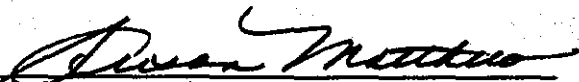
Section 4. The Interim City Manager is directed to file immediately a certified copy of this Resolution with the Pierce County Council and County Executive.

Section 5. This Resolution is effective immediately and shall continue in effect until the date of incorporation of University Place.

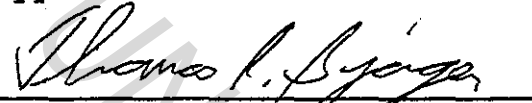
ADOPTED by the City Council of the City of University Place at its meeting of June \_\_, 1995.

  
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STANLEY L.K. FLEMING, MAYOR

Attest:

  
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Susan Matthew,  
INTERIM CITY CLERK PRO TEM

Approved as to form:

  
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Thomas R. Byrger

FILED WITH THE CITY CLERK:

ADOPTED BY THE CITY COUNCIL: June 7, 1995.

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