

RESOLUTION NO. 57

**RESOLUTION OF THE CITY OF UNIVERSITY PLACE
ADOPTING PROPOSED AMENDMENT TO THE COUNTY-
WIDE PLANNING POLICIES.**

WHEREAS, by Resolution No. 42 dated August 14, 1995, the City of University Place adopted County-Wide Planning Policies and proposed Amendments to the County-Wide Planning Policies developed by the Pierce County Regional Council;

WHEREAS, the Pierce County Regional Council have proposed an Amendment to County-Wide Planning Policies dated 9-11-95; NOW, THEREFORE,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
UNIVERSITY PLACE, WASHINGTON, AS FOLLOWS:**

Section 1. Ratification of proposed Amendment to the County-Wide Planning Policies. Amendment dated 9-11-95 to the County-Wide Planning Policies developed by the Pierce County Regional Council, a copy of which is attached hereto and made part of this resolution, is hereby ratified.

Section 2. Effective Date. This resolution shall be effective immediately upon signing.

ADOPTED BY THE CITY COUNCIL ON OCTOBER 2, 1995.


Stanley L. K. Flemming, Mayor

Attest:


Susan Matthew, City Clerk

Amendment to County-wide Planning Policies 9-11-95

COUNTY-WIDE PLANNING POLICY ON URBAN GROWTH AREAS, PROMOTION OF CONTIGUOUS AND ORDERLY DEVELOPMENT AND PROVISION OF URBAN SERVICES TO SUCH DEVELOPMENT

Background-Requirements of the Growth Management Act

The Washington Growth Management Act identifies the encouragement of development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner [RCW 36.70A.020(1)], the reduction of sprawl, (i.e., the inappropriate or premature conversion of undeveloped land into low-density development) [RCW 36.70A.020(2)], and the provision of adequate public facilities and services necessary to support urban development at the time the development is available for occupancy and use (without decreasing current service levels below locally established minimum standards [RCW 36.70A.020(12)]) as planning goals to guide the development and adoption of comprehensive plans and development regulations.

The Growth Management Act further requires (1) that the County designate an "urban growth area" or areas within which urban growth shall be encouraged and outside of which growth shall occur only if it is not "urban" in character; (2) that each municipality in the County be included within an urban growth area; (3) that an urban growth area include territory outside of existing municipal boundaries only if such territory is characterized by urban growth or is adjacent to territory that is already characterized by urban growth. [RCW 36.70A.110(1); for definition of "urban growth" see RCW 36.70A.030(14).]

The designated county and municipal urban growth areas shall be of adequate size and appropriate densities so as to accommodate the urban growth that is projected by the State Office of Financial Management to occur in the County for the succeeding 20-year period. While each urban growth area shall permit urban densities, they shall also include greenbelt and open space areas [RCW 36.70A.110(2)].

As to the timing and sequencing of urban growth and development over the 20-year planning period, urban growth shall occur *first* in areas already characterized by urban growth that have existing public facility and service capacities to service such development, *second* in areas

work with existing municipalities and emerging communities to make such transitions efficiently.

At the same time, annexations and incorporations have direct and significant impacts on the revenue of county government, and therefore, may affect the ability of the county to fulfill its role as a provider of certain regional services. The municipalities will work closely with the county to develop appropriate revenue sharing and contractual services arrangements that facilitate the goals of GMA.

The County-wide Planning Policies are intended to be the consistent "theme" of growth management planning among the county and municipalities. The policies also spell out processes and mechanisms designed to foster open communication and feedback among the jurisdictions. The county and the cities and towns will adhere to the processes and mechanisms provided in the policies.

5. Urban Development Standards

5.1 The provisions of this section shall apply to all municipalities and urban growth areas located in the County.

5.2 The following development standards shall be the minimum required for urban developments and shall apply to all new development in urban growth areas, except as provided in Section 5.6 below.

5.2.1 Streets, Roads and Arterials. All public streets, roads, and arterials shall be constructed to the minimum requirements outlined in the City and County Design Standards adopted pursuant to RCW 35.78.030 and RCW 43.32.020. Curbs, gutters, and sidewalks will be required on both sides. Private streets and roads may be approved, but shall be required to meet these requirements.

5.2.2 Street Lighting. Street lighting shall be required at signalized intersections. Street lighting in new subdivisions shall be provided at all intersections controlled by a traffic signal or sign, and at certain road corners, elbows, and cul-de-sacs. Installation and maintenance of street lighting in subdivisions shall be the responsibility of the developer or homeowner's association unless the local jurisdiction assumes responsibility. When ownership of the street lighting has not been assumed by the local jurisdiction, the light standards shall be located on private property.

through dedication to the public of land, or through provision of funds, as mitigation, for park land purposes.

5.4 All development within an urban growth area ~~shall~~^{should} be provided services pursuant to the provision of this agreement and the joint planning agreements adopted pursuant to it. It is recognized that the County may provide certain urban services within an Urban Growth Area, and that cities may provide certain urban services within the same area, but outside their current municipal boundaries.

5.5 The county and each municipality ~~shall~~^{should} enter into an interlocal cooperation agreement providing for the approval and delivery of public facilities and services in the Urban Growth Area. Such further agreements shall include, where appropriate, provisions relating to services such as law enforcement and schools and the services of special purpose districts and other service providers.

5.6 Ordinances allowing variances and deviations to the urban development standards may be adopted by each responsible jurisdiction for those limited circumstances necessary to allow for recognition of community plans and goals, recognized historic character, or special physical or engineering circumstances, as long as such variances and deviations are otherwise consistent with these policies. A legislative authority adopting a variance or deviation to the minimum urban development standards under this section must share such adoption with the PCRC Executive Committee.