

RESOLUTION NO. 81

**A RESOLUTION OF THE CITY OF UNIVERSITY PLACE  
AUTHORIZING EXECUTION OF AN INTERLOCAL AGREEMENT,  
AMENDMENTS TO THE COUNTY-WIDE PLANNING POLICIES.**

WHEREAS, on June 30, 1992, the Pierce County Council adopted County-wide Planning Policies in collaboration with the cities and towns within Pierce County; and

WHEREAS, the Pierce County Regional Council recommended amendments to the policies pursuant to Resolution 95-17, adopted by the Pierce County Council and the several cities and towns to negotiate unresolved issues; and

WHEREAS, the City of University Place, on August 14, 1995, adopted the County-wide Planning Policies in Resolution 42 and on October 2, 1995 in Resolution 57 ratified amendments (dated 9-11-95) developed by the Pierce County Regional Council; and

WHEREAS, Pierce County County-wide Planning Policies provide for amendments to be adopted through amendment of the original interlocal agreement adopting the policies or by a new interlocal agreement; and


WHEREAS, the Interlocal Agreement requires ratification by at least 60% of the cities and towns within Pierce County representing 75% of the total Pierce County population; NOW, THEREFORE,

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

Section 1. Authorization of Interlocal Agreement. Execution of an Interlocal Agreement, Amendments to the Pierce County County-wide Planning Policies (dated 9-22-95), which are attached hereto and made part of this resolution, is hereby authorized.

Section 2. Effective Date. This resolution shall take effect immediately upon signing.

**ADOPTED BY THE CITY COUNCIL ON FEBRUARY 20, 1996.**

  
Stanley L. K. Flemming, Mayor

ATTEST:

  
Susan Matthew, City Clerk

## INTERLOCAL AGREEMENT

### AMENDMENTS TO THE PIERCE COUNTY COUNTY-WIDE PLANNING POLICIES

This agreement is entered into by and among the cities and towns of Pierce County and Pierce County. This agreement is made pursuant to the provisions of the Interlocal Cooperation Act of 1967, RCW 39.334. This agreement has been authorized by the legislative body of each jurisdiction pursuant to formal action and evidenced by execution of the signature page of this agreement.

#### BACKGROUND:

- A. The Pierce County Regional Council (PCRC) was created in 1992 by interlocal agreement among the cities and towns of Pierce County and Pierce County. The organization is charged with numerous responsibilities, including serving as a local link to the Puget Sound Regional Council, promoting intergovernmental cooperation, facilitating compliance with the coordination and consistency requirements of the Growth Management Act, and developing a consensus among jurisdictions regarding modification of the County-wide Planning Policies.
- B. Resolution 95-17, adopted by the Pierce County Council, and identical resolutions adopted by the several cities and towns in Pierce County committed the governments to completing negotiations on a series of unresolved issues relating to local implementation of the Growth Management Act.
- C. Those negotiations, conducted in open public meetings of the PCRC during the months of February through September 1995 have resulted in adoption by the PCRC Executive Committee of recommended amendments to the Pierce County County-wide Planning Policies.
- D. The Pierce County County-wide Planning Policies provide for amendments to be adopted through amendment of the original interlocal agreement adopting the policies or by a new interlocal agreement. The Pierce County County-wide Planning Policies may be amended upon the adoption of the amendments by the Pierce County Council and ratification by 60 percent of the jurisdictions in Pierce County (13 of 20) representing 75% of the total population on June 28, 1991 (452,850 of 603,800).

#### PURPOSE:

This agreement is entered into by the cities and towns of Pierce County and Pierce County for the purpose of adoption of amendments to the Pierce County County-wide Planning Policies.

The amendments to the Pierce County County-wide Planning Policies shown on Attachment A are attached to and made part of this interlocal agreement.

**DURATION:**

This agreement shall become effective upon adoption by the Pierce County Council and ratification by the legislative bodies of the cities and towns of Pierce County comprising 60 percent of the jurisdictions in Pierce County representing 75 percent of the total population on June 28, 1991. This agreement will remain in effect until subsequently amended or repealed as provided by the Pierce County County-wide Planning Policies.

**SEVERABILITY:**

If any of the provisions of this agreement are held illegal, invalid or unenforceable, the remaining provisions shall remain in full force and effect.

**FILING:**

A copy of this agreement shall be filed with the Pierce County Auditor and each city or town clerk.

IN WITNESS WHEREOF, this agreement has been executed by each member jurisdiction as evidenced by the signature page affixed to this agreement.

INTERLOCAL AGREEMENT

AMENDMENTS TO THE PIERCE COUNTY COUNTY-WIDE PLANNING POLICIES

Signature Page

The legislative body of the undersigned jurisdiction has authorized execution of the Interlocal Agreement, Amendments to the Pierce County County-wide Planning Policies.

IN WITNESS WHEREOF

This agreement has been execute \_\_\_\_\_  
(Name of City/Town/County)

BY: \_\_\_\_\_  
(Mayor/Executive)

DATE: \_\_\_\_\_

Approved

BY: \_\_\_\_\_  
(Director/Manager/Chair of County Council)

Approved as to Form:

BY: \_\_\_\_\_  
(City Attorney/Prosecutor)

Amendment to County-wide Planning Policies 9-22-95

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

already characterized by urban growth that will be served by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources [RCW 36.70A.110(3)]. Urban government services shall be provided primarily by cities, and should not be provided in rural areas.

The Growth Management Act Amendments expressly require that county-wide planning policies address the implementation of urban growth area designations [RCW 36.70A.210(3)(a)], the promotion of contiguous and orderly development, the provision of urban services to such development [RCW 36.70A.210(3)(b)], and the coordination of joint county and municipal planning within urban growth areas [RCW 36.70A.210(3)(f)].

#### Principles of Understanding Between Pierce County and the Municipalities in Pierce County

While following the goals and regulations of the Growth Management Act, Pierce County and the municipalities in Pierce County will strive to protect the individual identities and spirit of each of our cities and of the rural areas and unincorporated communities.

Further agreements will be necessary to carry out the framework of joint planning adopted herein. These agreements will be between the county and each city and between the various cities.

The services provided within our communities by special purpose districts are of vital importance to our citizens. Consistent with the adopted regional strategy, these districts will be part of future individual and group negotiations under the framework adopted by the county and municipal governments.

While the Growth Management Act defines sewer service as an urban service, Pierce County currently is a major provider of both sewer transmission and treatment services. The county and municipalities recognize that it is appropriate for the county and municipalities to continue to provide sewer transmission and treatment services.

The county recognizes that urban growth areas are often potential annexation areas for cities. These are also areas where incorporation of new cities can occur. The county will

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.

5.2.3 Domestic Water. A domestic water system must meet requirements under RCW 70.119 and WAC 246-290 for group "A" systems, or the functional equivalent.

5.2.4 Storm Water Facilities. A storm water drainage system shall be designed and constructed in accordance with the Department of Ecology Storm Drainage Technical Manual or a locally adopted storm water manual approved by DOE.

5.2.5 Sanitary Sewer. At a minimum, sanitary sewer hook-ups shall be required for all new development, if sewer lines are located within 300 feet of the development. In those cases where sewer lines are not located within 300 feet of the development, the jurisdiction may permit such development to use interim septic on-site systems and dry sewer facilities. Dry sewer facilities includes any means effective to permit connection to future extended sewer lines. The permitting jurisdiction allowing such facilities shall enforce applicable design and performance standards and administrative procedures.

5.2.6 Fire Protection. Fire protection and flow requirements shall be in accordance with Pierce County Code Chapter 15.12.

5.2.7 Solid Waste and Recycling. Garbage pick-up shall be provided weekly, and recycling and yard waste pick-up biweekly, consistent with federal and state laws and regulations.

5.3 It is desired by the signatories to these policies that the following Urban Development Standards be the minimum goals for urban developments in Urban Growth Areas.

5.3.1. Street Cleaning. Standards for street cleaning shall be discussed and should be developed, consistent with requirements of federal and state water quality standards.

5.3.2 Transit. Urban transit service plans adopted by the Pierce County Public Transit Benefit Authority.

5.3.3 Library. Appropriate jurisdictions should provide 450 square feet of library space per 1,000 persons.

5.3.4 Parks and Recreation. Provisions for parks at a level of 3.0 acres of neighborhood/community parks per 1,000 population should be made for all plats and short



plats as required by RCW 58.17. Such provision can be made either 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 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 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.