

RESOLUTION NO. 459

A RESOLUTION OF THE UNIVERSITY PLACE CITY COUNCIL CONCURRING WITH THE PIERCE COUNTY COUNCIL'S REQUEST TO COMMENCE DEVELOPMENT OF AN AMENDMENT TO THE CHAMBERS CREEK PROPERTIES MASTER SITE PLAN TO INCREASE THE 18-HOLE GOLF COURSE TO A 27-HOLE GOLF COURSE, INCLUDE A LODGING COMPONENT IN SUPPORT OF THE GOLF COUSE PROJECT AND OTHER ADJUSTMENTS TO THE MASTER SITE PLAN.

WHEREAS, in 1995, the County began the process of planning for the Chambers Creek Properties which culminated in the adoption of the Chambers Creek Properties Master Site Plan and Final Environmental Impact Statement in 1997;

WHEREAS, the Chambers Creek Properties Master Site Plan and the associated Joint Procedural Agreement, the detailed operational agreement between the cities of Lakewood, University Place and Pierce County, were adopted by the Lakewood City Council on January 3, 2000, University Place City Council on February 7, 2000, and the County Council on June 6, 2000; and

WHEREAS, both the Master Site Plan and the Joint Procedural Agreement permit any of the parties to request an amendment to the adopted Master Site Plan and the request must be supported by the other jurisdictions; and

WHEREAS, Pierce County has requested that the Master Site Plan be amended to change the 18-hole golf course to a 27-holes, include a lodging component in conjunction with the development of the golf course, and other related adjustments to maintain the integrity of the Master Site Plan; and

WHEREAS, the City of University Place has identified several amendment proposals including amending the master site plan to allow Pierce County's Environmental Services Building (ESB) to be converted to a boutique hotel or some other type of lodging should the opportunity present itself in the future; a proposal to amend master site plan language so that future amendment proposals to the plan that are within University Place municipal boundaries are solely between Pierce County and City of University Place, likewise, future amendment proposals that are within Lakewood municipal boundaries are solely between Pierce County and City of Lakewood; and a proposal that the Properties allow for an off-leash dog only park; and

WHEREAS, the City of University Place supports identifying where the arboretum, botanical garden, and environmental education center will be relocated to ensure the integrity of the Master Site Plan; and

WHEREAS, the proposed amendment, associated environmental analysis and public involvement process will be conducted by the County in accordance with the process established in the Master Site Plan, Joint Procedural Agreement and Final Environmental Impact Statement; and

WHEREAS, once the amendment processes are completed, the City will have additional opportunities to review and consider the potential adoption of the amendment; and

WHEREAS, the County has formally requested the City, as Master Site Plan partner, concur that the amendment process may move forward and that such an expression of concurrence at this time does not include a commitment to adopt the amendment or to fund any or all of the amendment; NOW, THEREFORE,

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

Section 1. The City Council hereby concurs with the County's request to commence development of an amendment to the Chambers Creek Properties Master Site Plan. The amendment

process shall follow the process used in the original development of the Chambers Creek Properties Master Site Plan and will include opportunities for public comment.

Section 2. The Council's consent at this time does not constitute a formal approval or financial commitment towards the amendment. After completion of the environmental analysis and the draft amendment, the proposed amendment will be brought before the City Council for formal consideration.

Section 3. This resolution shall take effect immediately upon its adoption.

ADOPTED BY THE CITY COUNCIL AUGUST 16, 2004.



Ken Grassi, Mayor

ATTEST:



Catrina Craig, City Clerk