

RESOLUTION NO. 478

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, IN SUPPORT OF THE CHAMBERS CREEK PROPERTIES GOLF COURSE ECONOMIC DEVELOPMENT PROPOSAL

WHEREAS, Pierce County through its Public Works and Utilities Department acquired the 930+ acre Chambers Creek Properties for both wastewater recycling uses and public recreation and open space purposes; and

WHEREAS, the County and its Public Works and Utilities Department are responsible for the site reclamation of the former gravel pit mining; and

WHEREAS, The City of University Place, the City of Lakewood and Pierce County entered into a "Joint Procedural Agreement" (JPA) regarding the Chambers Creek Properties and the Chambers Creek Properties Master Site Plan, to facilitate use and development of the Chambers Creek Properties; and

WHEREAS, the bulk of the site is located within the City of University Place and the City's land use planning authority with the County as the public landowner; .

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

Section 1. Destination Resort Golf Course. The City supports the County Executive's proposed Golf Course development in the Chambers Creek Properties Plan as a destination resort style development as a means to both accelerate redevelopment and generate a revenue stream to reduce tax-payer and rate-payer obligations;

Section 2. Master Site Plan Update. The City supports addressing the lodging amendment as part of the more comprehensive Master Site Plan update versus a stand-alone amendment process, for several reasons. First, the efficiencies gained from one process will significantly reduce costs (i.e., staff resources, EIS, community participation, etc.). Second, two redundant public processes will be confusing to University Place residents. Lastly, the City wants to be sure that other related adjustments such as relocating existing master site plan activities (arboretum, botanical garden, and environmental education center) to other portions of the Properties to make room for the lodging component are addressed concurrently;


Section 3. Economic Development Benefits County-wide. The development of the Chambers Creek Properties is a key component to University Place's economic development strategy that was initiated and developed by a wide range of community stakeholders and approved by the University Place City Council in December 2002. The City has reviewed the County Executive's proposal and consultant's financial evaluation. University Place is very supportive of the development opportunities at this site not only because of the positive impact this development will have upon University Place, but also its positive regional impact and benefit to all of Pierce County; and

Section 4. Transportation Impact Analysis (TIA). The County has submitted to the City for review a draft transportation impact analysis (TIA), which was conducted to provide project-level analyses of the proposed Chambers Bay Golf Course, lodging, and public open space projects at Chambers Creek Properties. Although the TIA is still in draft form, it does not appear that the traffic impacts identified in the report are significant enough to warrant mitigation, although special event permits may require traffic control actions. City staff will continue with its evaluation of the draft TIA and will provide their physical recommendations once they have completed their due-diligence review.

Section 5. City Support. The City supports the continued development of the Chambers Bay Golf Course, including financing to begin construction later this year. The City will continue to partner with the County to update the Master Site Plan to address lodging. The City will also continue to partner with the County to finalize the draft TIA that was recently initiated by the County and currently under review by the City;

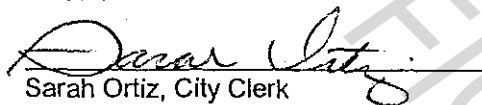
Section 6. Effective Date. This Resolution shall become effective immediately upon passage.

ADOPTED BY THE CITY COUNCIL MARCH 21, 2005.



Ken Grassi, Mayor

ATTEST:



Sarah Ortiz, City Clerk

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