

RESOLUTION NO. 534

A RESOLUTION OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, APPROVING, SUBJECT TO CONDITIONS, THE 1ST UPDATE OF THE CHAMBERS CREEK PROPERTIES MASTER SITE PLAN PURSUANT TO THE JOINT PROCEDURAL AGREEMENT IN RESPONSE TO PIERCE COUNTY RESOLUTION R2006-36

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, 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; and

WHEREAS, the Pierce County Council passed Ordinance No. 97-71S on August 19, 1997, which adopted the "Chambers Creek Properties Master Site Plan"; 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 Chambers Creek Properties Master Site Plan includes direction for updating the plan every 10 years; and

WHEREAS, on August 16, 2004, the City Council of the City of University Place passed Resolution 459 concurring with Pierce County Council's formal request of the City, as Master Site Plan partner, that the amendment process may move forward and that such an expression of concurrence at that time did not include a commitment to adopt the amendment or to fund any or all of the amendment, provided once the amendment process was completed, the City would have additional opportunities to review and consider the potential adoption of the amendment; and

WHEREAS, Pierce County's amendment process included appointing a citizens and resource committee, numerous public meetings on proposed plan amendments and three public hearings on an associated Supplemental Environmental Impact Statement; and

WHEREAS, on March 21, 2005, the City Council of the City of University Place passed Resolution 478 in support of the Chambers Creek Properties Master Site Plan Update, recognizing the benefits of the mix of regional and local uses the properties offer, including the economic benefit that inclusion of lodging in support of the golf course would have for the County regionally and for the City locally; and

WHEREAS, on July 11, 2005, the City Council of the City of University Place passed Resolution 491 respectfully requesting the Pierce County Council add an off-leash dog area or a placeholder so such use may be considered without further amendment to the Chambers Creek Properties Master Site Plan Amendment currently under consideration; and

WHEREAS, the City of University Place contributed to the regional off-leash dog park in Lakewood at the urging of the Pierce County Executive, recognizing the need for both regional and local off-leash dog areas and the popular demand evidenced by testimony and by a petition signed by more than 730 Pierce County residents and submitted to Pierce County as part of the Chambers Creek Properties Master Site Plan Update process; and

WHEREAS, Pierce County proposes that the Chambers Creek Properties Master Site Plan be amended to: add casita or cabin type lodging, an environmental institute, shore boardwalks and a Central Meadow event space; revise the locations of the arboretum and environmental education center; increase parking and area for restaurants and concessions; remove "Area 4" and a botanical garden from the master site plan; delete reference to relocating the railroad right-of-way; and phase out the University Place School District bus storage and maintenance facility; and

WHEREAS, during the amendment process the City of University Place requested amendments to the Joint Procedural Agreement to: add language such that future amendment proposals that are within University Place municipal boundaries are solely between Pierce County and the City of University Place; add language such that future amendment proposals that are within Lakewood municipal boundaries are solely between Pierce County and the City of Lakewood; add language to address impacts from large special events at the Golf Course and/or Central Meadow; and clarify special event permits and permit requirements for the environmental institute at the wastewater facility; and

WHEREAS, on April 18, 2006 Pierce County Council resolved that the proposed Chambers Creek Properties Master Site Plan Update be referred to the cities of University Place and Lakewood for review and approval pursuant to the Joint Procedural Agreement; and

WHEREAS, the City of University Place Planning Commission reviewed the proposed update on May 17, 2006, held a public hearing on June 7, 2006, and after duly considering comments from the City's Parks and Recreation Commission and Economic Development Committee, recommended approval of the Master Site Plan Update subject to including an off-leash dog area and addressing other concerns of the Parks and Recreation Commission and Economic Development Committee, including the timing and type of lodging proposed; Now, Therefore,

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

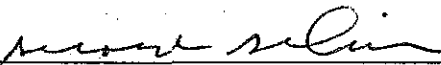
Section 1. The City Council of the City of University Place approves the proposed updates to the Chambers Creek Master Site Plan as presented in Pierce County Resolution R2006-36.

Section 2. The City Council of the City of University Place requests the County's consideration of a Master Site Plan policy amendment to allow an off-leash dog area integrated with other uses in the South Area of the Chambers Creek Properties and invite public participation in its design.

Section 3. Such approval of the proposed updates to the Chambers Creek Master Site Plan as presented in Pierce County Resolution R2006-36 is further conditioned on an amendment to the Joint Procedural Agreement and Chambers Creek Properties Design Standards and Guidelines that accomplish the following:

1. Future amendment proposals to the plan that are within University Place municipal boundaries shall be solely between Pierce County and City of University Place.
2. Future amendment proposals that are within Lakewood municipal boundaries are solely between Pierce County and City of Lakewood.
3. Impacts from large special events on the properties shall be appropriately mitigated in accordance with special event permit requirements.
4. A provision that the proposed environmental institute at the wastewater treatment facility remains subject to an Essential Public Facilities Permit if any portion of the institute is used in support of the wastewater treatment facility.
5. Lodging at the Properties be limited to not more than 18 units in a clubhouse or one single building and the remainder of the units in attached or detached buildings.
6. The total amount of lodging at the Properties shall not exceed 124 units.
7. To ensure lodging at the Properties will be primarily in support of the golf course, no lodging will be issued building permits prior to 2012.
8. Amendment of the Design Standards and Guidelines to strengthen architectural design standards and establish timelines for "temporary structures" unless they meet the same standards as permanent structures.

ADOPTED BY THE CITY COUNCIL ON SEPTEMBER 5, 2006



Gerald Gehring, Mayor

ATTEST:



Sarah Ortiz, CMC, City Clerk