

RESOLUTION NO. 535

A RESOLUTION OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, ADOPTING FINDINGS OF FACT IN SUPPORT OF THE CITY'S INTERIM ZONING CONTROLS FOR THE TOWN CENTER ZONE

WHEREAS, on September 5, 2006, by Ordinance No. 479, the City Council adopted interim zoning controls for the Town Center Zone; and

WHEREAS, RCW 36.70A.390 requires the City to enter findings of fact in support of any moratorium or interim zoning controls at a public meeting held within sixty days of the adoption of such an interim zoning control; and

WHEREAS, based on the staff input and the information provided at the public meeting on September 5, 2006, and the testimony taken at the hearing held on September 18, 2006, the City Council wishes to and hereby does enter the required findings of fact:

Section 1. Findings of Fact. The City Council of the City of University Place hereby makes the following Findings of Fact:

1. The City's adopted vision, comprehensive plan, town center plan and the economic development strategic action plan all call for the establishment of a high quality pedestrian-oriented town center zone between 35th Street West and 44th Street West along Bridgeport Way.

2. The City Council has directed the Planning Commission to evaluate the City's design standards that apply in commercial zones including the town center zone.

3. The Planning Commission reviewed the existing design standards and purpose of the Town Center Zone and found that the existing purpose statement needs more specificity to determine if existing design standards are achieving the intended outcome.

4. The Planning Commission directed staff to embark on a public outreach program involving property owners, businesses owners and other stakeholders to assist in forming a more specific purpose statement for the town center zone and to recommend implementing design standards.

5. Further development or redevelopment of properties within the town center zone may be inconsistent with pending or proposed zoning changes.

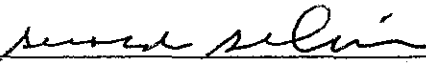
6. The City needs time to conduct its public outreach program, develop a more specific description of the town center zone, and promulgate appropriate design standards to more adequately protect the public health, safety, and welfare, and to further the goals and policies of the City's comprehensive plan for a pedestrian-friendly town center.

7. The City Council believes that it is urgent to enact interim zoning controls in order to prevent the vesting of applications for development or redevelopment in the town center zone until such time as the Planning Commission and Council can consider more permanent regulations that serve to meet the City's vision, comprehensive plan, town center plan, and economic development strategic action plan.

Section 2. Resolution Recorded. The City Clerk is directed to file a certified copy of this Resolution with the Pierce County Auditor.

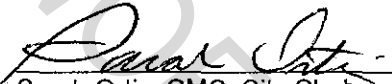
Section 3. Effective Date. This Resolution shall take effect immediately upon adoption.

ADOPTED BY THE CITY COUNCIL ON SEPTEMBER 18, 2006.



Gerald Gehring, Mayor

ATTEST:



Sarah Ortiz, CMC, City Clerk