

RESOLUTION NO. 542

A RESOLUTION OF THE CITY OF UNIVERSITY PLACE TO DECLARE REAL PROPERTY ACQUIRED BY THE CITY TO BE SURPLUS PROPERTY, AND AUTHORIZE DISPOSAL OF THIS ASSET BY THE CITY MANAGER.

WHEREAS, RCW 39.33.020 – Disposal of Surplus Property and RCW 35A.79 require that the City of University Place dispose of owned property consistent with Washington State Constitution Article 8, Section 7; and

WHEREAS, the City has acquired property for the purposes of constructing a road grid system and has determined that certain remainder portions of the property are surplus to the City's need; and

WHEREAS, the City desires to sell the property for purposes of constructing a new branch of the Pierce County Rural Library District as part of a mixed-used development; and

WHEREAS, the City of University Place Policy & Procedures, Section 03.01.002 directs that disposal of surplus property shall be in accordance with State law and in a manner that provides protection and proper accounting of City assets; and

WHEREAS, the City has published notice and provided a news release of its intent to dispose of the surplus real property in accordance with State law; and

WHEREAS, the University Place City Council held a public hearing on November 13, 2006 to consider testimony on the proposed declaration of surplus property.

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

Section 1. Findings Adopted. The City Council hereby adopts the following Findings of Fact:

a. The City has been engaged in a planning process for many years to develop a visually attractive and pedestrian oriented mixed-use town center that will serve as the civic and retail focal point of the community and include a mix of civic, entertainment, commercial, retail and residential uses which will, among other things, create a vibrant and sustainable economy that meets the needs of City residents for goods, services and public amenities, provide for relocation, upgrade and improvement to public utilities, streets and sidewalks within the town center area, create jobs, provide important public spaces including a new library branch, improve the economic vitality of the City, and establish a diversified tax base that will achieve multiple City objectives thereby maintaining quality of life and essential community services for City residents; and

b. In 1998, the City adopted a Comprehensive Plan and Land Use Map that called for the creation of a town center. In 1999, following a series of public meetings, design workshops and public processes, the City adopted a Town Center Plan that establishes a vision for redevelopment of the City's central business area, including core goals and principles; and

c. In 2002, the City Council adopted an Economic Development Strategic Action Plan for 2002-2007, which identified as one of their goals the creation of University Place Town Center, with a mix of residential, commercial, cultural, community, public and open spaces. The development concept for University Place Town Center is a mixed-use neighborhood that creates an integrated retail and residential urban village atmosphere; and

d. The City Council adopted amendments to the Comprehensive Plan and adopted amendments to the Zoning Code providing for a Town Center overlay zone to accommodate a substantial planned residential civic and retail center in the City; and

e. To accomplish the City's Comprehensive Plan Goals and its vision for the Town Center Zone, the City acquired several parcels of real property for the purpose of constructing public improvements to support development within the town center. Such improvements include public parking, a road grid system and associated sidewalks and frontage improvements, and utility improvements, as well as a public plaza and open space and other public amenities.

f. As a part of that acquisition, the City acquired property from the Pierce County Rural Library District and in an agreement for that acquisition, agreed to provide the District with a new library within the town center, intended to be as a part of a mixed use development.

g. Also as a part of that acquisition, the City acquired three parcels of real property (022015-2-212; 022015-2-214, and 022015-2-020) for the purpose of constructing Larson Lane as part of a road grid system within the Town Center zone for the alleviation of traffic congestion. The City has since established a preliminary design for the road system and associated public improvements.

h. The City has determined upon completion of the preliminary design, that portions of the acquired real property is surplus to its needs.


i. The City desires to sell the surplus property for the purpose of constructing a new branch of the Pierce County Rural Library District as part of a mixed-use condominium development in furtherance of the Comprehensive Plan and goals for a mixed-use town center.

Section 2. Declare Portions of Real Property to be Surplus. The real property as described in Exhibit A attached hereto and incorporated herein by reference is hereby declared surplus.

Section 3. Authorize the City Manager to Dispose of the Surplus Real Property. The City Manager is authorized to dispose of the surplus real property in a business-like manner.

Section 4. Effective Date. This Resolution shall take effect immediately upon adoption.

ADOPTED BY THE CITY COUNCIL ON NOVEMBER 13, 2006


Gerald Gehring, Mayor

ATTEST:


Sarah Ortiz, CMC, City Clerk

**CITY OF UNIVERSITY PLACE
LEGAL DESCRIPTION
PARCELS 13-16**

A PARCEL OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, CITY OF UNIVERSITY PLACE, PIERCE COUNTY, WASHINGTON, AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15;

THENCE SOUTH 00°26'36" WEST ALONG THE EAST LINE THEREOF 660.07 FEET;
THENCE SOUTH 89°34'29" WEST 41.50 FEET TO A POINT ON THE PROPOSED WESTERLY RIGHT OF WAY OF BRIDGEPORT WAY AND THE POINT OF BEGINNING;

THENCE SOUTH 00°26'36" WEST, ALONG SAID PROPOSED RIGHT OF WAY, 294.82 FEET, TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 15.00 FEET;

THENCE SOUTHERWesterly AND CLOCKWISE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°03'44", A DISTANCE OF 23.32 FEET TO A POINT ON THE PROPOSED NORTHERLY RIGHT OF WAY OF LARSON LANE;

THENCE SOUTH 89°30'20" WEST, ALONG SAID PROPOSED RIGHT OF WAY, 141.74 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 28.00 FEET;

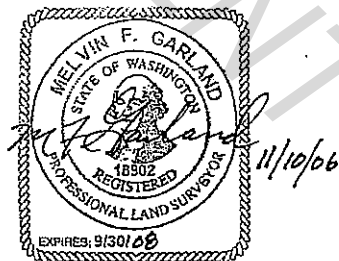
THENCE NORTHWESTERLY AND CLOCKWISE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°54'29", A DISTANCE OF 44.43 FEET TO A POINT ON THE PROPOSED EASTERLY RIGHT OF WAY OF LARSON LANE;

THENCE NORTH 00°24'49" EAST, ALONG SAID PROPOSED RIGHT OF WAY, 114.20 FEET, TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 144.00 FEET;

THENCE NORTHERLY AND COUNTERCLOCKWISE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°09'29", A DISTANCE OF 2.91 FEET;

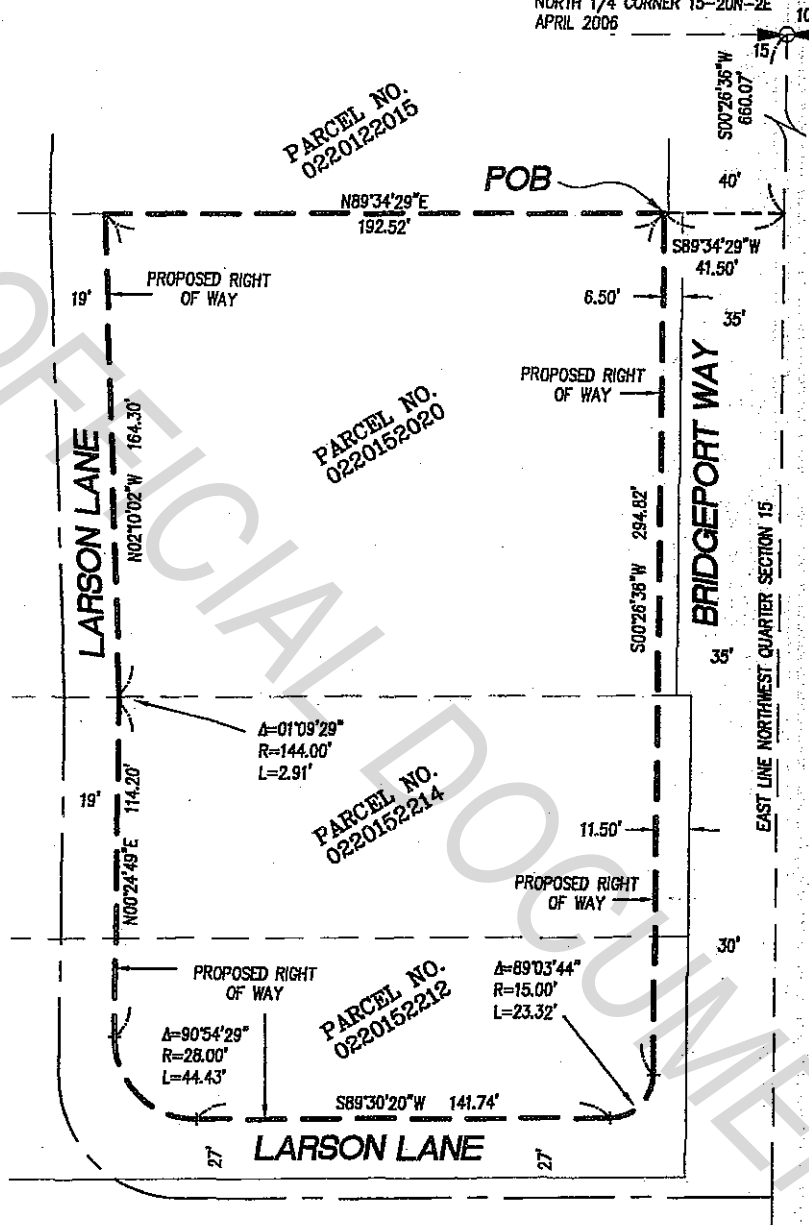
THENCE NORTH 02°10'02" WEST, ALONG SAID RIGHT OF WAY, 164.30 FEET;

THENCE NORTH 89°34'29" EAST 192.52 FEET TO THE PROPOSED WESTERLY RIGHT OF WAY OF BRIDGEPORT WAY AND THE POINT OF BEGINNING.



LEGAL DESCRIPTION EXHIBIT PARCELS 13-16

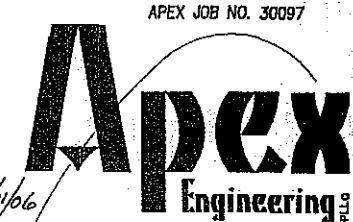
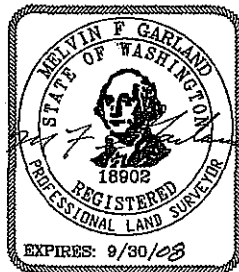
FOUND BRASS SURFACE DISK
NORTH 1/4 CORNER 15-20N-2E
APRIL 2006



UNOFFICIAL DRAFT



SCALE 1" = 50'



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APEX JOB NO. 30097