

RESOLUTION NO. 577

A RESOLUTION OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, ADOPTING FINDINGS OF FACT IN SUPPORT OF RENEWAL 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, on March 5, 2007, the interim zoning controls were extended for six months in accordance with RCW 36.70A.390; and

WHEREAS, on August 6, 2007, the interim zoning controls were extended for another six months in accordance with RCW 36.70A.390; and

WHEREAS, the renewed interim zoning controls are in effect through March 5, 2008; and

WHEREAS, pursuant to RCW 36.70A.390, interim zoning ordinances may be renewed for one or more six-month periods if a subsequent public hearing is held and findings of fact are made prior to each renewal; and

WHEREAS, the bases for adoption of Ordinance Nos. 479, 491, and 508, Interim Zoning Controls, have not changed, it is desirable and necessary to renew said zoning controls; and

WHEREAS, based on the staff input, the information provided, and the testimony taken at the public hearing on February 19, 2008, 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, on September 18, 2006, adopted Resolution No. 535 containing Findings of Fact regarding interim zoning controls for Town Center Zone. These interim zoning controls expired on March 5, 2007, and were renewed for six months in Resolution No. 557 and Ordinance No. 491. They were renewed again for six months on August 13, 2007 in Resolution No. 569 and Ordinance No. 508. These interim zoning controls will expire on March 5, 2008.

2. Since the relevant circumstances have not changed, it is necessary and desirable to renew the interim zoning controls for another six-month period as allowed by State law.

3. The City Council directed the Planning Commission to review and make a recommendation. The Planning Commission has not completed its review and so additional time is needed to evaluate alternative zoning controls.

4. On April 16, 2007 the City Council appointed the UP Town Subcommittee consisting of three members of the Planning Commission and three members of the City's Economic Development Committee and directed the Subcommittee to provide a recommendation to the Planning Commission.

5. The City Council reaffirms the Findings made on September 18, 2006, and reaffirmed on March 5, 2007 and August 13, 2007, namely:

"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.

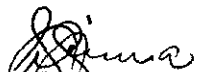
Section 2. Resolution Recorded. The City Clerk is directed to file a certified copy of this Resolution with the Pierce County Auditor.

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

ADOPTED BY THE CITY COUNCIL ON FEBRUARY 19, 2008.


Linda Bird, Mayor

ATTEST:


Emy Genetia, City Clerk