

RESOLUTION NO. 698

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, REQUESTING THE CITY PLANNING COMMISSION STUDY, DEVELOP, AND RECOMMEND ACTIONS TO HELP MAINTAIN SCENIC VIEWS THAT ARE OBSTRUCTED BY VEGETATION AND TO CLARIFY EXISTING PROVISIONS REGARDING TREE REMOVAL

WHEREAS, on July 29, 2012 the City Council of the City of University Place held a study session to discuss protecting scenic views that are obstructed by vegetation, and,

WHEREAS, the City of University Place is located on the south Puget Sound where hundreds of homes facing west have scenic views to the Puget Sound and the Olympic Mountains, and,

WHEREAS, other properties in the City that face east have views of Mt. Rainier and the Cascade Mountain Range, and,

WHEREAS, in the time since many of these homes were developed trees and other vegetation has grown tall obstructing the scenic views these homes had when built or purchased, and

WHEREAS, many of these homes are valued and assessed on the basis of their location in a view area but which have little or no view because of tall vegetation located on the private and public property including the City's rights-of-ways, and

WHEREAS, the owners of these homes enjoy and value the scenic views from their property and disfavor the tall vegetation that obstructs the views they would otherwise enjoy were it not for tall vegetation obstructing their view, and

WHEREAS, the City Council expressed their desire to have the City's Planning Commission study, develop, and recommend actions to protect scenic views that are obstructed by vegetation in the City including:

- a. Policies regarding trees in the City's right-of-way and on City property,
- b. Protecting views along select view corridors or from specific points,
- c. Regulating the types of vegetation planted during new construction, and
- d. Instituting an educational program to encourage property owners in view-sensitive areas to be mindful of the vegetation they plant and maintain on their private properties, and

WHEREAS, on the same evening the City Council also expressed their desire to have the City's Planning Commission recommend language that would help clarify that property owners are allowed to cut down up to five trees in a three-year period and that the City staff is available to consult with on the determination of what constitutes a dangerous or hazardous tree, and

WHEREAS, in accordance with Ordinance 338 the purpose of the Planning Commission is to advise the City Council on the following topics: growth management; general land use and transportation planning; long range capital improvement plans; and other matters as directed by the City Council.

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

Section 1. Protection of Scenic Views that are Obstructed by Vegetation. The City Council directs the City's Planning Commission to study, develop, and recommend actions to protect scenic views that are obstructed by vegetation in the City including:

- a. Policies regarding trees in the City's right-of-way and on City property,

- b. Protecting views along select view corridors or from specific points,
- c. Regulating the types of vegetation planted during new construction, and
- d. Instituting an educational program to encourage property owners in view sensitive areas to be mindful of the vegetation they plant and maintain on their private properties.

Section 2. Tree Removal. The City Council directs the City's Planning Commission to recommend language to clarify existing Zoning Code provisions regarding:

- a. The number of trees that property owners are allowed to cut down in a three-year period, and
- b. That the City staff is available to consult with on the determination of what constitutes a dangerous or hazardous tree.



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

ADOPTED BY THE CITY COUNCIL AUGUST 20, 2012.



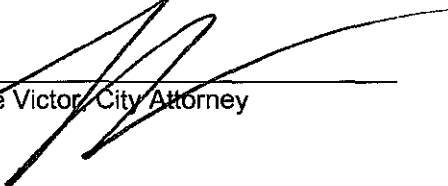
Ken Grassi, Mayor

ATTEST:

Emelita Genetia, City Clerk

APPROVED AS TO FORM:



Steve Victor, City Attorney