

RESOLUTION NO. 1062

**A RESOLUTION OF THE CITY COUCIL OF THE CITY OF UNIVERSITY PLACE,
WASHINGTON, ADOPTING THE 2025 PLANNING COMMISSION WORK PLAN**

WHEREAS, the City Council established and appointed the Planning Commission 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; and

WHEREAS, in accordance with Section 1.35.050 of the University Place Municipal Code, all work directed to the City's advisory commissions are to be in the form of a written City Council Resolution; and

WHEREAS, each year the City Council adopts an Annual Preliminary Planning Commission Work Plan directing the Planning Commission to review and recommend plan and development regulation amendments; and

WHEREAS, the City Council now desires to approve said work plan.

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

Section1. Adoption of the 2025 Annual Preliminary Planning Commission Work Plan. The City Council hereby directs the Planning Commission to review and make recommendations regarding those items listed in the 2025 Planning Commission Work Plan attached hereto as Exhibit A.

Section 2. Effective Date. This Resolution shall take effect immediately upon its adoption.

ADOPTED BY THE CITY COUNCIL ON JANUARY 6, 2025.

Javier H. Figueroa, Mayor

ATTEST:

Emelita J. Genetia, City Clerk

APPROVED AS TO FORM:

Matthew S. Kaser, City Attorney

EXHIBIT A
2025 Annual Preliminary Planning Commission Work Plan

January	February	March	April	May	June	July	August	September	October	November	December
Middle Housing Implementation											
27th Street Business District Plan											
						Town Center District Plan					
	Development Regulation Update & Critical Area Ordinance										
					R3 Zone/Overlay Development						
Middle Housing Implementation (Council Goal 4 & HB 1110 that amends GMA (RCW 36.70A))	During the 2023 legislative session, the State passed Engrossed Second Substitute Hous Bill 1110 (or HB 1110) that requires cities and counties to increase middle housing types in areas traditionally dedicated to single-family detached housing. University Place is required to implement the requirements of the bill no later than June 30, 2025. The Planning Commission will review the requirements of the bill and hold study sessions to review draft development regulations.										
27th Street Business District Plan (Council Goal 2 & Comp Plan Goal Policy LU12C)	Development of the 27th Street Business District Plan, the next district plan to be developed following completion of the NE Business District Plan as part of the University Place Regional Growth Center (RGC) Subarea Plan. The district plan will establish a cohesive vision for the future of the district, along with goals, policies, and identified actions and projects needed to implement the plan. As stated in the RGC plan, development opportunities should fit the scale of this district with generally smaller parcel sizes, and will likely include "missing middle" housing types, low-rise (3 to 4 story) apartments, serving retail and employment.										
Town Center District Plan (Council Goal 2 & Comp Plan Goal Policy LU12C)	Begin development of the Town Center District Plan, the final, and most prominent district plan contemplated in the University Place Regional Growth Center Subarea Plan. The Town Center District will serve as the heart of the community and University Place's civic center and commercial hub. The district serves regional shopping needs and has a high concentration of mixed use buildings (commercial and multifamily residential), public services, office, and other uses.										
Development Regulation Update & Critical Area Ordinance (SB 5258 & RCW 36.70A.130)	Following the completion and adoption of the 2024 Comprehensive Plan Periodic Update, GMA requires that the City’s development regulations (i.e., zoning code) and critical areas ordiance also be evaluated, and if necessary, updated for consistency with the updated policies in the 2024 Comprehensive Plan. This will include various state required updates such as the unit lot subdivision authorized under Senate Bill (SB) 5258 and codified under RCW 36.70A.060(3) of the State’s land division chapter.										
R3 Zone/Overlay Development (Council Goal 4 & HB 1110)	The City’s Housing Action Toolkit (HAT), adopted in 2021, recommends the City explore development of a Residential 3 (R3) zone/overlay to provide additional middle housing opportunities in the City. The City currently has two low-density zoning districts, Residential 1 (R1) and Residential 2 (R2) that allow for detached single-family units with accessory dwelling units. In coordination with the Middle Housing project (HB 1110 Implementation), the Planning Commission will explore development of an R3 zone/overlay to see how best to integrate additional Middle Housing regulations into appropriate areas of the City.										