

**CITY OF UNIVERSITY PLACE
MINUTES
Regular Meeting of the City Council
Monday, April 21, 2025**

1. CALL REGULAR MEETING TO ORDER

Mayor Pro Tem Wood called the Regular Meeting to order at 6:30 p.m.

2. ROLL CALL

Roll call was taken by the City Clerk as follows:

Councilmember Boykin	Excused
Councilmember Worthington	Present
Councilmember McCluskey	Present
Councilmember Flemming	Present (virtual)
Councilmember Grassi	Present
Mayor Pro Tem Wood	Present
Mayor Figueroa	Excused

Staff Present: City Manager Sugg, City Attorney Kaser, Public Works Director Ecklund, Police Chief Burke, Administrative Services Director Petorak (virtual), Public Safety Director Hales, Community and Economic Development Director Briske, Planning Manager George, and City Clerk Genetia.

3. PLEDGE OF ALLEGIANCE

Councilmember McCluskey led the Council in the Pledge of Allegiance.

4. APPROVAL OF AGENDA

A motion was made by Councilmember McCluskey, seconded by Councilmember Worthington, to remove Item #8 Council Rules of Procedure Amendment from the agenda until all seven Council members are available for discussion.

MOTION: By Councilmember Worthington, seconded by Councilmember McCluskey, to approve the agenda as amended.

The motion carried.

5. PUBLIC COMMENTS – None.

6. CONSENT AGENDA

MOTION: By Councilmember Worthington, seconded by Councilmember McCluskey, to approve the Consent Agenda as follows:

- A.** Approve the minutes of the April 7, 2025 Council meeting as submitted.
- B.** Receive and File: Payroll for period ending 03/31/25; and Claims dated 04/15/25.
- C.** Authorize the City Manager to execute a Sponsorship Agreement with Dance Theatre Northwest substantially in the form attached.
- D.** Authorize the City Manager to execute an amendment to the Professional Services Agreement with Gray & Osborne, Inc. for technical consultant and design services for the Chambers Creek Canyon Trail Bridge/Boardwalk in the amount of Forty-One Thousand Nine Hundred Eighty-Five Dollars (41,985.00).

The motion carried.

7. CITY MANAGER AND COUNCIL COMMENTS/REPORTS

City Attorney Kaser provided an update on the opioid abatement funds and settlements. He explained the settlements, the funds received, and the allowable uses for the funds which include law enforcement, public health, and community services. Attorney Kaser outlined the six requirements for using the funds, including community input, proposal review, and reporting. He noted that University Place does not have a community-based input process in place. Councilmember Worthington, who serves on the Opioid Abatement Council, provided additional context on the funds and the council's work. He shared feedback from the community regarding the use of opioid abatement funds, highlighting the need to address opioid addiction and support affected families in University Place. Public Safety Director Hales discussed the challenges the City faces due to the lack of a Human Services department. She outlined potential uses for the funds, including law enforcement tools, training for public works and parks staff, and support for the newly formed community group. Comments were provided related to the flexible use of funds and the importance of considering other programs and projects that could benefit from the funds. Councilmember Worthington proposed conducting a public outreach to identify gaps in the community and determine the best use of the funds. He indicated that he would report back to the Opioid Abatement Council on May 1st meeting about the discussion and potential uses of the opioid abatement funds.

Councilmember Flemming hoped that everyone had a blessed and restful Easter weekend. He reported that he will be attending the South Sound Housing Affordability Partners meeting this Friday and that he attended a very short Puget Sound Regional Council meeting.

Councilmember Grassi attended the ribbon-cutting event for the new Essential Pantry store in Market Square. She congratulated the owners and praised the Community and Economic Development team for their streamlined work. She and Councilmember McCluskey attended the Unified Regional Approach to Homelessness meeting. She also attended the senior bingo event at the Community Connection Place last Friday.

Councilmember Worthington reported on his attendance at the bill signing of House Bill 1133, which helps communities understand the process of placing level 3 sex offenders. He appreciated the work of Representative Leavitt and the Attorney General's Office.

Councilmember McCluskey attended the Parks Appreciation Day, where volunteers and staff worked on various projects at Colegate Park. She expressed her gratitude to the parks team, U.P. Refuse, Peace Out, and all the volunteers for their efforts.

Mayor Pro Tem Wood attended the Parks Appreciation Day and thanked the parks team, U.P. Refuse, Peace Out, and all the volunteers who participated in the event. He noted that he had a nice discussion with Roger Gruener from U.P. Refuse and that he expressed interest in coming to a Council meeting to provide U.P. Refuse update. He requested staff to schedule a presentation by Roger Gruener from U.P. Refuse at a future council meeting.

STUDY SESSION

8. COUNCIL RULES OF PROCEDURE AMENDMENTS (Removed from the Agenda.)

9. HB-1110 (MIDDLE HOUSING) LEGISLATIVE COMPLIANCE

Community and Economic Development Director Briske, along with Planning Manager George, presented the requirements and recommendations for compliance with House Bill 1110, focusing on middle housing types, design standards, and parking regulations. The six middle housing types recommended for adoption are duplexes, triplexes, fourplexes, townhomes, stacked flats, and courtyard housing. Director Briske emphasized the importance of these types in increasing housing options and affordability. The proposed design standards to ensure compatibility with single-family neighborhoods cover entry designs, window and door percentages, driveway and garage standards, façade articulation, and pedestrian access requirements. He discussed the parking regulations, which include a maximum of one parking space for lots 6,000 square feet or less and two parking spaces for larger lots. The potential for reduced front setbacks

was discussed, with a proposal to reduce the front setback from 25 feet to 20 feet for the living space of the house, while maintaining a 25-foot setback for garages.

The Planning Commission recommended adopting the six middle housing types and suggested allowing one accessory dwelling unit (ADU) on duplex lots without triggering affordability requirements to provide more housing options and flexibility for property owners. Planning Manager George explained the affordability requirements for middle housing, including the need for one affordable unit in developments with up to four units. He detailed the income thresholds and the 50-year covenant requirements to ensure long-term affordability. Marcus Johnson of Makers Architecture and Urban Design introduced the concept of unit lot subdivision as a tool for creating separate ownership opportunities for middle housing and ADUs. He explained the process, design standards, and the potential for share maintenance and common areas.

Council provided comments and asked related questions which were addressed by staff and consultants. Director Briske outlined the next steps, including the state 60-day review period ending on May 20, and the need for Council action by June 30 to avoid state preemption of local zoning. The Council agreed to hold a public hearing before taking action on the proposed changes.

10. ADJOURNMENT - The meeting adjourned at 9:14 p.m. No other action was taken.

Submitted by,

Emy Genetia
City Clerk