

**CITY OF UNIVERSITY PLACE
MINUTES
Regular Meeting of the City Council
Monday, October 20, 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 Deputy City Clerk as follows:

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

Staff Present: City Manager Sugg, City Attorney Kaser, Public Works Director Ecklund, Community and Economic Development Director Briske, Planning Manager George, Finance Director Blaisdell, Police Chief Burke, Deputy City Clerk Highlan, and City Clerk Genetia.

3. PLEDGE OF ALLEGIANCE

Councilmember Flemming led the Council in the Pledge of Allegiance.

4. APPROVAL OF AGENDA

MOTION: By Councilmember Flemming, seconded by Councilmember Boykin, to approve the agenda.

The motion carried.

5. PRESENTATIONS

Mayor Pro Tem Wood announced that the 30th Birthday Bash sponsorship appreciation presentations for Honest Home Solutions and Alta University Place will be rescheduled to a future meeting.

University Place Historical Society's 25th Anniversary – Mayor Pro Tem Wood presented the University Place Historical Society with a Certificate of Recognition for their 25th Anniversary milestone marking a profound legacy of dedication, resilience and excellence.

6. PUBLIC COMMENTS – The following individual provided comments: Lars Summer, 9607 55th Street Court West, University Place.

7. CONSENT AGENDA

MOTION: By Councilmember Flemming, seconded by Councilmember Boykin, to approve the Consent Agenda as follows:

- A. Approve the minutes of the 10/06/25 Special and Regular Council meeting as submitted.
- B. Authorize the City Manager to execute Addendum 3 of the Lease Agreement between the City of University Place and Sanuk MM, LLC extending the first rent payment.

The motion carried.

PUBLIC HEARING AND COUNCIL CONSIDERATION

8. PURCHASE DEVELOPMENT AGREEMENT – 27TH STREET APARTMENTS, LLC

Staff Report – Public Works Director Jack Eklund presented the proposed Purchase and Development Agreement for the property at 2903 Morrison Road West, adjacent to Adriana Hess Wetland Park, as a strategic acquisition for public use and future development. The agreement includes a negotiated purchase price of \$715,000, with a provision to credit all park impact fees owed by the developer (27th Street Apartments LLC) toward the purchase, resulting in a net cost of \$164,380. Funding will come from unallocated carry-forward funds, with additional closing costs to be addressed in the next budget amendment cycle. This acquisition supports both new residents of the adjacent mixed-use development and the broader community, aligning with the City's long-term goals for land use, parks, and infrastructure as outlined in its comprehensive planning documents. The developer is contributing additional amenities, including wetland restoration, trail improvements, boardwalk and public access to the wetland, and connection to Adriana Hess Park.

Public Comment – None.

Council Consideration – **MOTION:** By Councilmember Flemming, seconded by Councilmember Boykin, to approve the purchase of real property located at 2903 Morrison Rd W, University Place, WA 98466 and authorize the City Manager to execute the Purchase and Development and execute all other necessary documents to complete the purchase.

The motion carried.

9. CITY MANAGER AND COUNCIL COMMENTS/REPORTS

Mayor Pro Tem Wood announced the resignation of Planning Commissioner David Graybill and thanked him for his years of dedicated service to the City.

City Manager Sugg informed Council that the City will be hosting a Traffic Safety Focus Group on Thursday, October 23, 2025, at 5:30 p.m. in the Council Chambers. The Public Safety Advisory Commission will provide a follow-up report to council at a future meeting this Fall.

Councilmember Flemming thanked the University Place Historical Society for their 25 years of dedicated service. He attended the South Sound Housing Affordability Partners (SSH³P) meeting, sharing updates on the adoption of its 2026 legislative priorities, and spotlighted the unique aspects of a development project in Dupont. He concluded by sharing reflections from his recent trip to Normandy, emphasizing the importance of honoring veterans as Veterans Day approaches.

Councilmember Boykin honored David Graybill for his service on the Planning Commission and acknowledged Mr. Summers' school safety concerns, commending City staff's quick response. He attended the Better Futures luncheon celebrating Hilltop Artists' 30 years of youth empowerment, the American Leadership Forum, the 28th District Community Conversation led by Senator Nobles, the 36th and Grandview Roundabout ribbon cutting, and the second Puget Sound Regional Council (PSRC) transportation planning meeting. He also joined the South Sound Military and Communities Partnership (SSMCP) Behavioral Health forum and attended the City's highly successful Oktoberfest event.

Councilmember McCluskey shared highlights from her attendance at the Pierce County Regional Council meeting, including presentations by Josh Wilden of the Pacific Northwest Vets Association and Jason Guthier of SSH³P. She also reported on discussions surrounding proposed changes to the Urban Growth swap policy and the upcoming vote on the Council's 2026 legislative agenda. She commended Dance Theatre Northwest for their recent performance and reminded the community about the upcoming UP for Arts music festival. Additionally, Councilmember McCluskey expressed gratitude to David Graybill for his dedicated service on the Planning Commission, acknowledged safety concerns raised by Mr. Summers, and solemnly announced the passing of Greg Gooch, a respected and valued member of the community.

Mayor Pro Tem Wood echoed Councilmember McCluskey's tribute to Greg Gooch. He attended the grand opening of The Landing at Chambers Bay, and the lively University Place Oktoberfest. He participated in the 36th Street Roundabout ribbon cutting, highlighting safety improvements from community input. He concluded with his attendance at the Joint Services Ball, representing the City and honoring military branches.

STUDY SESSION

10. 2025 SECOND QUARTER FINANCIAL REPORT

Finance Director Blaisdell led a discussion on the 2025 Second Quarter Financial Report, highlighting strong fiscal performance. She shared that overall, general government revenues were 6.01% above budget estimates, while expenditures were 20.41% below budget, primarily due to timing differences. Key revenue sources such as general sales tax, parks sales tax, utility tax, admissions tax, and real estate excise tax all exceeded expectations, with investment interest performing particularly well due to unspent ARPA and sewer project funds. Departmental spending was also under budget, notably in the City Manager's Office and Public Works, where major event and maintenance costs are expected later in the year.

Police revenues were up, and expenditures were down, though jail and court costs are rising. Development Services revenues and expenses were both below projections, reflecting delays in project activity. Sales tax and real estate excise tax showed year-over-year fluctuations, with the latter impacted by a one-time sale in 2024. State-shared revenues tracked closely to budget, with city assistance and leasehold excise tax notably exceeding estimates. Utility taxes varied by category, with natural gas significantly above budget due to seasonal usage. Cable and telephone tax revenues are declining, and forecasts are adjusted accordingly. Franchise fees were nearly on target, and Transportation Benefit District fees were below budget due to prior rate reductions. Capital Improvement Projects remain active and extensive.

Council members praised Finance Director Blaisdell's conservative and effective fiscal management, noting the City's strong position compared to others operating in deficit.

11. ZONING CODE AMENDMENTS

Community and Economic Development Director Briske, along with Planning Manager George, presented proposed Zoning Code Amendments. They outlined proposed updates to the City's Zoning and Critical Areas codes to align with the City's Comprehensive Plan adopted in 2024. These amendments are part of the mandatory periodic update required by the Growth Management Act and must be finalized by December 31, 2025.

Key changes include compliance with state legislation, notably House Bill 1220, which mandates cities to accommodate various forms of "step housing"—emergency shelters, emergency housing, transitional housing, and permanent supportive housing. Definitions for these housing types were added to ensure zoning codes do not prohibit their development in applicable zones. Planning Manager George provided the example that emergency housing must be allowed in zones where hotels are permitted, while transitional and permanent supportive housing must be allowed in all residential zones. Parking standards were also updated, particularly removing parking requirements for senior and disability housing located within one mile of a transit stop, in accordance with state law.

Updates to the Critical Areas Ordinance (Title 17), focused on wetlands and stream buffers. Wetland buffer tables were revised based on updated best available science from the Department of Ecology, notably merging habitat scoring categories which slightly reduced some buffer widths. Stream buffer regulations saw more significant changes, with the Department of Fish and Wildlife recommending a shift from standard buffer widths to a science-based method using Site Potential Tree Height (SPTH). The City proposes a hybrid approach, retaining standard buffers while offering SPTH as an optional method for developers.

Additional updates included terminology changes (e.g., replacing "marijuana" with "cannabis") and minor adjustments to definitions and buffer zones. The Planning Commission reviewed these amendments over six meetings, culminating in a recommendation for adoption.

Council members raised questions about public safety, development impacts, and regulatory flexibility, and emphasized balancing compliance with state mandates and protecting community interests. The proposed amendments will be considered by Council on December 1, 2025.

12. ADJOURNMENT - The meeting adjourned at 8:14 p.m. No other action was taken.

Submitted by,

Crystal Highlan
Deputy City Clerk

UNOFFICIAL DOCUMENT