

**CITY OF LAKE STEVENS
REGULAR CITY COUNCIL MEETING MINUTES**

Monday, March 9, 2015

Lake Stevens School District Educational Service Center (Admin. Bldg.)
12309 22nd Street N.E. Lake Stevens

CALL TO ORDER: 7:00 p.m. by Mayor Pro Tem Tageant

COUNCILMEMBERS PRESENT: Todd Welch, Suzanne Quigley, Kathy Holder, Kim Daughtry, Mayor Pro Tem Marcus Tageant, Sam Low and John Spencer

COUNCILMEMBERS ABSENT: Mayor Vern Little

STAFF MEMBERS PRESENT: City Administrator Jan Berg, Finance Director/City Clerk Barb Stevens, Public Works Director Mick Monken, Human Resources Director Steve Edin, Police Chief Dan Lorentzen, Senior Planner Russ Wright, Deputy City Clerk Kathy Pugh and City Attorney Cheryl Beyer

OTHERS: Judge Lorrie Towers and Court Administrator Suzi Elsner; Judge Fred Gillings; Kim Ricker, Assistant Court Administrator; Chris Hornung, Probation Officer

Guest Business. Judge Towers presented the 2014 State of the Court Address and responded to Councilmembers' questions.

Consent Agenda.

MOTION: Moved by Councilmember Daughtry, seconded by Councilmember Low to approve (A) 2015 vouchers [Payroll Direct Deposits of \$129,835.53; Payroll Checks 38164-38168 in the amount of \$10,171.94; Tax Deposits of \$53,869.31; Electronic Funds Transfers (ACH) in the amount of \$103,389.58; Claims Checks 38163, 38169-38231 in the amount of \$256,269.01; Voided Check Nos. 38156 and 38131 totaling \$2,531.00; Total Vouchers Approved: \$551,004.37], and (B) City Council meeting minutes of February 23, 2015. On vote the motion carried unanimously (7-0-0-0).

Public Hearings: City Clerk Barb Stevens read the Public Hearing procedures for public hearings.

Public Hearing in consideration of Ordinance 923 Amending Subarea Plan Zoning Code regarding Warehouse Allowances. Mayor Pro Tem Tageant opened the public hearing.

Senior Planner Russ Wright presented the staff report and said tonight's action is a continued public hearing and second reading of Ordinance 923. He reviewed the results of a survey of surrounding cities regarding the percentage proposed for warehousing and responded to Councilmembers' questions.

Mayor Pro Tem Tageant invited public comment and there was none.

MOTION: Councilmember Welch moved, Councilmember Daughtry seconded, to close the public comment portion of the public hearing. On vote the motion carried unanimously (7-0-0-0).

Discussion ensued regarding the merits of setting a 25% cap for warehouse allowance versus using the 25% cap in conjunction with a conditional use permit process. There was consensus to amend Exhibit A to reflect a 25% cap for warehouse allowance and also allow for a conditional use permit process with staff enumerating the basis for the conditional use permit.

MOTION: Councilmember Spencer moved, Councilmember Welch seconded, to close the Public Hearing. On vote the motion carried unanimously (7-0-0-0).

MOTION: Councilmember Welch moved, Councilmember Low seconded, to approve Ordinance 923 with the amendments added of LSMC Section 14.38.020(a)(3)(ii) adding the conditional use permit for over 25% and LSMC Section 14.38.020(b)(4)(iv). On vote the motion carried unanimously (7-0-0-0).

Public Hearing in consideration of Resolution 2015-05 extending the Clock Tower Development Agreement and associated Special Use Permit (SU2008-5). Mayor Pro Tem Tageant opened the public hearing.

Senior Planner Russ Wright presented the staff report and said tonight's action is to consider a request to extend the Clock Tower Development Agreement and associated Special Use Permit. He then responded to Councilmembers' questions.

Mayor Pro Tem Tageant invited public comment.

Jim Stillabower, 3232 91st Drive NE, said he does not support extending the Development Agreement. He is concerned that this is a small piece of property that provides natural habitat for eagles, deer and other wildlife. The city does not need another self storage unit.

Jay Drucas, 3316 91st Drive NE, said this project is not good for his neighborhood. This project will remove trees that buffer power lines, there will be increased traffic and neighborhood property values will decrease.

David Lee, 12214 SE 18th Place, Bellevue, said he is the applicant. He reminded of the two meetings he held for the neighborhood prior to moving the project forward; he said the project provides a greenbelt and fencing, and that architectural features are designed to make the buildings less intrusive to the neighborhood. The extension is requested due to economic and personal conditions out of his control.

Colleen Stillabower, 3232 91st Drive NE, said the buffer behind her home is only ten feet. She commented that when the development was originally brought forward many homeowners did not understand the process and did not participate. She opposes this development.

Rachel Shadel, 3324 91st Drive NE, said she purchased her home after this project was approved and was not aware of it. She understood the greenbelt could not be altered, is concerned about property values decreasing and the negative impact on wildlife.

MOTION: Councilmember Welch moved, Councilmember Daughtry seconded, to close the public comment portion of the public hearing. On vote the motion carried unanimously (7-0-0-0).

Councilmembers inquired, and Senior Planner Wright responded, regarding landscape buffers, plans for traffic patterns in and out of the project and fencing and building heights. Senior Planner Wright clarified that the Development Agreement became effective on the date of recording with the Snohomish County Auditor, March 25, 2010; the agreement provided for development to be completed within five years from the date of recording.

MOTION: Councilmember Spencer moved, Councilmember Welch seconded, to close the Public Hearing. On vote the motion carried unanimously (7-0-0-0).

MOTION: Councilmember Spencer moved, Councilmember Low seconded, to hold a first and final reading of Resolution 2015-05 extending the Clock Tower Development Agreement and associated special Use Permit (SU2008-5) as a combined action at the March 23, 2015 City Council regular meeting. On vote the motion carried (6-1-0-0) with Councilmember Daughtry opposing.

Action Items:

Ordinance 928 Amending LSMC Section 2.92 Entitled Sale and Disposal of Surplus and Personal Property: City Administrator Berg presented the staff report; she then responded to Councilmembers' questions.

MOTION: Councilmember Welch moved, Councilmember Daughtry seconded, to have a first and final reading of Ordinance 928 Amending the Lake Stevens Municipal Code, Chapter 2.92.020, entitled "Methods for selling surplus and personal property". On vote the motion carried unanimously (7-0-0-0).

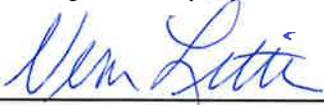
Discussion Items:

Council Person's Business: Councilmembers reported on the following meetings: Councilmember Daughtry: Community Transit (CT); Councilmember Low: CT, Health District, Sewer Utility; Councilmember Spencer: Sewer Utility; Councilmember Welch: Association of Washington Cities, City Action Days; Arts Commission, Fire Commission; Councilmember Holder: Boys and Girls Club; Councilmember Tageant: Boys and Girls Club, requested a Council retreat be scheduled and inquired about the timeframe for receipt of the Council laptop replacements.

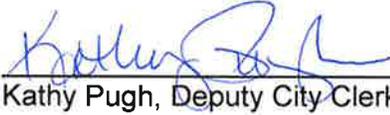
Staff Reports: Staff reported on the following: City Administrator Berg: Fire Chief interviews, Snolsle consultant interviews; Public Works Director Monken: Alum treatment; 20th Street SE; 79th & 20th (East Everett) traffic signal installation; Senior Center cooling system; Police Chief Lorentzen: Staffing update.

Adjourn:

Moved by Councilmember Welch, seconded by Councilmember Spencer, to adjourn the meeting at 8:55 p.m. Motion carried unanimously (7-0-0-0).



Vern Little, Mayor



Kathy Pugh, Deputy City Clerk