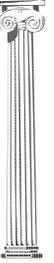


City of Lake Stevens Mission Statement



The City of Lake Stevens' mission is not only to preserve the natural beauty that attracted so many of its citizens, but to enhance and harmonize with the environment to accommodate new people who desire to live here. Through shared, active participation among Citizen, Mayor, Council, and City Staff, we commit ourselves to quality living for this and future generations.

Growth in our community is inevitable. The City will pursue an active plan on how, when, and where it shall occur to properly plan for needed services, ensure public safety, and maintain the unique ambience that is Lake Stevens.



CITY COUNCIL REGULAR MEETING AGENDA
Lake Stevens School District Educational Service Center (Admin. Bldg.)
12309 22nd Street NE, Lake Stevens
Monday, September 10, 2012 - 7:00 p.m.

NOTE: **WORKSHOP ON VOUCHERS AT 6:45 P.M.**

CALL TO ORDER: 7:00 p.m.
Pledge of Allegiance

ROLL CALL:

GUEST BUSINESS:

CONSENT AGENDA:

*A.	Approve September 2012 vouchers.	Barb
*B.	Approve August 13, 2012 regular Council meeting minutes.	Norma
*C.	Approve August 27, 2012 regular Council meeting minutes.	Norma

PUBLIC HEARING:

PUBLIC HEARING FORMAT:

1. Open Public Hearing
2. Staff presentation
3. Council's questions of staff
4. Proponent's comments
5. Comments from the audience
6. Close public comments portion of hearing
7. Discussion by City Council
8. Re-open the public comment portion of the hearing for additional comments (optional)
9. Close Hearing
10. COUNCIL ACTION:
 - a. Approve
 - b. Deny
 - c. Continue

*A. Public Hearing #2 and consideration of second reading of the following Ordinance Numbers: 875 (Comprehensive Plan related amendments, 876 (Land Use Code related amendments, 877 (Lake Stevens Center Planned Action) and 878 (20th Street SE Corridor Planned Action). Becky/
Karen/
Russ

**BLANKET VOUCHER APPROVAL
 2012**

We, the undersigned Council members of the City of Lake Stevens, Snohomish County, Washington, do hereby certify that the merchandise or services hereinafter specified have been received and that the following vouchers have been approved for payment:

Payroll Direct Deposits	906196-906262	\$125,626.37
Payroll Checks	34004-34005	\$3,187.67
Claims	34006-34070	\$207,830.42
Electronic Funds Transfers	493-498	\$139,190.65
Void Checks		
Tax Deposit(s)	8/31/2012	\$44,529.98
Total Vouchers Approved:		\$520,365.09

This 10th day of September 2012:

 Mayor

 Councilmember

 Finance Director

 Councilmember

 Councilmember

 Councilmember



This page left blank intentionally

Direct Deposit Register

04-Sep-2012

Wells Fargo - AP

Lake Stevens

Direct Deposits to Accounts

04-Sep-2012	<u>Vendor</u>	<u>Source</u>	<u>Amount</u>	<u>Draft#</u>	<u>Bank Name</u>	<u>Transit</u>	<u>Account</u>
12112	AFLAC	C	\$1,756.14	493	Wells Fargo	121000248	4159656917
101	Assoc. Of Washington Cities	C	\$77,937.13	494	Wells Fargo	121000248	4159656917
9407	Department of Retirement (Pers	C	\$53,077.74	495	Wells Fargo	121000248	4159656917
9408	NATIONWIDE RETIREMENT SOL	C	\$1,098.25	496	Wells Fargo	121000248	4159656917
1418	Standard Insurance Company	C	\$4,918.93	497	Wells Fargo	121000248	4159656917
9405	Wash State Support Registry	C	\$402.46	498	Wells Fargo	121000248	4159656917
Total:			\$139,190.65		Count:	6.00	

Direct Deposit Summary

<i>Type</i>	<i>Count</i>	<i>Total</i>
C	6	\$139,190.65

Pre-Note Transactions

Detail Check Register

04-Sep-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount		
34006	04-Sep-12	13824	Wash Teamsters Welfare Trust		\$1,256.31	
10/2012		Insurance Premiums		\$1,256.31	\$0.00	\$1,256.31
001010576802000		Parks - Benefits		\$48.86		
101016542002000		Street Fund - Benefits		\$537.42		
410016542402000		Storm Water - Benefits		\$670.03		
			Total Of Checks:			\$1,256.31

Detail Check Register

06-Sep-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount		
34007	10-Sep-12	12646	A-BAT			\$110.00
15190			2 annual backflow certifications	\$110.00	\$0.00	\$110.00
001010576803103			Parks-Lundeen-Operating Costs	\$110.00		
34008	10-Sep-12	13328	ACES			\$105.00
8814			Heat stress training	\$105.00	\$0.00	\$105.00
001003517620000			Admin. Safety program	\$24.78		
101016517620000			safety program	\$46.62		
410016517620000			safety program	\$33.60		
34009	10-Sep-12	13846	AquaTechnex			\$8,145.00
3713			Milfoil survey	\$8,145.00	\$0.00	\$8,145.00
410016542404102			Storm Water -Milfoil Treatment	\$8,145.00		
34010	10-Sep-12	13089	Associated Underwater Services			\$22,342.39
4375			Aerator inspection & repair	\$22,342.39	\$0.00	\$22,342.39
540016538906401			Aerator Equip Replacement Exp	\$22,342.39		
34011	10-Sep-12	12187	AUCKLAND ENTERPRISES			\$3,600.00
583			10 tree removal near 36th st bridge	\$3,600.00	\$0.00	\$3,600.00
101016595616440			36th Street Bridge Repair	\$3,600.00		
34012	10-Sep-12	13421	Barnett Implement			\$238.60
1259702			Replace hub and blades for mower	\$238.60	\$0.00	\$238.60
001010576804800			Parks - Repair & Maintenance	\$238.60		
34013	10-Sep-12	179	Blumenthal Uniforms			\$182.61
946353-01			Celori - uniform items	\$182.61	\$0.00	\$182.61
001008521002600			Law Enforcment Clothing	\$182.61		
34014	10-Sep-12	12844	BUD CLARY CHEVROLET			\$29,794.12
1411			2012 Patrol Cars/ (2) Chevrolet Cap	\$29,794.12	\$0.00	\$29,794.12
520008521006400			Purchase Of Capital Equipment	\$29,794.12		
34015	10-Sep-12	11952	Carquest Auto Parts Store			\$7.68
2421-179700			Paint	\$7.68	\$0.00	\$7.68
101016542004800			Street Fund - Repair & Mainten	\$7.68		
34016	10-Sep-12	12404	CDW GOVERNMENT INC			\$7,484.27
P763506			MDC Replacements for patrol cars	\$2,363.76	\$0.00	\$2,363.76
001008521006400			Law Enforcement - Capital Outl	\$2,363.76		

Detail Check Register

06-Sep-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor		Check Amount
P820528			MDC Replacements for patrol cars	\$5,120.51	\$0.00 \$5,120.51
001008521006400			Law Enforcement - Capital Outl	\$5,120.51	
34017	10-Sep-12	13776	Chris L Griffen		\$225.00
2550532LSP			Public defender services	\$225.00	\$0.00 \$225.00
001013512800000			Court Appointed Attorney Fees	\$225.00	
34018	10-Sep-12	274	City of Everett		\$3,875.00
I12002334			Animal Shelter service July 2012	\$3,875.00	\$0.00 \$3,875.00
001008539004100			Code Enforcement - Professiona	\$3,875.00	
34019	10-Sep-12	276	City Of Lake Stevens		\$35.05
1299			Retainage - New Chapter	\$35.05	\$0.00 \$35.05
001007558004100			Planning - Professional Servic	\$1.15	
001007559004100			Building Department - Professi	\$1.15	
001008521004100			Law Enforcement - Professional	\$20.10	
001013519904100			General Government - Professio	\$5.75	
001013555504100			Community Center - Cleaning	\$4.60	
101016542004100			Street Fund - Professional Ser	\$1.15	
410016542404101			Storm Water - Professional Ser	\$1.15	
34020	10-Sep-12	12004	CITY OF MARYSVILLE		\$14,540.01
5927			Hwy 9 Prof services	\$450.58	\$0.00 \$450.58
001013519904100			General Government - Professio	\$450.58	
POLIN11-0210			Prisoner Medical July 2012	\$185.00	\$0.00 \$185.00
001008523005100			Law Enforcement - Jail	\$185.00	
POLIN11-0213			Prisoner Housing Okanogan July 20	\$312.00	\$0.00 \$312.00
001008523005100			Law Enforcement - Jail	\$312.00	
POLIN11-0217			Prisoner Housing August 2012	\$13,592.43	\$0.00 \$13,592.43
001008523005100			Law Enforcement - Jail	\$13,592.43	
34021	10-Sep-12	13030	COMCAST		\$81.90
08/12 0810218			Internet - Evidence room	\$81.90	\$0.00 \$81.90
001008521004200			Law Enforcement - Communicatio	\$81.90	
34022	10-Sep-12	13030	COMCAST		\$71.90
08/12 0692756			Internet - South station	\$71.90	\$0.00 \$71.90
001008521004200			Law Enforcement - Communicatio	\$71.90	

Detail Check Register

06-Sep-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount		
34023	10-Sep-12	13757	Comdata Corporation			\$12,433.29
20168728	Fuel			\$8,012.99	\$0.00	\$8,012.99
001008521003200	Law Enforcement - Fuel			\$8,012.99		
20168729	Fuel			\$4,420.30	\$0.00	\$4,420.30
001003518103200	IT - Fuel			\$52.01		
001007559003101	Building Department - Operatin			\$226.60		
101016542003200	Street Fund - Fuel			\$2,070.85		
410016542403200	Storm Water - Fuel			\$2,070.84		
34024	10-Sep-12	91	Corporate Office Supply			\$1,652.56
131179i	folders/ soap dispenser			\$90.49	\$0.00	\$90.49
001008521003100	Law Enforcement - Office Suppl			\$90.49		
131396i	cds, pens, postage labels, binders			\$465.75	\$0.00	\$465.75
001008521003100	Law Enforcement - Office Suppl			\$465.75		
131397i	paper/kleenex			\$201.82	\$0.00	\$201.82
001008521003100	Law Enforcement - Office Suppl			\$201.82		
131398i	envelopes and expandable files			\$195.22	\$0.00	\$195.22
001008521003100	Law Enforcement - Office Suppl			\$195.22		
131400i	label maker to replace broken one			\$130.27	\$0.00	\$130.27
001008521003100	Law Enforcement - Office Suppl			\$130.27		
131443i	paper/kleenex			\$16.02	\$0.00	\$16.02
001008521003100	Law Enforcement - Office Suppl			\$16.02		
131474i	Supplies			\$525.12	\$0.00	\$525.12
001007558003100	Planning - Office Supplies			\$460.00		
001007559003100	Building Department - Office S			\$60.00		
101016542003101	Street Fund Office Supplies			\$5.12		
131523i	Supplies			\$27.87	\$0.00	\$27.87
001007558003100	Planning - Office Supplies			\$0.00		
001007559003100	Building Department - Office S			\$0.00		
101016542003101	Street Fund Office Supplies			\$27.87		
34025	10-Sep-12	13027	DEPARTMENT OF LICENSING			\$237.00
59537-59554	Weapons permits			\$237.00	\$0.00	\$237.00
633008586000000	Gun Permit - State Remittance			\$237.00		

Detail Check Register

06-Sep-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount	
34026	10-Sep-12	473	Electronic Business Machines		\$301.91
079025			copier maint	\$205.54	\$0.00
				\$205.54	\$205.54
			001013519904800		
			General Government - Repair/Ma		
079192			copier maint	\$96.37	\$0.00
				\$48.18	\$96.37
			001007558004800		
			Planning - Repairs & Maint.		
			101016542004800		
			Street Fund - Repair & Mainten	\$24.10	
			410016542404800		
			Storm Water - Repairs & Maint.	\$24.09	
34027	10-Sep-12	13935	Everett Steel		\$41.81
515804			Channel Steel	\$41.81	\$0.00
				\$41.81	\$41.81
			410016542404800		
			Storm Water - Repairs & Maint.		
34028	10-Sep-12	13907	Fastenal Company		\$492.25
WAEV117738			gloves, soap, first aid supplies	\$84.03	\$0.00
				\$84.03	\$84.03
			101016542003102		
			Street Fund Operating Costs		
WAEV117878			First aid supplies	\$99.52	\$0.00
				\$99.52	\$99.52
			101016542003101		
			Street Fund Office Supplies		
WAEV118055			Dust masks	\$49.52	\$0.00
				\$24.76	\$49.52
			001010576803100		
			Parks - Operating Costs		
			101016542003102		
			Street Fund Operating Costs	\$24.76	
WAEV118074			Cleaner for restrooms	\$67.20	\$0.00
				\$33.60	\$67.20
			001010576803100		
			Parks - Operating Costs		
			101016542003102		
			Street Fund Operating Costs	\$33.60	
WAEV118096			Cleaning supplies	\$67.79	\$0.00
				\$67.79	\$67.79
			101016542003102		
			Street Fund Operating Costs		
WAEV118266			Urinal screen public restrooms	\$53.89	\$0.00
				\$53.89	\$53.89
			001013551503100		
			Community Center - Operations		
WAEV118267			Oil Dry	\$32.28	\$0.00
				\$32.28	\$32.28
			101016542004800		
			Street Fund - Repair & Mainten		
WAEV118284			Sanisac for public restrooms	\$38.02	\$0.00
				\$38.02	\$38.02
			001010576803100		
			Parks - Operating Costs		
34029	10-Sep-12	567	Galls, an Aramark Co LLC		\$79.98
512394328			Uniform Shoes/Cmdr Lorentzen	\$79.98	\$0.00
				\$79.98	\$79.98

Detail Check Register

06-Sep-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount	
001008521002600			Law Enforcment Clothing	\$79.98	
34030	10-Sep-12	13254	Gibson Traffic Consultants		\$6,607.16
12-014-4			Traffice Mitigation prof svcs	\$6,607.16	\$0.00
101016542004106			Prof Srvc - GMA Traffic Plan	\$6,607.16	
34031	10-Sep-12	12393	GLENS RENTAL SALES & SERVICE		\$81.88
S1873			hose & weedeater parts	\$81.88	\$0.00
001010576804800			Parks - Repair & Maintenance	\$81.88	
34032	10-Sep-12	673	Home Depot		\$117.24
5144229+			Sheetrock for shop restroom	\$117.24	\$0.00
101016542004800			Street Fund - Repair & Mainten	\$117.24	
34033	10-Sep-12	12773	IACP		\$500.00
19329			Annual Fee 10/12-10/13	\$500.00	\$0.00
001008521004900			Law Enforcement - Miscellaneou	\$500.00	
34034	10-Sep-12	13509	Industrial Supply, Inc		\$163.82
497977 Dup Pmt			Chargeback dup pmt 5/29 & 6/25/12	(\$309.05)	\$0.00
410016542404800			Storm Water - Repairs & Maint.	(\$309.05)	
499400			Brooms	\$74.51	\$0.00
101016542003102			Street Fund Operating Costs	\$74.51	
500244			Safety Glasses/gloves	\$71.15	\$0.00
101016542003102			Street Fund Operating Costs	\$35.58	
410016542403102			Storm Water - Operating Costs	\$35.57	
500678			safety glasses/gloves	\$71.15	\$0.00
101016542003102			Street Fund Operating Costs	\$71.15	
500755			HEPA filters	\$132.27	\$0.00
001013519904800			General Government - Repair/Ma	\$67.50	
101016542004800			Street Fund - Repair & Mainten	\$64.77	
501554			Oil and ear plugs	\$82.08	\$0.00
101016542003102			Street Fund Operating Costs	\$82.08	
501699			Masks	\$41.71	\$0.00
101016542003102			Street Fund Operating Costs	\$41.71	
34035	10-Sep-12	723	INTOXIMETERS, INC.		\$945.62

Detail Check Register

06-Sep-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor		Check Amount
369254			2 pbts-grant \$ received	\$945.62	\$0.00 \$945.62
001008521703100			LE-Traffic Policing-MiscGrants	\$945.62	
34036	10-Sep-12	12648	IRON MOUNTAIN QUARRY LLC		\$1,384.77
0206048			3 large boulders for 36th St. Project	\$68.91	\$0.00 \$68.91
101016595616440			36th Street Bridge Repair	\$68.91	
0206244			Rock for 36th St repair	\$1,081.13	\$0.00 \$1,081.13
101016595616440			36th Street Bridge Repair	\$1,081.13	
0206308			Large Rocks 36th st Bridge	\$234.73	\$0.00 \$234.73
101016595616440			36th Street Bridge Repair	\$234.73	
34037	10-Sep-12	13306	J Gardner & Associates		\$265.00
7519			badge stickers	\$265.00	\$0.00 \$265.00
001008521003100			Law Enforcement - Office Suppl	\$265.00	
34038	10-Sep-12	13327	Jennifer Anderson		\$416.66
Sept 2012			Dep Care Reimb Sept 2012	\$416.66	\$0.00 \$416.66
001000281000000			Payroll Liabilities	\$416.66	
34039	10-Sep-12	13863	Johns Cleaning Service		\$129.48
938			Uniform cleaning	\$129.48	\$0.00 \$129.48
001008521002600			Law Enforcment Clothing	\$129.48	
34040	10-Sep-12	13885	Lake Industries LLC		\$1,238.80
257012			Material for rebuilding bridge at 36th	\$508.65	\$0.00 \$508.65
101016595616440			36th Street Bridge Repair	\$508.65	
257034			Material for rebuilding bridge at 36th	\$297.47	\$0.00 \$297.47
101016595616440			36th Street Bridge Repair	\$297.47	
257050			Material for rebuilding bridge at 36th	\$143.92	\$0.00 \$143.92
101016595616440			36th Street Bridge Repair	\$143.92	
257072			Material for rebuilding bridge at 36th	\$46.05	\$0.00 \$46.05
101016595616440			36th Street Bridge Repair	\$46.05	
257083			Material for rebuilding bridge at 36th	\$85.58	\$0.00 \$85.58
101016595616440			36th Street Bridge Repair	\$85.58	
257097			Material for rebuilding bridge at 36th	\$45.09	\$0.00 \$45.09

Detail Check Register

06-Sep-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount	
101016595616440			36th Street Bridge Repair	\$45.09	
257161			36th St Bridge debris removal	\$112.04	\$0.00 \$112.04
101016595616440			36th Street Bridge Repair	\$112.04	
34041	10-Sep-12	852	Lake Stevens Journal		\$418.75
77678			Advertising - 20th St/LS ctr ordinanc	\$80.40	\$0.00 \$80.40
001007558004400			Planning - Advertising	\$80.40	
77825			Advertising - Ord 879	\$16.75	\$0.00 \$16.75
001013514304400			General Government - Advertisin	\$16.75	
77826			Advertising - LS2011-2	\$67.00	\$0.00 \$67.00
001007558004400			Planning - Advertising	\$67.00	
77827			Advertising - LS2011-3	\$67.00	\$0.00 \$67.00
001007558004400			Planning - Advertising	\$67.00	
77828			Advertising - LS2011-9	\$123.95	\$0.00 \$123.95
001007558004400			Planning - Advertising	\$123.95	
77890			Advertising - 2012 Docket Auth	\$63.65	\$0.00 \$63.65
001007558004400			Planning - Advertising	\$63.65	
34042	10-Sep-12	12751	LAKE STEVENS POLICE GUILD		\$1,073.50
08.31.12			Union dues	\$1,073.50	\$0.00 \$1,073.50
001000281000000			Payroll Liabilities	\$1,073.50	
34043	10-Sep-12	12618	LAKESIDE INDUSTRIES		\$814.50
3242151MB			1 Pallet EZ street cold patch asphalt	\$814.50	\$0.00 \$814.50
101016542004800			Street Fund - Repair & Mainten	\$814.50	
34044	10-Sep-12	12341	LASTING IMPRESSIONS, INC.		\$58.43
30108			anderson shirt embro.	\$58.43	\$0.00 \$58.43
001008521002600			Law Enforcment Clothing	\$58.43	
34045	10-Sep-12	12841	Law Offices of Weed, Graafstra		\$7,148.00
104			Prof Services	\$7,148.00	\$0.00 \$7,148.00
001005515204100			Legal - Professional Service	\$4,288.80	
101016542004100			Street Fund - Professional Ser	\$2,144.40	
410016542404101			Storm Water - Professional Ser	\$714.80	

Detail Check Register

06-Sep-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount	
34046	10-Sep-12	12215	LOWES COMPANIES		\$200.71
61295			Rake/black plastic	\$70.94	\$0.00
		101016595616440	36th Street Bridge Repair	\$70.94	
61415			Strut & All thread install fan	\$89.48	\$0.00
		101016543504802	Facilities R&M (City Shop)	\$89.48	
61612			Heater pipe	\$40.29	\$0.00
		101016543504802	Facilities R&M (City Shop)	\$40.29	
34047	10-Sep-12	13711	New Chapter Cleaning		\$220.00
1315			Carpet Cleaning Police Station	\$220.00	\$0.00
		001008521004800	Law Enforcement - Repair & Mai	\$220.00	
34048	10-Sep-12	12684	NORTHWEST CASCADE INC.		\$90.00
1-519923			Honey bucket rental	\$90.00	\$0.00
		001010576804500	Parks - Equipment Rental	\$90.00	
34049	10-Sep-12	12450	PITNEY BOWES		\$112.17
9619164-AU12			Postage machine rental	\$112.17	\$0.00
		001013519904500	General Government-Equip Renta	\$112.17	
34050	10-Sep-12	1151	Postmaster		\$124.00
Box #257			PO Box rental 10/01/12 - 09/30/12	\$124.00	\$0.00
		001013519903100	General Government - Operating	\$124.00	
34051	10-Sep-12	1181	Puget Sound Regional Council		\$8,377.00
201340			Membership 7/12-6/13	\$8,377.00	\$0.00
		001013519900000	General Government - P.S.R.C.	\$8,377.00	
34052	10-Sep-12	11946	RANDY CELORI		\$628.00
4/2012-7/2012			Medical Reimb Section 125	\$628.00	\$0.00
		001000281000000	Payroll Liabilities	\$628.00	
34053	10-Sep-12	13247	S Morris Co		\$42.00
111301			Dead animal pickup	\$42.00	\$0.00
		101016542003102	Street Fund Operating Costs	\$42.00	
34054	10-Sep-12	12722	SHRED-it WESTERN WASHINGTON		\$49.50
101198271			shredding services	\$49.50	\$0.00
		001008521003104	Law Enforcement-Operating Cost	\$49.50	

Detail Check Register

06-Sep-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount	
34055	10-Sep-12	1344	Siskun Power Equipment		\$117.06
324673		Rotary Blades	\$93.73	\$0.00	\$93.73
001010576804800		Parks - Repair & Maintenance	\$93.73		
324774		Filters	\$23.33	\$0.00	\$23.33
101016542004800		Street Fund - Repair & Mainten	\$23.33		
34056	10-Sep-12	1382	Snohomish County Public Works		\$30,769.47
I000307334		2012 SWM service charge	\$29,324.53	\$0.00	\$29,324.53
410016542405102		Storm Water - Customer Billing	\$29,324.53		
I000307782		Signal repair	\$1,444.94	\$0.00	\$1,444.94
101016542004800		Street Fund - Repair & Mainten	\$1,444.94		
34057	10-Sep-12	12961	SNOHOMISH COUNTY PUD		\$298.45
143623820		Utilities - electric	\$298.45	\$0.00	\$298.45
101016542630000		Street Fund - Street Lighting	\$298.45		
34058	10-Sep-12	13807	Snohomish County PUD		\$300.00
0390007663		Fill Station permit 7/12-12/12	\$300.00	\$0.00	\$300.00
101016542003102		Street Fund Operating Costs	\$300.00		
34059	10-Sep-12	1356	SNOPAC		\$25,069.02
5555		Dispatch Services	\$25,069.02	\$0.00	\$25,069.02
001008528005100		Law Enforcement - Snopac Dispa	\$25,069.02		
34060	10-Sep-12	12495	SOUND TRACTOR COMPANY		\$74.30
IN89213		Hose/belt for Kubota	\$35.53	\$0.00	\$35.53
101016542004800		Street Fund - Repair & Mainten	\$35.53		
IN89259		Hose for Kubota	\$38.77	\$0.00	\$38.77
410016542404800		Storm Water - Repairs & Maint.	\$38.77		
34061	10-Sep-12	13931	Stericycle, Inc		\$32.37
3001968267		Hazardous waste disposal	\$32.37	\$0.00	\$32.37
001008521004100		Law Enforcement - Professional	\$32.37		
34062	10-Sep-12	13737	SunBelt Rentals		\$1,041.47
35915647-001		Steel Road Plate rental	\$1,041.47	\$0.00	\$1,041.47
410016542404501		Storm Water - Equipment Rental	\$1,041.47		
34063	10-Sep-12	13891	Tacoma Screw Products Inc		\$99.76

Detail Check Register

06-Sep-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor		Check Amount
10950191			gloves & screws	\$99.76	\$99.76
101016542003102			Street Fund Operating Costs	\$99.76	
34064	10-Sep-12	11787	Teamsters Local No. 763		\$547.00
08/12			Union dues	\$547.00	\$547.00
001000281000000			Payroll Liabilities	\$547.00	
34065	10-Sep-12	1491	The Everett Herald		\$117.08
1791955			Advertising - LU2012-15	\$117.08	\$117.08
001007558004400			Planning - Advertising	\$117.08	
34066	10-Sep-12	11788	United Way of Snohomish Co.		\$325.68
08/12			Employee Contributions	\$325.68	\$325.68
001000281000000			Payroll Liabilities	\$325.68	
34067	10-Sep-12	13045	UPS		\$23.78
74Y42332			Evidence shipping	\$23.78	\$23.78
001008521004200			Law Enforcement - Communicatio	\$23.78	
34068	10-Sep-12	12158	VERIZON NORTHWEST		\$2,543.06
1113732864			Wireless phone service	\$2,543.06	\$2,543.06
001003511104200			Executive - Communication	\$85.57	
001003513104200			Administration-Communications	\$87.75	
001003514104200			City Clerks-Communications	\$34.93	
001003516104200			Human Resources-Communications	\$57.73	
001003518104200			IT Dept-Communications	\$113.28	
001007558004200			Planning - Communication	\$120.17	
001008521004200			Law Enforcement - Communicatio	\$1,492.22	
001010576804200			Parks - Communication	\$183.81	
101016542004200			Street Fund - Communications	\$183.80	
410016542404200			Storm Water - Communications	\$183.80	
34069	10-Sep-12	1579	VILLAGE ACE HARDWARE		\$406.73
08.31.12			Supplies	\$406.73	\$406.73
001010576804800			Parks - Repair & Maintenance	\$91.10	
101016542003102			Street Fund Operating Costs	\$5.08	
101016542004800			Street Fund - Repair & Mainten	\$129.13	
101016595616440			36th Street Bridge Repair	\$16.27	
410016531503104			DOE-G1100060 SW Capacity Exp	\$165.15	
34070	10-Sep-12	12845	ZACHOR & THOMAS, INC. P.S.		\$7,524.56
608			Prosecutor services	\$7,524.56	\$7,524.56

Detail Check Register

06-Sep-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount
001013515210000			Prosecutor fees	\$7,524.56
Total Of Checks:				\$206,574.11



This page left blank intentionally

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

Monday, August 13, 2012
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 Vern Little

COUNCILMEMBERS PRESENT: Suzanne Quigley, Kathy Holder, Kim Daughtry, Marcus Tageant, Neal Dooley and John Spencer

COUNCILMEMBERS ABSENT: Todd Welch

STAFF MEMBERS PRESENT: City Attorney Cheryl Beyer, Planning Director Becky Ableman, Finance Director/Treasurer Barb Lowe, Public Works Director Mick Monken, Human Resource Director Steve Edin, Police Chief Randy Celori, and City Clerk/Admin. Asst. Norma Scott

OTHERS: David Corvin, Abraham Martinez, and Bruce Morton

Excused Absence. Councilmember Spencer moved to excuse Councilmember Welch, seconded by Councilmember Daughtry; motion carried unanimous. (6-0-0-1)

Guest Business. Bruce Morton, 11222 Vernon Road, suggested using a meter to gauge decibel ratings at a certain distance when monitoring noise on the Lake (referring to Title 10 proposed changes provided in agenda packet). The Ordinance is too restrictive on playing music. Noise should be restricted on the Lake when you don't expect it such as at night from 8-8.

Consent Agenda. Mayor Little removed the minutes from the Consent Agenda due to some corrections.

MOTION: Councilmember Tageant moved to approve Consent Agenda Item A. (A. Approve August 2012 vouchers [Payroll Direct Deposits 906070-906136 for \$123,031.76, Payroll Checks 33851-33853 for \$3,976.79, Claims 33847-33850, 33854-33944 for \$174,150.33, Electronic Funds Transfers 481-189 for \$161,601.13, Void Checks 33842, 33792, 33791 for deduct of \$26,650.16, Tax Deposit for 8.1.12 for \$42,901.47 for total vouchers approved of \$479,011.32] seconded by Councilmember Holder; motion carried unanimously. (6-0-0-1)

Confirm appointments to the Library Board. Mayor Little commented he and Library Board Chair David Tremaine interviewed five excellent applicants and recommend Abraham Martinez and David Corvin. Mr. Martinez was present and introduced to Council.

MOTION: Councilmember Dooley moved to approve the appointment of David Corvin and Abraham Martinez to the Library Board, seconded by Councilmember Spencer; motion carried unanimously. (6-0-0-1)

Minutes of July 23 and 30 Council meetings. Councilmember Quigley reviewed the following corrections to the minutes: July 23 Minutes - the motion maker on the excused absence should read Councilmember Spencer, under Guest Business add language that part of the Mayor's

comments were inaudible on the tapes and July 30 Special Meeting Minutes - under Councilmember Welch's comments the word "corned" should read "cornered."

MOTION: Councilmember Spencer moved to approve changes as recommended by Councilmember Quigley, seconded by Councilmember Tageant; motion carried unanimously. (6-0-0-1)

MOTION: Councilmember Spencer moved to approve the minutes as recommended, seconded by Councilmember Dooley; motion carried unanimously. (6-0-0-1)

Approve Oktoberfest event fee waiver and Beverage Garden requests. Planning Director Ableman noted the fee waiver was under a different process last year and was done administratively. Alcohol in the park is only allowed through Council approval.

Councilmember Daughtry (President of Oktoberfest) noted they are expecting 5,000 - 10,000 people. Alcohol service will stop at 10:00 p.m. There will be additional lighting and heating. With the carnivals smaller footprint, the boat launch will not be closed.

MOTION: Councilmember Tageant moved to have alcohol in the Park for the Oktoberfest event, seconded by Councilmember Spencer; motion carried with Councilmember Daughtry abstaining (due to his being the President and Chairperson of Oktoberfest). (5-0-1-1)

MOTION: Councilmember Tageant moved to approve fee waive for Oktoberfest event, seconded by Councilmember Spencer; motion carried with Councilmember Daughtry abstaining (due to his being the President and Chairperson of Oktoberfest). (5-0-1-1)

Authorize the Mayor to sign the Professional Services Agreement with Perteet Inc. for the 20th Street SE design evaluation refinement. Public Works Director/Engineer Monken reported due to the 20th Street review completed last year, they found they could use the centerline profile (WSDOT design standard rather than the County's) which is an overall construction cost saving of \$4.5 million. As a result of the review the City has developed an updated right of way plan, developed road needs based on the 20th Street SE Subarea Plan, and defined a revised roadway section. With the current information and past findings, the City can determine right of way needs to allow construction of the proposed road improvements and revised construction costs, which is what this new agreement with Perteet will accomplish. Mr. Monken reviewed the prior agreement with the County regarding improvements on 20th Street, which the County withdrew from due to economic conditions. Mr. Monken is requesting an additional \$1,000 for management reserve. Funds for this agreement are from dedicated traffic impact fees collected for 20th Street SE by the County.

MOTION: Councilmember Holder moved to authorize the Mayor to execute a Professional Service Agreement with Perteet Incorporated for an amount of \$9,983.00 plus authorize a management reserve of \$1,000, seconded by Councilmember Daughtry; motion carried unanimously. (6-0-0-1)

Mayor Little introduced new Library Board member David Corvin.

2012 Budget amendment. Finance Director/Treasurer Lowe reported this amendment is for the increase in expenditures to 20th Street SE design review and potential modification and additional auditing costs due to the cost of the annual financial and accountability audit now required by the State – changing from a two-year cycle to an annual.

Introduction to proposed changes to portions of Lake Stevens Municipal Code Title 10, Parks and Recreation. Police Chief Celori noted some of the amendments are based upon complaints received. The following are some of the major changes: current code does not allow weapons in the park, but State law does, State references on watercraft have been renumbered, adopt reference to State code clarifying accident reporting requirements, change authorization of buoy and marker placement permits from Police Chief to the Planning Director, and added a new section on loud noises such as for music from boaters. Two public readings are planned in about a month.

Council Person's Business: Councilmembers reported on the following meetings: Tageant – Sewer Utility Subcommittee; Holder – Sewer Utility Subcommittee and Fire District Commissioner meetings; Quigley – Budget Committee meeting this evening; Dooley – Sewer Utility Subcommittee; and Councilmember Daughtry – National Night Out was very successful and SCC dinner this Thursday.

Mayor's Business: Mayor Little attended National Night Out, Sewer Utility Subcommittee meeting, and will meet with a developer on subarea plans.

Staff Reports: Staff reported on the following: Planning Director Ableman – Planning Commission held a public hearing on August 1 and continued to August 22 on the Subarea Plans, which Council will hear on August 27 and will have an Aquafest debrief; Public Works Director Monken – briefing on street overlays and tree removal, and working with the County on Sunnyside and WSDOT improvements; Police Chief Celori – reported on National Night Out; and City Clerk Scott – 911 ceremony on September 8 – Councilmember Spencer offered to represent the City since the Mayor was not available.

Adjourn. Councilmember Spencer moved to adjourn at 7:57 p.m., seconded by Councilmember Daughtry; motion carried unanimously. (6-0-0-1)

Vern Little, Mayor

Norma J. Scott, City Clerk/Admin. Asst.



This page left blank intentionally

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

Monday, August 27, 2012
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 Vern Little

COUNCILMEMBERS PRESENT: Todd Welch, Suzanne Quigley, Kathy Holder, Kim Daughtry, and Marcus Tageant

COUNCILMEMBERS ABSENT: Neal Dooley and John Spencer

STAFF MEMBERS PRESENT: City Administrator Jan Berg, City Attorney Cheryl Beyer, Planning Director Becky Ableman, Finance Director/Treasurer Barb Lowe, Public Works Director Mick Monken, Police Chief Randy Celori, Senior Planner Russ Wright, Principal Planner Karen Watkins and Office Assistant Carin Hinman

OTHERS: Larry Lundquist, Joyce Bell, Sherill Raab, Terra Edison, Mark Wakefield, and Doug Turner

Excused Absence. Councilmember Daughtry moved to excuse Councilmembers Dooley and Spencer, seconded by Councilmember Welch; motion carried unanimously. (5-0-0-2)

Guest Business. Mark Wakefield, 121 95th Avenue S.E., commented that he was speaking with some recent graduates from Lake Stevens High School and they said that there have been four student drug overdose deaths in the past two years. His son has overdosed twice. He thinks we need to be involved with drug trafficking in the City.

Consent Agenda. Councilmember Holder moved to approve Consent Agenda Item A, (A. Approve August 2012 vouchers [Payroll Direct Deposits 906137-906195 for \$144,762.51, Payroll Checks 33945-33946 for \$3,359.46, Claims 33947-34003 for \$116,096.52, Electronic Funds Transfers 490-492 for \$5,092.71, Tax Deposit 8/15/12 for \$54,406.53 for total vouchers approved of \$323,717.73]), seconded by Councilmember Tageant; motion carried unanimously. (5-0-0-2)

Mayor Little moved Consent item B. (Approve first and final reading of Ordinance No.880, 2012 budget amendment) to Action item A after the Public Hearing.

Public Hearing and consideration of first reading of the following Ordinance Numbers: 875 (Comprehensive Plan Related Amendments), 876 (Land Use Code Related Amendments), 877 (Lake Stevens Center Planned Action) and 878 (20th Street SE Corridor Planned Action).

Mayor Little read the public hearing procedure. Planning Director Ableman reviewed the Lake Stevens Center and 20th Street SE Corridor subarea plans and noted the letter from Futurewise commenting on the 20th Street SE Corridor subarea plans. She gave a brief background as to why the City is planning. The City has grown from a population of 7,500 to 28,000 after the annexations. The annexations have given the City opportunity to take a look at how growth could occur differently and its economic needs with a larger population. In 2010 an Economic Development Strategy was completed. Studies were done to see what kind of businesses would work best for this community. The City would like to maintain our

community's character of "one community around the lake", retain the unique historic legacy, city parks and water-oriented activities. We are doing an integrated SEPA and GMA Planned Action EIS along with subarea plans, zoning code and design guidelines for both subareas. The concept for Lake Stevens Center will be a revitalized commercial center and 20th Street SE Corridor would develop into an employment center with commercial nodes and higher density residential.

Principal Planner Karen Watkins reviewed the updates to various chapters in the current Comprehensive Plan, where to integrate the subarea plans into the document, along with the new designations to the land use map. These are listed in Ordinance No. 875.

Land Use Code amendments, Ordinance No. 876, will update the zoning map with new zoning districts, employment centers, business districts, commercial district, retail and other main street district, and high urban residential. The Lutheran church located on the north east corner of 20th Street SE and Hwy. 9 will be rezoned from Mixed-Use Neighborhood to High Urban Residential and has approval of nearby neighbors. Staff is also proposing to retain three parcels on North Davies Road as Commercial District rather than rezoning them to Mixed-Use Neighborhood. The new Zoning Code Chapter and modifications on signage have been made based on comments by the Council.

Senior Planner Russ Wright noted the following changes to the sign code: the nonconforming signs would go back to the original sign code and added regulations for highway-oriented businesses or off-site signage to get additional advertising as necessary.

Councilmember Tageant questioned how the existing signage would be treated. Planning Director Ableman stated that the existing signage can be changed if using the same frame. If the frame is changed, it would then need to come into full compliance.

Councilmember Daughtry asked if pylon signs will be allowed. Senior Planner Wright replied that certain businesses would be allowed pylon signs to create better visibility for their business. A pylon sign has a single pillar or two pillars rather than a monumental base.

Principal Planner Karen Watkins continued comment with amendments to the existing Lake Stevens Municipal Code to make it consistent with the new codes of the subarea plan. Ordinances No. 877 and No. 878 are Planned Action Ordinances setting out the rules, procedures and thresholds for the planned actions. Chapter 14.112, a new chapter on traffic impact mitigation fees, will change from SEPA-based fees to GMA-based fees. GMA fees are more predictable and monies collected can be spent anywhere within the traffic impact zone. Ms. Watkins proposed separate traffic impact zones for each subarea. Planning Commission requested the City explore when the traffic impact fees are to be collected and if they could be deferred. They could be collected through a deferral payment, at certificate of occupancy or by installment payments.

Senior Planner Russ Wright reviewed the new zoning regulations and their relationship to the design guidelines. The zoning regulations set the standard where the design guidelines look at the esthetic quality, physical appearance of the building. Also reviewed was the Capital Facilities Plan which is the inventory of existing facilities and what the needs are to implement the subarea plan.

Public Comments. Doug Turner, 3201 South Lake Stevens Road, stated there should be a buffer between Snohomish and Lake Stevens. He's worried about his business, Turners

Grocery, with all of the aggressive planned growth for the future particularly around 20th Street SE.

Mr. Turner wanted more information on the new 24th Street road that the City is proposing. He requested that the City post and send more notices. He is upset that there's no public involvement and participation. Mayor Little assured him that there will be a buffer between Snohomish and Lake Stevens. Planning Director Ableman stated the public in the subarea and within 300 feet were mailed notices, emails and open-house postcards have been sent, notices have been posted in the Lake Stevens Journal and the information is on the City website. Mr. Turner left the premise and said "email me".

Terra Edison, 1807 99th Avenue S.E., questioned the difference between High Urban Residential and Urban Residential. She doesn't understand the cards sent or the map. She has two acres and is concerned that her property may be in jeopardy. Planning Director Ableman clarified that Urban Residential lot size is 7,500 square feet and High Urban Residential lot size is 3,600 square feet. Planner Director Ableman stated that Ms. Edison is currently zoned Urban Residential and it is proposed to be zoned High Urban Residential. This rezone would allow her to put more units on her acreage, but is not a requirement.

Larry Lundquist, 8405 20th Avenue SE, stated that he's owned his property since November 2011 and has received no notices about the neighborhood shopping center or the widening and rezoning of 20th Street SE. He questioned when the rezoning and widening of 20th Street SE will be addressed. Public Works Director/Engineer Monken reported that tonight's meeting is in reference to rezoning. 20th Street SE widening, Phase 1, has been completed and now technical information is being collected and will be addressed later this year or early 2013 for Phase 2. Mr. Lundquist was concerned that his property value will go down if this area becomes a mega complex which would increase traffic like in Seattle. He also commented that we don't have to build to the maximum. It doesn't have to become a high density area. He is interested in Lake Stevens being a good residential area that is able to give the citizens the things that it needs such as controlled commercial areas and green belts. Mayor Little suggested Mr. Lundquist meet with City staff to clear up some of his concerns.

Joyce Bell, 1321 Springbrook Road, stated she would appreciate the City considering her request for her business property at 9429 North Davies Road (Lake Stevens Center Subarea) remain zoned Commercial rather than the proposed rezoning to Mixed Use.

Sherill Raab, 2909 87th Avenue S.E., questioned if 24th Street SE will be a developed Street. Mayor Little stated it could possibility be a thru street. Also Ms. Raab questioned where the bicycle paths are planned. Public Works Director Monken answered that they will be down the Seattle City Light power line easement. Ms. Raab suggested that 87th should be kept rural for horses and animals and a recreational area for children.

MOTION: Councilmember Tageant moved to close the public portion of the public hearing, seconded by Councilmember Welch; motion carried unanimously. (5-0-0-2)

Councilmember Quigley questioned the timing of collecting Traffic Impact fees. Planning Director Ableman stated they are collected when the building permit is picked up. Some jurisdictions collect the fees when the Certificate of Occupancy is issued. Once the project is completed and they have approval to occupy the development that's when the impact fees are collected. It becomes much more difficult to collect fees if you tie it to the sale of a property because the City is not involved at that point. More research will need to be done on this.

Councilmember Quigley would like a staff analysis of the pros and cons for the timing of collecting fees.

MOTION: Councilmember Welch moved to close the public hearing, seconded by Councilmember Holder; motion carried unanimously. (5-0-0-2)

MOTION: Councilmember Daughtry moved to approve the first reading of Ordinance No. 875 (Comprehensive Plan related amendments), Ordinance No. 876 (Land Use Code related amendments), Ordinance No. 877 (Lake Stevens Center Planned Action) and Ordinance No. 878 (20th Street SE Corridor Planned Action), with the second reading to be September 10, 2012, seconded by Councilmember Tageant; motion carried unanimously. (5-0-0-2)

Councilmember Tageant requested an "information person" be available before the next Public Hearing to clarify some of the public questions.

Ordinance No. 880, amending Ordinance No. 865.

MOTION: Councilmember Quigley moved to approve the first and final reading of Ordinance No. 880 amending Ordinance No. 865, 2012 Budget Amendment, seconded by Councilmember Tageant; motion carried unanimously. (5-0-0-2)

Council Person's Business: None

Mayor's Business: None

Staff Reports: Staff reported on the following: City Administrator Berg gave an update on the Sewer District audit and draft work plan - expecting a draft report in mid September with a completed report in November. An extension for the audit may be needed. Public Works Director Monken gave an update on 36th Street, 20th Street/Lakeview Drive, Sandy Beach Drive and 131st road improvement projects. Police Chief Randy Celori reported Saturday was the second annual Firefighters and Police Department (Guns and Hoses) softball game to raise money for the Food bank and Family Center.

Adjourn. Councilmember Daughtry moved to adjourn at 8:23 p.m., seconded by Councilmember Welch; motion carried unanimously. (5-0-0-2)

Vern Little, Mayor

Carin Hinman, Office Assistant



LAKE STEVENS CITY COUNCIL
STAFF REPORT

Council Agenda Date: September 10, 2012

Subject: Subarea Adoption Package Public Hearing #2

Contact Person/Department:	Russ Wright, Senior Planner Karen Watkins, Principal Planner Rebecca Ableman, Planning & Community Development Director	Budget Impact:	None, Adoption Only
-----------------------------------	--	-----------------------	---------------------------

Please bring the August 27 Subarea Adoption Package Staff Report to the Meeting.

RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL: The recommended action is for the City Council to hold a second reading on ordinances adopting the applicable documents of the Lake Stevens Center and 20th Street SE Subarea Plans including:

- A. Ord. No. 875 (Comprehensive Plan Related Amendments),
- B. Ord. No. 876 (Code Related Amendments),
- C. Ord. No. 877 (Lake Stevens Center Planned Action), and
- D. Ord. No. 878 (20th Street SE Corridor Planned Action).

Council may consider continuing the public hearing to September 24, 2012.

SUMMARY: The purpose of the Subarea Adoption Package public hearings is to receive public testimony on the various elements of the Lake Stevens Center and 20th Street SE Corridor subarea plans including associated implementing documents as described above before Council decides whether to adopt the package, adopt with amendments, deny, or refer the proposal back to the Planning Commission.

BACKGROUND/HISTORY: Staff has briefed the City Council and the Planning Commission on subarea plan activity continuously over the last year. City Council selected Alternative 2 land uses as the Preferred Alternative for each subarea. Since then staff has provided draft land use and zoning maps for public and board/commission/ council review, which staff has subsequently updated based on comments received. Staff has completed the subarea development regulations and subarea design guidelines with input from the public, Planning Commission, and City Council and has updated the subarea plans for each area. A series of comprehensive plan amendments and land use code amendments necessary to implement the subarea plans are included in the final package. A draft capital facilities plan and issuance of the Final Environmental Impact Statement for each subarea have also been completed.

Staff has maintained a public outreach program throughout the subarea planning process that has included visioning meetings, scoping meetings, meetings on the environmental impact statements, public open house on project zoning and land use maps, and a community meeting to discuss the planned action ordinances. Frequent updates have been provided at regular Council meetings. The outreach program has also included targeted mailings to affected property owners and businesses. Finally, the planning materials to affected agencies during different stages of the project as required by the State Environmental Policy Act and Growth Management Act have been submitted.

ORDINANCES FOR CONSIDERATION:

The Subarea Adoption Package contains four ordinances with exhibits as described below and included in the August 27 Staff Report:

- **Ordinance No. 875** includes Comprehensive Plan Amendments with exhibits for the Lake Stevens Center Subarea Plan, 20th Street SE Corridor Subarea Plan, Amended Land Use Map, and Subareas Capital Facilities Plan
- **Ordinance No. 876** includes Code Amendments with exhibits for New Subarea Design Guidelines, Amended Official Zoning Map, New Chapter 14.38 Subarea Plans, and New Chapter 14.112 Traffic Impact Mitigation Fees **Ordinance No. 877** is the Planned Action for the Lake Stevens Center Subarea
- **Ordinance No. 878** is the Planned Action for the 20th Street SE Corridor Subarea

ADDITIONAL PUBLIC COMMENTS:

The City has received two additional comments submitted by email from Matthew Mauzey and Larry Lundquist (*Attachment A*).

STAFF RESPONSE TO QUESTIONS/TOPICS FROM PUBLIC HEARING #1:

The following questions or topics were brought up at the first Public Hearing for the Subarea Adoption Package. Staff has provided additional information for Council consideration.

1. Public Notice

Since the August 27 Public Hearing, staff published a notice about the open house to be held before the second hearing on September 10, 2012 in the Lake Stevens Journal and the Everett Herald. The notice was also sent to the Subarea Email List and posted at the Permit Center and City Hall. Planning Director Ableman handed out business cards to the public attending the first public hearing and asked them to call or come to the Permit Center to talk with staff. No one has contacted staff to date.

2. Public Open House

Staff will hold a public open house before the September 10 public hearing from 6 to 7 pm for residents to ask questions of staff about the subareas, their existing zoning and any changes of zoning on their property.

3. Sign Code Clarification for Freestanding Signs and Nonconforming Signs (Attachment B)

Council had some questions related to different types of freestanding signs. The proposed zoning regulations will allow different types of freestanding signs including monument and pole/pylon signs. Attachment B1 includes examples of each freestanding sign type.

Council also had questions about how staff will administer non-conforming signs within the subareas. As noted at the hearing, staff is proposing that Council adopt the existing non-conforming sign code found in LSMC Section 14.68.150 (Attachment B2). This section allows the continuation of non-conforming signs, including face replacements and repairs if the sign remains in its current location and configuration.

4. Potential Deferral of Impact Fees

Staff researched the use of impact fee deferral by cities and counties. Snohomish County created a comparison table in 2010, which staff has updated with current information. The table is included in

Attachment C. The main reason other jurisdictions gave to consider fee deferrals is to assist developers reduce upfront costs of building new homes for resale, to assist in developer financing to allow more home construction to occur, thereby maintaining and allowing the creation of additional construction jobs.

Snohomish County saw a significant downturn in single-family home construction, which affected not only the construction industry but also County staff who reviewed construction permits. Therefore, the County adopted the deferral option to support an increase in housing construction by spreading fees out closer to the sale of the home. Snohomish County only offers the deferral for single-family home construction for resale.

Woodinville considered deferring fees, but did not because the city concluded that allowing payment deferral could:

- Create additional city administrative costs,
- Potentially allow a developer to freeze the fee amount for years,
- Causes potential financial exposure for the City (e.g., if a project goes into foreclosure or bankruptcy, the City's fees are subject to reduction, extinguishment or could require legal costs for recovery), and
- Will delay the design and construction of projects needed for new development

This information is based on a quick internet review and contact with other jurisdictions known to have considered or adopted deferred fees. At the request of Council, additional work can be accomplished by staff during implementation of the Subarea Plans.

Staff contacted both the Lake Stevens School District and the Lake Stevens Sewer District to determine if either would consider deferral of fees. No response has been received to date.

5. Code Amendments

Based on recent discussions regarding the new Chapter 14, 112 Traffic Impact Mitigation Fees, staff determined code amendments were required to Chapter 14.110 Concurrency Management System for consistency with the new chapter and adoption of the subarea plans. The code amendments below will be added to Ordinance No. 876 for final adoption.

14.110.030 Exemptions.

- (a) No Impact. Development which creates no measurable additional impacts on any transportation, or parks (~~or sewer~~) facility is exempt from the requirements of this chapter. This type of development includes, but is not necessarily limited to:
- (1) Any addition or accessory structure to a residence with no change in use or increase in the number of dwelling units.
 - (2) Interior renovations with increase in floor area and no change of use or, if a residential use, no increase in the number of dwelling units.
 - (3) Replacement structure with no change in use, no increase in floor area or, if a residential use, no increase in the number of dwelling units.
 - (4) Temporary construction trailers.
 - (5) Driveway resurfacing or parking lot paving.
 - (6) Normal repair and maintenance which does not increase floor area or add residential dwelling units, such as re-roofing.
 - (7) Demolitions.
 - (8) Clearing, grading, filling.

- (9) The Public Works and Planning and Community Development Departments shall jointly be responsible for determining if other types of development also meet this “no impact” standard so as to be included under this exemption.
- (b) Exempt Permits and Decisions. The following development permits and decisions are exempt from the requirements of this chapter.
- (1) Boundary line adjustment.
 - (2) Final plat.
 - (3) Land use permit for temporary uses such as fireworks stands and Christmas tree lots.
 - (4) Variance when not associated with a development that is subject to this chapter.
 - (5) Clearing, filling and grading permit.
 - (6) Sign permit.
 - (7) Building permit for a fence.
 - (8) Right-of-way use permit.
 - (9) Rezones/comprehensive plan amendments.
 - (10) Planned action projects.

14.110.040 Level of Service Standards.

- (a) Transportation. Except within adopted subareas, ((A))all City streets shall maintain an LOS C or better at peak hour traffic in residential areas and LOS D in the central business district at peak hour. ((-except that the following segments must maintain an LOS D or better;)) As part of the subarea plans, the Level of Service for the subareas has been modified from an intersection LOS Standard “C” to a system LOS Standard “E” for each subarea. The system would consist of key intersections and connecting roads servicing each subarea. Under this approach, the LOS analysis would take the accumulative average LOS from intersections within the transportation network, while excluding intersections with State Route facilities.
- (1) For the 20th Street SE Corridor Subarea, this would include all intersections within the defined subarea boundaries of the 20th Street SE Corridor with the exclusion of SR-9. ((20th Street NE between 123rd Ave NE and 127th Ave NE.))
 - (2) For the Lake Stevens Center Subarea, this would include all intersections within the defined subarea boundaries of the Lake Stevens Center excluding SR-9 and SR-204 intersections. ((Main Street between 16th Street NE and 20th Street NE.))
 - (3) For the purpose of this section, transportation level of service shall be the percentage of the capacity of the roadway (number of cars that a road is capable of handling) which is actually used by traffic during any one hour. For example, if the roadway has a capacity to serve 100 cars per hour, and it is observed that there are 70 cars per hour on that road, the percentage is 70 percent, which is also called a volume/capacity ratio. LOS C shall be defined as having a volume/capacity ratio greater than 70 percent and less than or equal to 80 percent. For LOS D, that ratio is greater than 80 percent and less than or equal to 90 percent. For LOS E, that ratio is greater than 90 percent and less than or equal to 100 percent.
- (b) Parks. Seven and one-half acres per thousand population.
~~(((c) Sewer. Downstream transport and treatment capacity of 80 gallons per day per residential equivalent.))~~

6. Amended Capital Facilities Plan (Attachment D)

Since the last public hearing staff has updated the Draft Capital Facilities Plan. Major updates include adding an Inventory section (page 3) and updating the Facilities Needs Assessment (page 5), and adding a Conclusion and Reassessment Section (page 26). These changes respond to comments from the city attorney and integrate information presented in background technical documents. Other changes include updates to the tables, project descriptions, and figures throughout. Major changes are shown in edit mode.

STAFF RECOMMENDATION FOR FURTHER ACTION: Council should request staff to prepare final documents for Ordinance No. 875, 876, 877 and 878 for final action on September 24, 2012. In addition, staff will bring forward a Fees Resolution with Planned Action Project fees and Traffic Impact Mitigation fees related to the Subarea Adoption Package.

APPLICABLE CITY POLICIES: Lake Stevens Comprehensive Plan and Title 14 LSMC

BUDGET IMPACT: There is no immediate budget effect.

ATTACHMENTS:

- A. Additional Public Comments
- B. Sign Code Clarification
 - B1 Freestanding Sign Examples
 - B2 Existing Non-Conforming Sign Code
- C. Comparison of Impact Fee Deferral of Other Cities and Counties
- D. Amended Capital Facilities Plan (to be provided separately)

ATTACHMENT A

Karen E. Watkins

From: Becky Ableman
Sent: Wednesday, August 29, 2012 9:23 AM
To: Karen E. Watkins; Russell Wright
Subject: FW: preliminary draft of land use in my area

For the record.

Rebecca Ableman
Planning and Community Development Director
1812 Main St.
PO Box 257
Lake Stevens, WA 98258
Phone (425) 377-3229
Fax (425) 212-3327

-----Original Message-----

From: Matthew Mauzey [<mailto:mattmauzey@gmail.com>]
Sent: Tuesday, August 28, 2012 5:24 PM
To: Becky Ableman
Subject: preliminary draft of land use in my area

Hi, wasn't sure where to respond to the plan I read in the Lake Stevens Journal a few weeks ago, but I believe that our area (South Davies Road near Tom Thumbs) should not be designated as high density residential. We are happy with a residential rating and don't really want apartments or small lot (squished-in) homes located in the neighborhood. Thank You for your time.

Sincerely, Matt Mauzey 10425 12th Place SE Lake Stevens

Hello ATTACHMENT A

I, Larry Lundquist and my wife, Judith, live at 8405 20th St SE in Lake Stevens, WA. We purchased this residential property in November of 2011. We have never received any notice of neighborhood shopping center rezoning or the widening of 20th st. SE. If something was sent, it would have gone to the previous owner as we never received it as the current owners. I was visited by a neighbor on the 16th of August asking if I knew of road changes proposed on 20th st. SE or the proposed neighborhood shopping center. This was the first I had heard of it.

After reading the letters sent to you regarding the project, I see the majority of people "for the project" are those directly benefiting from the changes. I saw no proposals to pre-lease from major retailers or letters from any prospective tenants suggesting interest for a shopping center space so we are betting on a future that is extremely uncertain. With the retail economy the way it is, the leasing of retail space to major tenants is very questionable.

As the developers want no limits on size of retail spaces and/or building size, no parking stall requirements, 5 lane highways etc. it seems to me that we are not talking about a community shopping center but rather a large development that will directly compete with downtown lake Stevens on highway 9. This means there could be a transfer of the city hub from an area already zoned and populated correctly to a residential area not designed to accommodate this type of business.

Developers propose a 5 lane highway. City proposes one with 4 lanes and proposed lane divider with trees etc. and I believe sidewalks and perhaps bus lane and bike lane. In other cities such as Bellevue or Snohomish many of the local shopping centers with major tenants (Kohls, Fred Meyers, Home Depot) have additional lanes just in front of the shopping centers with them narrowing to a 2 lane highway immediately after the shopping center. The 4 or 5 lane proposal in Lake Stevens has one lane ingress and one lane egress from highway 9 and highway 2 to 20th st. SE. So regardless of how long you make the 4 or 5 lane highway on 20th st. SE, you are still funneling the traffic down to a 1turnlane or a 2 lane highway on either side.

In addition the developers are talking about office parks. There are no proposed/pre lease agreements given by the developers showing that there is any interest in office development projects. So you are throwing money at a maybe that can change hands from the present developers to others and not be built for decades. What is being proposed is a container we are paying for with nothing in it and no promises of it being filled.

. Highway 9 has very few residential developments close to it. There is already a 4 lane going from highway 2 to Lake Stevens core business district and from highway 9 at 20th st SE to the Lake Stevens core business district.

Potentially, the Pattern being set here is the same as in Monroe where highway 2 took the majority of business from the city core known as old downtown Monroe and as a result these businesses in old downtown Monroe have changed hands several times/ property values have plummeted and some buildings have decayed. This is potentially what you are doing to downtown Lake Stevens.

Commercial trucks with 40 ft trailers will start using 20th st SE. We see mainly residential traffic at this time trying to access highway 2 and highway 9 from 20th st. SE

Smog pollution will significantly increase in the residential neighborhoods and schools, thereby increasing lung disease.

ATTACHMENT A

There is talk of a Divider in road preventing citizens who live on 20th from accessing their property from one side of the street or the other, thereby necessitating turnaround lanes to allow access.

There is talk of mandatory Sewer hookups and or sewer assessments by city to pay for expanded residential and commercial value of future projects.

Sound barriers in front of homes will be necessary if the traffic congestion that the developers are talking about come to fruition.

School will not be not be impacted either way. But the natural green belt will. The school is surrounded by a greenbelt separating it from 20 st. SE. Lake Stevens has green belts that create good residential neighborhoods. Are we willing to give them up now in exchange for enlarging roads/shopping complex?

Bulks of electrical lines are 10 feet back from sidewalks. This means a Lake Stevens citizens will have to gives right of ways to the power company which potentially can put the power lines over homes. This decreases the value of the home.

The cities purchasing land is a sore point as the city is trying to purchase from a market where the values of property are 1/3-1/2 of what they were just 4 years ago. Many of these homes are underwater homes. I was told that Snohomish County offered a \$1 sq foot which meant they were cashing in on homeowner misery and trying to get a good deal in a depressed economic time by squeezing their citizens.

I recommend

Backup is caused by two traffic lights. If you live on this street you know this is a main issue. The existing lanes with a turn lane would easily support the traffic patterns projected as long as the stoplights were mitigated. So mitigate the stoplights in some way.

If 4 or 5 lane road is to be built, build it directly in front of the mall and have a 3 lane road replacing the existing 2 lane road on 20th st. SE. 3 lanes---one each way and one turn lane

If you are going to condemn property—go to the county tax base of 2007 and use that land value as the value of the condemned property.

Water runoff even now we have backups from rain that cover our driveway as proper drainage is not occurring in the drain ditches provided and maintained by tax money. Insure proper drainage.

If a commercial area is going to be built, set limits to keep it a neighborhood concern for both store and office projects.

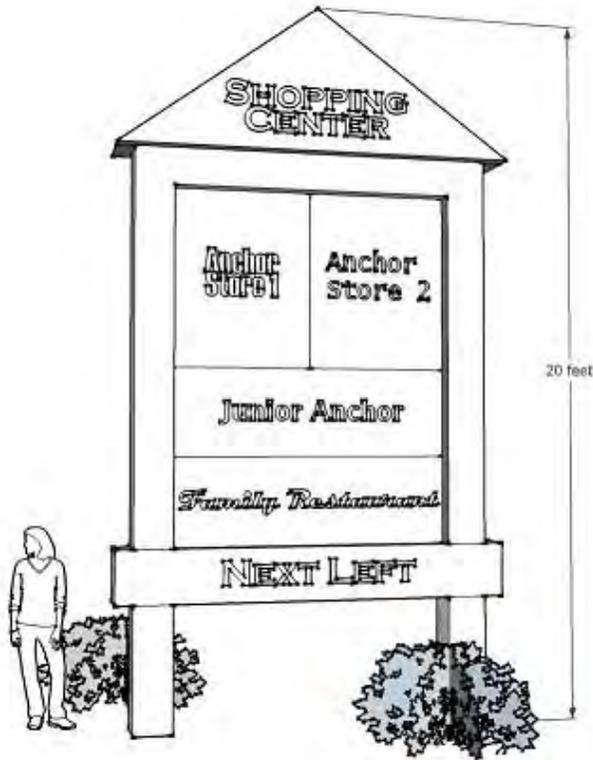
Any increase in road noise due to increased traffic should be mitigated by a sound barrier for the individual homes.

Allow the hooking up to sewers be a voluntary decision by individual homeowners with the developers paying for a large portion of the hook up if it is to be done as they are the direct beneficiaries of having sewers for future projects over residences who have working septic systems in existence.

Just because a project was started years ago i.e. the 4 lanes on 20th st. SE doesn't mean it is a good idea now and must be completed. Judge the projects on its present merits as to where it makes sense to spend the taxpayer money for it.

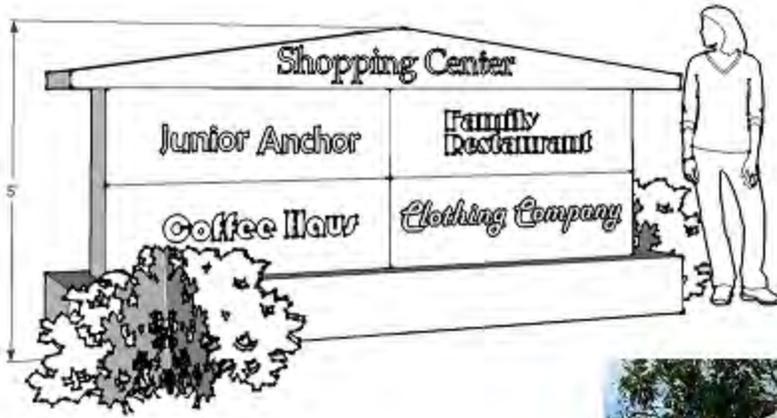
ATTACHMENT A
Put the monies that would have been for the widening of 20th st. to allow proper access to Lake Stevens commercial center for both the businesses and citizens. The access is difficult at best and should be high on Lake Stevens priorities.

Attachment B1



Pole/Pylon
Freestanding Sign
Examples





**Monument
Freestanding Sign
Examples**



Attachment B2

14.68.150 Nonconforming Signs.

- (a) Subject to the remaining restrictions of this section, nonconforming signs that were otherwise lawful on the effective date of the ordinance codified in this chapter may be continued.
- (b) No person may engage in any activity that causes an increase in the extent of nonconformity of a nonconforming sign. Without limiting the generality of the foregoing, no nonconforming sign may be enlarged or altered in such a manner as to aggravate the nonconforming condition. Nor may illumination be added to any nonconforming sign.
- (c) A nonconforming sign may not be moved or replaced except to bring the sign into complete conformity with this title.
- (d) If a nonconforming sign is destroyed by natural causes, it may not thereafter be repaired, reconstructed, or replaced except in conformity with all the provisions of this title, and the remnants of the former sign structure shall be cleared from the land. For purposes of this section, a nonconforming sign is “destroyed” if damaged to an extent that the cost of repairing the sign to its former stature or replacing it with an equivalent sign equals or exceeds the value (tax value if listed for tax purposes) of the sign so damaged.
- (e) The message of a nonconforming sign may be changed so long as this does not create any new nonconformities (for example, by creating an off-premises sign under circumstances where such a sign would not be allowed).
- (f) Subject to the other provisions of this section, nonconforming signs may be repaired and renovated so long as the cost of such work does not exceed within any 12-month period 50 percent of the value (tax value if listed for tax purposes) of such sign.
- (g) If a nonconforming sign other than a billboard advertises a business, service, commodity, accommodation, attraction, or other enterprise or activity that is no longer operating or being offered or conducted, that sign shall be considered abandoned and shall be removed within 30 days after such abandonment by the sign owner, owner of the property where the sign is located, or other party having control over such sign.
- (h) If a nonconforming billboard remains blank for a continuous period of 180 days, that billboard shall be deemed abandoned and shall, within 30 days after such abandonment, be altered to comply with this chapter or be removed by the sign owner, owner of the property where the sign is located, or other person having control over such sign. For purposes of this section, a sign is “blank” if:
 - (1) It advertises a business, service, commodity, accommodation, attraction, or other enterprise or activity that is no longer operating or being offered or conducted; or
 - (2) The advertising message it displays becomes illegible in whole or substantial part; or
 - (3) The advertising copy paid for by a party other than the sign owner or promoting an interest other than the rental of the sign has been removed.
- (i) The burden of establishing a sign to be legally nonconforming or not destroyed under this section rests upon the person or persons, firm, or corporation claiming legal status for a sign.
- (j) As soon as reasonably possible after the effective date of the ordinance codified in this title, the Planning Director shall make every reasonable effort to identify all the nonconforming signs within the City’s planning jurisdiction. He shall then contact the person responsible for each such sign (as well as the owner of the property where the nonconforming sign is located, if different from the former) and inform such person (1) that the sign is nonconforming, (2) how it is nonconforming, (3) what must be done to correct it and by what date, and (4) the consequences of failure to make the necessary corrections. The Planning Director shall keep complete records of all correspondence, communications, and other actions taken with respect to such nonconforming signs. However, performing these actions in no way releases the sign owner from the burden established in subsection (i) of this section. (Ord. 811, Sec. 65, 2010; Ord. 799, Sec. 2, 2009; Ord. 661, Sec. 4, 2002; Ord. 497, 1995; Ord. 468, 1995)

COMPARISON OF IMPACT FEE DEFERRAL OF OTHER CITIES OR COUNTIES

<u>JURISDICTION</u>	<u>ELEMENTS OF PROPOSED OR EXISTING CODE LANGUAGE</u>						
	Status of Ordinance	Duration of Ordinance	Types of Development Allowed to Defer	Requirement to Record Document / Type	Fee Required	Payment Deferred to	Types of Fees Deferred
Snohomish Co.	Passed 2010; considering extending for 2 more years	Sunset 2 Years after adoption	SFR for resale	Yes / Lien	Administrative Recording \$250	Sale, 18 months from issuance of original building permit, or prior to occupancy if retains property	Parks Traffic School
Kitsap Co.	In effect	Permanent	All	No / Agreement	No	Final building inspection	Parks Traffic School
Pierce Co.	January 1, 2011	Sunset December 31, 2013	Residential property for resale	Yes / Agreement to defer at bldg permit application** Lien at bldg permit issuance	Administrative and Recording \$200	Closing of first property sale or 2 yrs from building permit issuance, whichever comes first	Parks Traffic Sewer Connect Charges

<u>JURISDICTION</u>	<u>ELEMENTS OF PROPOSED OR EXISTING CODE LANGUAGE</u>							Types of Fees Deferred
	Status of Ordinance	Duration of Ordinance	Types of Development Allowed to Defer	Requirement to Record Document / Type	Fee Required	Payment Deferred to		
City of Federal Way	Passed, in effect July 2, 2010	Permanent	Traffic fees only deferred for residential subdivisions	Yes / Covenant	Recording Considering fee	Sale or 5 years from recording plat	Open Space Storm Traffic	
City of Kent	Passed. In effect July 1, 2010	Sunsets December 30, 2013	SFR for resale	Yes / Lien	Administrative Recording Working on fee amount	Sale	Traffic School Water Drainage	
City of Kirkland	Passed. In effect June 2010	Permanent	SFR for resale	Yes / Covenant	Administrative Recording \$240	Sale	Parks Traffic	
City of LaCenter	In effect	Permanent	All	No / Financial Security	No	When demand occurs (most likely final or sale)	Parks Traffic	
City of Marysville	July 23, 2012	Permanent	Residential Commercial Industrial	Yes / Lien	Administrative Recording \$200	SFR & small MF to Final Inspection; Large MF, Com & Ind to occupancy or 18 months from first occupancy if units kept	Parks Traffic Schools	

ELEMENTS OF PROPOSED OR EXISTING CODE LANGUAGE							
JURISDICTION	Status of Ordinance	Duration of Ordinance	Types of Development Allowed to Defer	Requirement to Record / Document / Type	Fee Required	Payment Deferred to	Types of Fees Deferred
City of Olympia	Pending	Sunsets August 1, 2011	All	Yes / Agreement	Administrative Recording \$50	Changed from Sale to Final	Traffic
City of Redmond	Effective November 28, 2009	Sunsets November 28, 2011	SFR Multi-family	No	No	Prior to drywall inspection	Park Traffic School Fire
City of Sammamish	In effect August 13, 2009	Sunsets December 30, 2010	SFR for resale	Yes / Covenant	No	Sale	Park Traffic
City of Woodland	In effect December 2009	Sunsets January 1, 2012	SFR Multi-family	No / Financial Security	No	When demand (impact) occurs (most likely final or sale)	Park Fire

Attachment D (To be provided separately)



LAKE STEVENS CITY COUNCIL
STAFF REPORT

Council Agenda Date: 10 Sept 2012

Subject: 2012 Traffic Mitigation Impact Fee Program – Elements Overview

Contact Person/Department: Mick Monken
Public Works

Budget Impact: NA

RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL: This is a discussion item and staff is seeking directions from the Council on how to proceed.

SUMMARY/BACKGROUND: In the 2012 budget, the Council approved funding the development of a Growth Management Act (GMA) based Transportation Impact Fee Program (TIF). The TIF is intended to replace the current SEPA based process used to determining vehicle trip impact fees.

The intent of this presentation is to discuss key elements of the TIF that include the following subjects:

1. **Overview of the methodology of the GMA TIF** – To have new development pay its proportionate share for transportation facilities required to serve the new development within a defined impact area (referred to Traffic Impact Zone (TIZ)). The fee is based on a per new vehicle trip generated by a new development. For example a real-estate office and a convenience store may have the same size building size but the real-estate office may generate 10 new trips while the convenience store would generate 50 new trips. Each would pay the same per trip cost, but the total fee for the convenience store would be 5 times more than the real-estate office. The number of new trips generated would be determined using a national standard reference book or by modeling a similar existing business.

2. **Proposed Traffic Impact Zone (TIZ)** – Three TIZs are proposed:

- 1) Downtown;
- 2) Lake Stevens Center; and
- 3) 20th Street. S.E. Corridor.

Exhibit A shows the proposed zones. The importance of mapping the TIZs it is to identify where Capital Improvement Plan (CIP) projects occur and where the collected fees could be spent. Per the GMA TIF program, the funds can be spent on any project contained within the TIZ.

3. **How per vehicle trip fees are determined** – To calculate the per vehicle trip fee, the City developed a transportation CIP for the subareas and a framework list for capital project in the vicinity of downtown, to identify future transportation needs and determine the pro-rata cost for the new capacity requirements within the defined TIZ. Below is an example of how the per vehicle trip fee is calculated:

a.	Total Estimated Project Costs (from CIP)	\$20,000,000	
b.	Less developer construction (e.g. – frontage)	\$8,000,000	
c.	Less estimated grant dollars	<u>\$3,000,000</u>	
d.	Subtotal – capacity needs from new development	\$9,000,000	(a-b-c)
e.	Total number of new vehicle trips (in TIZ)	<u>4,000</u>	
f.	Maximum Impact Fee	\$2,250	(d/e)

The Maximum Impact Fee is the fee that the City can charge per vehicle trip. However, a lesser fee amount can be set by the Council provided that funding source for the difference is identified in the CIP.

4. Discussion on possible combining TIZs - The cost of the CIP projects and the number of new trips generated vary between each TIZ. This has two potential impacts on development and managing traffic needs:

- 1) Fees between zones can differ resulting in a possible incentive/disincentive to develop in a specific TIZ; and
- 2) Fees collected in a defined TIZ must be spent within that TIZ.

An alternative to this is to combine TIZs, resulting in a single fee within the combines TIZs. This model provides the greatest flexibility to combine the collected fees and use them where they are most needed. For example, the Lake Stevens Center and 20th Street SE Corridor TIZs could be combined to ensure that the per vehicle trip cost is equal for both TIZs.

5. What are tentative maximum trip impact fees for each TIZ – Exhibit B is a Draft Impact Fee table developed based on the CIP developed for the Lake Stevens Center and 20th Street SE Corridor Subarea Plans and for the Downtown Frame Work. This table is still in development; so these numbers are subject to change, but it does provide a good example of how mitigation fees for TIZ segments can be separated or combined. Note that only Lake Stevens Center and 20th Street SE Corridor are shown combined because there is a physical connection of SR-9 between these two subareas.

6. Comparison of trip impact fees – When establishing fees, it is important to consider where the City's fees are in comparison to those of surrounding jurisdictions. Exhibit C shows where the draft Lake Stevens fees compare to other Puget Sound agencies.

The final TIF program will be published in two documents: 1) TIF Plan, and 2) Technical support document. The TIF plan will provide an overview on the methodology and include a developer workbook to determine the fees for a particular type of land use. This document could be used for a developer to estimate what potential traffic impact fees would be without having to perform a traffic study. The Technical support document would be the backup documentation. This document would be used by the City to annually review the fees and to make adjustment when necessary. When adjustments to the fees are considered, they would require the authorization of the Council through the Resolution process. Typically this would occur once every three to five years.

At this meeting, staff is seeking direction from the Council on whether to combine the Lake Stevens Center and the 20th Street SE Corridor TIZs. Any changes from this meeting will be incorporated into the elements discussed. Staff will prepare a final draft TIF Plan for Council review at a future meeting.

Note: The Traffic Impact Fee program ties into the Code Amendment Ordinance No. 876 under consideration for approval in the current open Public Hearing.

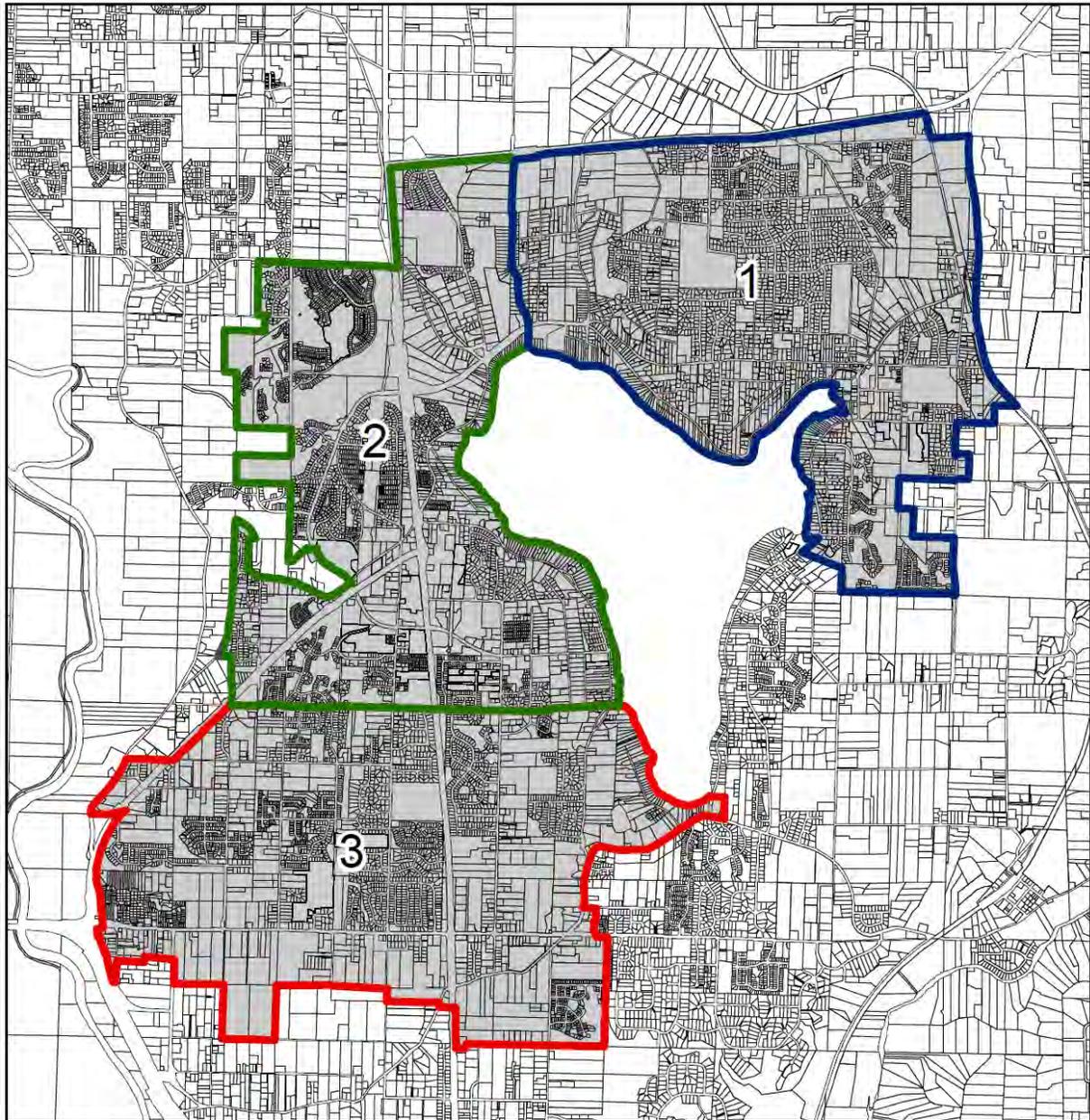
APPLICABLE CITY POLICIES:

BUDGET IMPACT: NA

ATTACHMENTS:

- ▶ Exhibit A - Transportation Impact Zones
- ▶ Exhibit B – Draft Impact Fee Cost Basis
- ▶ Exhibit C – TIF jurisdiction comparisons

Exhibit A



Traffic Impact Zones

City of Lake Stevens

Traffic Impact Zones

-  TIZ 1 East Lake Stevens
-  TIZ 2 West Lake Stevens
-  TIZ 3 South Lake Stevens

DRAFT



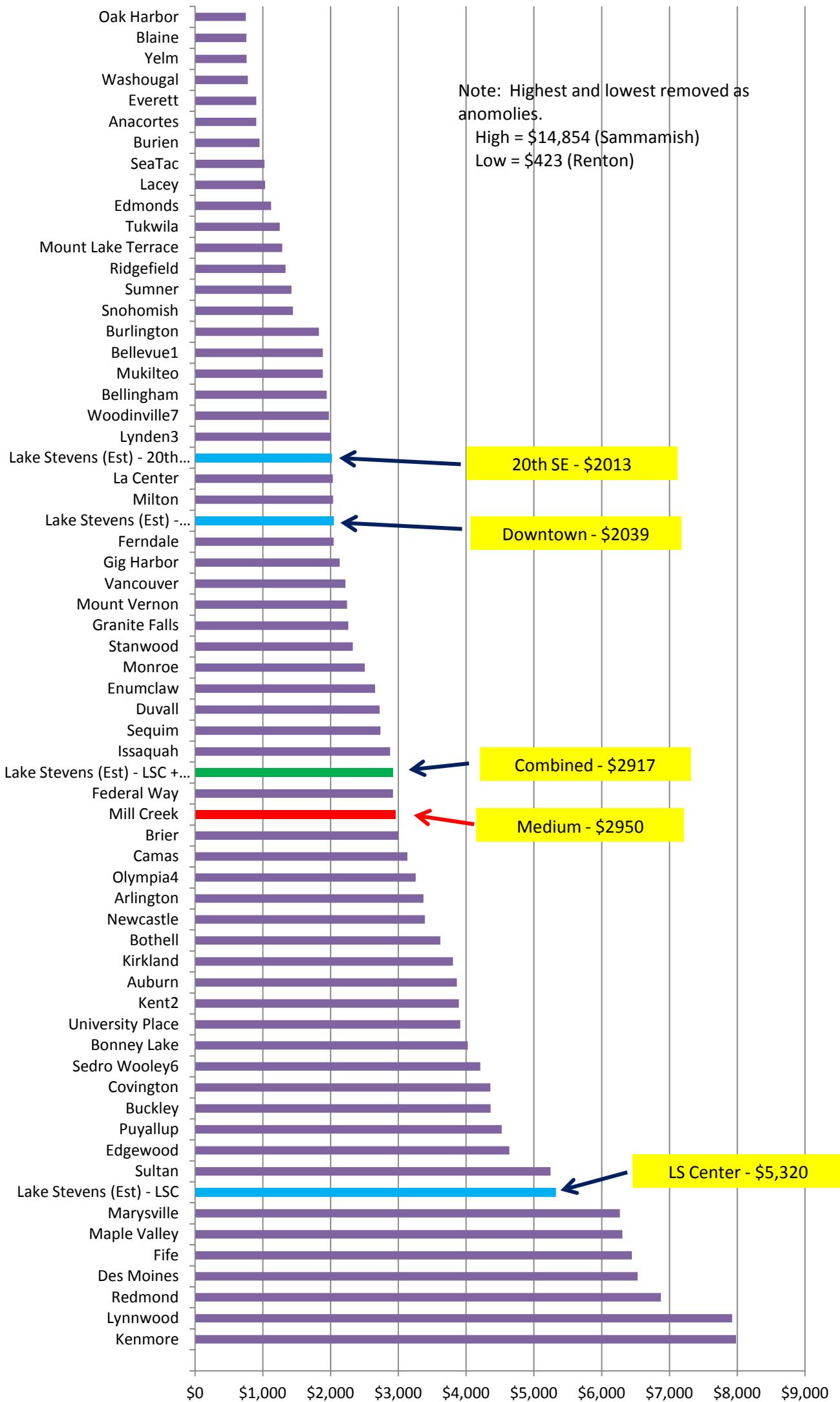
Exhibit B

Draft Impact Fee Cost Table

DRAFT Impact Fee Cost Basis					Rev: 5 Sept 2012
TRANSPORTATION IMPACT ZONES (TIZ)					
#	Item	TIZ 1	TIZ 2	TIZ 3	TIZ 2 + TIZ 3
		Downtown	Lake Steven Center	20th Corridor	LSC + 20th
1.	Total Estimated Project Costs	\$43,472,150	\$41,058,100	\$69,662,880	\$110,720,980
2.	Developer Construction	\$15,702,891	\$25,393,295	\$43,398,742	\$68,792,037
3.	Estimated Grant Dollars	\$10,398,545	\$5,554,876	\$7,700,034	\$13,254,910
4.	Adjusted Cost 1	\$17,370,714	\$10,109,929	\$18,564,104	\$28,674,033
5.	2012 Existing PM Peak Hour Trips	4,536	5,443	3,952	9,395
6.	2025 New PM Peak Hour Trips	4,684	1,425	4,779	6,204
7.	Total 2025 PM Peak Hour Trips	9,220	6,868	8,731	15,599
8.	Tax Credit	36%	12%	39%	26%
9.	Adjusted Cost 2	\$11,163,480	\$8,860,808	\$11,243,200	\$21,152,691
10.	Pass Through Adjustment	14%	14%	14%	14%
11.	Final Adjusted Cost	\$9,551,348	\$7,581,208	\$9,619,556	\$18,098,006
12.	Maximum Impact Fee	\$2,039	\$5,320	\$2,013	\$2,917
<i>Notes on Items by Number</i>					
1.	Total costs of capacity impact fee projects based on 2012 DEISs for subareas plus additional work by City Engineer				
2.	Expected portion of developer construction of impact fee projects				
3.	Estimated grant dollars that are anticipated to be sought after on some of the identified projects				
4.	Reduces costs by expected value of developer construction of on-site improvements. Means that developers will not receive credit for on-site street improvements.				
5.	Estimated average number of PM peak hour vehicle trips generated by existing residents and land uses on a typical weekday. Data comes from the DEIS greenhouse gas reports and parcel-level land use data provided by Snohomish County Planning via City staff.				
6.	New trips expected to be generated by new development by 2025 consistent with subarea plans and adopted land use plans.				
7.	Total 2025 PM Peak Hour Trips				
8.	RCW 82.060(1)(b) requires that the formula for calculating impact fees include an adjustment for taxes paid by new development for the identified fee projects. An example of a potential tax is when a purchaser of a new building which includes impact fee costs and then pays taxes on the total sale amount. This RCW is intended to prevent double taxation.				
9.	Project costs after tax credit				
10.	Estimate of the percentage of trips that pass through Lake Stevens with neither origin or destination in Lake Stevens. Based on 20th St SE Street Corridor which has more pass through trips than most City streets.				
11.	Final adjusted cost, often referred to as the "cost basis"				
12.	Maximum possible impact fee that could legally be charged for each new PM peak-hour trip generated by development. Calculated by dividing the final adjusted cost by the number of 2025 new PM peak hour trips.				

Exhibit C

TIF Averages Comparisions (Date from 2010)





This page left blank intentionally