

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

Monday, September 10, 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 (arrived at 7:04 p.m.), Kathy Holder, Kim Daughtry, Marcus Tageant, and Neal Dooley

COUNCILMEMBERS ABSENT: John Spencer

STAFF MEMBERS PRESENT: City Administrator Jan Berg, City Attorney Cheryl Beyer, Planning Director Becky Ableman, Principal Planner Karen Watkins, Senior Planner Russ Wright, 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: Larry Lundquist

Excused Absence. Councilmember Dooley moved to excuse John Spencer, seconded by Councilmember Tageant; motion carried unanimously. (6-0-0-1)

Guest Business. None

Consent Agenda. Councilmember Welch noted on the August 27, 2012 minutes under Guest Business the last sentence by Mark Wakefield should read "be more pro-active against drug trafficking in the City" rather than "be involved with drug trafficking in the City."

MOTION: Councilmember Tageant moved to approve the Consent Agenda with the correction to the minutes (A. Approve September 2012 vouchers [Payroll Direct Deposits 906196-906262 for \$125,626.37, Payroll checks 34004-34005 for \$3,187.67, Claims 34006-34070 for \$207,830.42, Electronic Funds Transfers 493-498 for \$139,190.65, Tax Deposit for 8.31.12 for \$44,529.98 for total vouchers approved of \$520,365.09]; B. Approve August 13, 2012 regular Council meeting minutes; and C. Approve August 27, 2012 regular Council meeting minutes), seconded by Councilmember Welch; motion carried unanimously. (6-0-0-1)

Traffic Mitigation impact Fee Program – Elements overview. Councilmember Quigley arrived at 7:04 p.m.

Public Works Director/Engineer Monken reviewed the differences between GMA (Growth Management Act) based TIF (Transportation Impact Fee Program) and current SEPA (State Environmental Policy Act) based processes used to determine vehicle trip impact fees. The TIF fees can be spent regionally within a defined impact area referred to as Traffic Impact Zone (TIZ) with the SEPA already completed. With current SEPA based fees each development completes a traffic study and the funds must be spent on specific streets. With the generation of trips used for GMA based fee, the fee is the same per trip for all developments. The GMA based fee is intended to replace the current SEPA based fee process. GMA based fees will be

set by Council. The TIZ area fee methodology is always calculated on a per trip basis. Mr Monken reviewed the proposed traffic impact zones – TIZ 1 (Downtown), TIZ 2 (Lake Stevens Center) and TIZ 3 (20th Street SE Corridor). All capital projects will be identified in each zone. Combining TIZ 2 & 3 was discussed at length. Combining TIZ 2 & 3 provides the greatest flexibility by combining the collected fees and using them where they are most needed. There is also a physical connection of SR-9 between these two subareas.

The surrounding jurisdiction fees were reviewed and where the draft Lake Stevens fees compare to other Puget Sound agencies. The Traffic Impact Fee program ties into Code Amendment Ordinance No. 876 under consideration in the public hearing this evening. Typically adjustments to the fees would occur once every three to five years.

Public Works Director Monken noted a copy of Councilmember Spencer's e-mail was provided to Council this evening and briefly reviewed his comments.

Public Works Director/Engineer Monken's question to Council is whether to combine TIZ 2 (Lake Stevens Center) and TIZ 3 (20th Street SE) zones.

Councilmember Daughtry asked if fees for SR204 will be collected. Public Works Director/Engineer Monken responded the City will work with the County and State through an agreement to collect and transfer funds for SR 204 and 9.

Discussion followed on how to determine the traffic impact fee and possibly phasing in the fee.

After a brief discussion it was the consensus of Council to combine TIZ 2 & TIZ 3.

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). City Clerk Scott read the public hearing procedure. Planning Director Ableman entered into the record one e-mail from Matt Mauzey dated August 28 and e-mail and letter from Larry Lundquist. The documents are in the Council's agenda packet. Ms. Ableman reviewed the reasons for the strategic plan and what is involved: public involvement, EIS Planned Action, Comprehensive Plan, Subarea Plans, maps, Zoning Regulations, Design Guidelines, and Capital Facilities Plan.

Senior Planner Wright noted staff reviewed the Capital Facilities Plan to make sure all the projects were prioritized and ranked and to see if they met capacity for the system.

Planning Director Ableman noted that Council sets the 6-year TIP (Transportation Improvement Program) projects, which is updated annually.

Principal Planner Watkins reviewed the potential deferral of impact fees. The School District is not in favor of deferral of fees and the Sewer District would be potentially able to do it only until time of sewer connection. Ms. Watkins reviewed comparison of impact fee deferrals of other cities and counties. Some reasons to not allow payment deferrals are additional city administrative costs and funds would not be available to leverage grant funding. The County has a deferral for single-family homes because of the economic downturn. The County deferral sunsets in two years. Deferrals can be adopted by Council at any time.

Councilmember Tageant commented and Council concurred on not allowing deferrals because the City needs the funds to leverage grant funding.

Public testimony. Larry Lundquist, 8405 20th Street SE, commented he talked to Public Works Director/Engineer Monken. Mr. Lundquist commented/asked if there is a turn out for buses on 20th Street SE, a turn out is needed so traffic won't be slowed, there is a school over there and recommended a foot bridge to aid in traffic flow and safety on 20th, and pushing a traffic light button would stop the flow of traffic. Combining TIZ's 2 & 3 is a good idea. Mr. Lundquist asked when fees are collected. Public Works Director/Engineer Monken responded fees are collected first and then built.

MOTION: Councilmember Daughtry moved to close the public comments, seconded by Councilmember Tageant; motion carried unanimously. (6-0-0-1)

MOTION: Councilmember Dooley moved to close the public hearing, seconded by Councilmember Welch; motion carried unanimously. (6-0-0-1)

MOTION: Councilmember Tageant moved to approve second reading of Ordinance Nos. 875, 876, 877 and 878, seconded by Councilmember Holder; motion carried unanimously. (6-0-0-1)

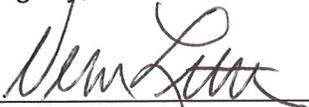
Mayor Little noted the third and final reading will be in two weeks.

Council Person's Business: Councilmembers reported on the following meetings: Dooley – Civil Service Commission and Sewer Utility Subcommittee; Holder – Sewer Utility Subcommittee and Fire District meetings; Tageant – Sewer Utility Subcommittee; and Daughtry – Chamber candidate forum next week.

Mayor's Business: Mayor Little attended the Sewer Utility Subcommittee meeting.

Staff Reports: Staff reported on the following: City Administrator Berg – working on the budget; Public Works Director/Engineer Monken – finished overlays and stripping (20th Street NE marking will be corrected), and a local church and the Nimitz crew will be doing some volunteer service for the City.

Adjourn. Councilmember Holder moved to adjourn at 8:27 p.m., seconded by Councilmember Daughtry; motion carried unanimously. (6-0-0-1)



Vern Little, Mayor



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